

Rezoning Application: RZ-PD 25-0932

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026

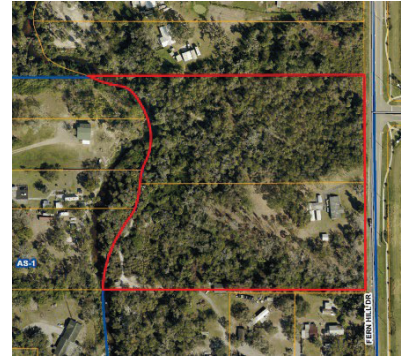


Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Cwh Management Inc
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 10.69+/- AC
Community Plan Area: Riverview
Overlay: None
Special District: None
Request: Planned Development



Introduction Summary:

The applicant is requesting to rezone the 10.69-acre property zoned AR to Planned Development (PD) to allow for two planning options. Option 1 would allow for 53 single family units and accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers for the residents. Option 2 would allow Recreational Vehicles and Private Pleasure Crafts and Utility Trailers Storage & an Art Studio.

Zoning:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Typical General Use(s)	Single-Family Residential / Agriculture	53 single-family units (attached or detached) with Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers	Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & Art Studio
Acreage	10.69 AC	10.69 AC	10.69 AC
Density/Intensity	1 DU per 5 GA/ FAR: NA	4.95 DU per 1 GA/ FAR: NA	0 DU per 1 GA/ 0.004 FAR:
Mathematical Maximum*	2 DU / FAR: NA	53 DU	2,000 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Lot Size / Lot Width	217,800 sf / 150'	5,000 sf / 50' for detached, 1,500 sf / 20' for attached	NA/NA
Setbacks/ Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 10' Rear 5' Sides	NA
Height	50'	35'	NA

Additional Information:

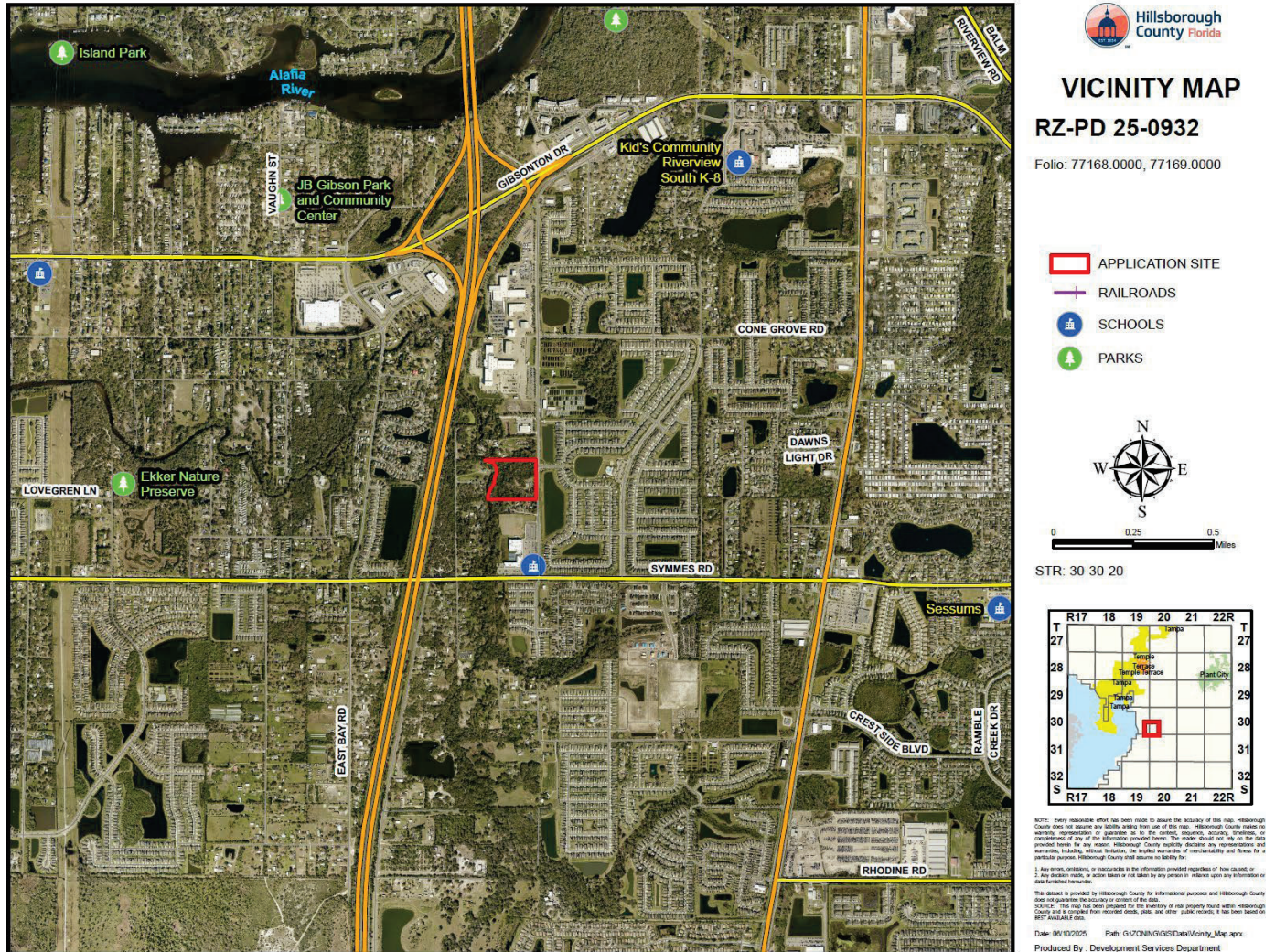
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



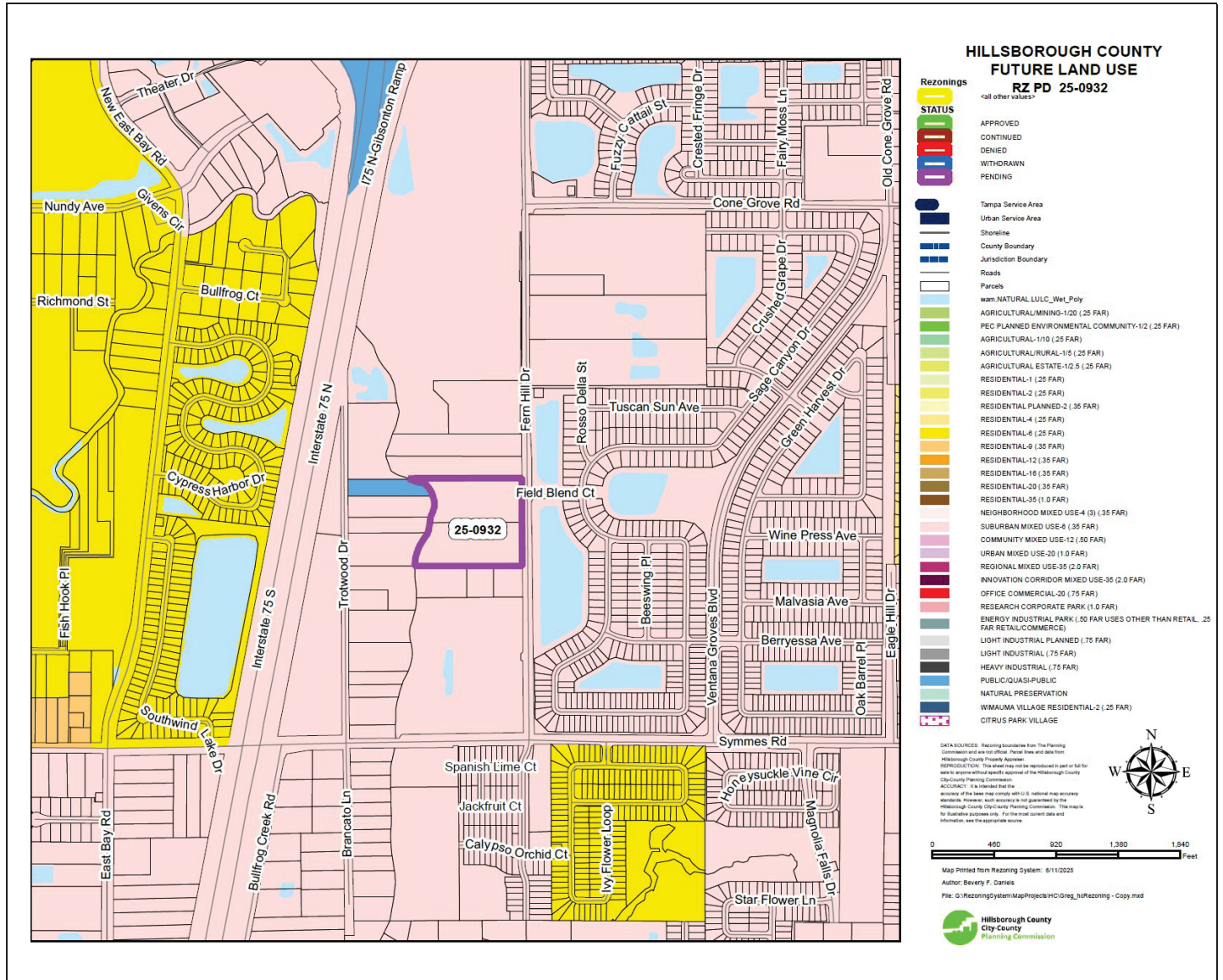
Context of Surrounding Area:

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcels along the northern and southern property lines are zoned AR with existing dwelling units. The adjacent parcels to the west are zoned AS-1 which also has existing dwelling units. The properties to the east of the site across Fern Hill Drive are zoned PD approved for single family dwelling units. Properties in the surrounding area are zoned AR, AS-1, ASC-1, and PD approved for residential uses.

To the south of the property where the frontage road meets Symmes Road is the private school Riverview Academy of Math and Science. Furthermore, there are commercial uses to the north of the property along Fern Hill Drive including a warehouse and a construction equipment dealer.

2.0 LAND USE MAP SET AND SUMMARY DATA

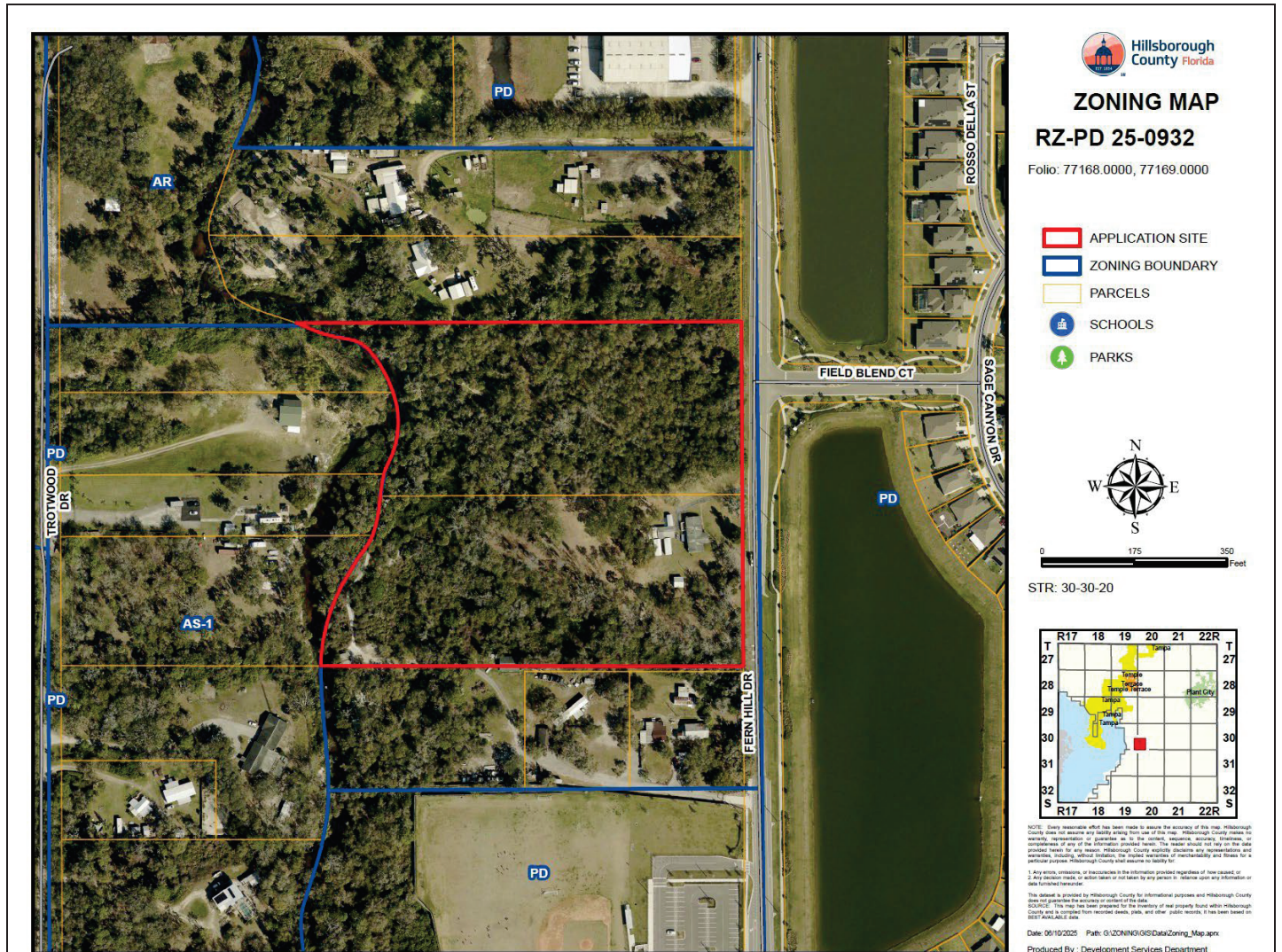
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU per 1 GA/ FAR: 0.25, 0.35, 0.50
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

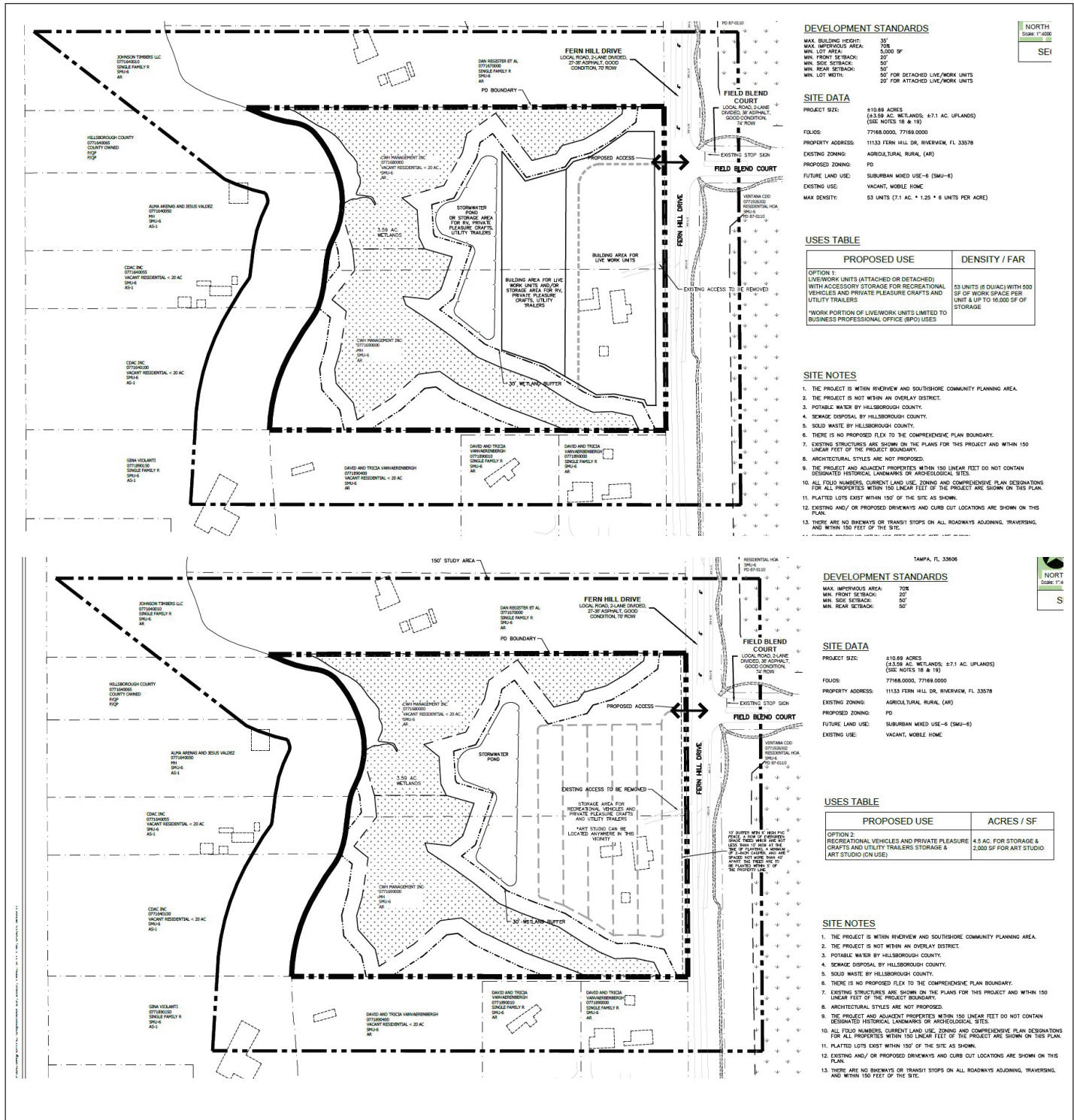


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 DU per 5 GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
South	AR	1 DU per 5 GA/ FAR: NA	Agricultural, Single-Family	RESIDENTIAL
East	PD	3.56 DU per 1 GA/ FAR: NA	Single-Family	RESIDENTIAL HOA, SINGLE FAMILY R
West	AS-1	1 DU per 1 GA/ FAR: NA	Agricultural, Single-Family	COUNTY OWNED, RESIDENTIAL

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: RZ-PD 25-0932

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Dr.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	482	41	53
Difference (+/-)	(+) 464	(+) 40	(+) 51

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Fern Hill Dr./ Substandard Rd.	Design Exception Requested	Approvable
	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	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No																
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																
Check if Applicable: ☒ Wetlands/Other Surface Waters ☒ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____																			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments															
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																
Impact/Mobility Fees Mid-Rise Residential w/1st Floor BPO (Fee estimate is based on a 1,500 square foot, Residential Unit) Mobility: \$2,931 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$249 per unit <table border="0"> <tr> <td>Office (Single Tenant) (per 1,000 sq ft)</td> <td>(General) (per 1,000 sq ft)</td> <td>(Medical < 10k sq ft) (per 1,000 sq ft)</td> </tr> <tr> <td>Mobility: \$10,005</td> <td>\$8,336</td> <td>\$21,860</td> </tr> <tr> <td>Fire: \$158</td> <td>\$158</td> <td>\$158</td> </tr> </table> <table border="0"> <tr> <td>Outdoor Storage (Per 1,000 sq ft)</td> <td>Event Hall (Per 1,000 sq ft)</td> </tr> <tr> <td>Mobility: \$725</td> <td>Mobility: \$4,598</td> </tr> <tr> <td>Fire: \$32</td> <td>Fire: \$95</td> </tr> </table>					Office (Single Tenant) (per 1,000 sq ft)	(General) (per 1,000 sq ft)	(Medical < 10k sq ft) (per 1,000 sq ft)	Mobility: \$10,005	\$8,336	\$21,860	Fire: \$158	\$158	\$158	Outdoor Storage (Per 1,000 sq ft)	Event Hall (Per 1,000 sq ft)	Mobility: \$725	Mobility: \$4,598	Fire: \$32	Fire: \$95
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Mobility: \$725	Mobility: \$4,598																		
Fire: \$32	Fire: \$95																		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments															

Planning Commission

- ☐ Meets Locational Criteria ☐ N/A
☒ Locational Criteria Waiver Requested
☐ Minimum Density Met ☐ N/A
☐ Density Bonus Requested
☒ Consistent ☐ Inconsistent

- ☒ Yes
☐ No

- ☐ Inconsistent
☒ Consistent

- ☐ Yes
☒ No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. While to the south along Fern hill Drive there is the private school Riverview Academy of Math and Science and to the north there are commercial uses including a warehouse and a construction equipment dealer.

Due to the large, heavily vegetated wetlands along the northern, western, and southern property lines, which will require an additional 30' wetland setback/buffer, staff does not find the variation request for the required screening would pose a significant impact on the surrounding residential properties. Under Option 2, the application proposes fencing and tree plantings along Fern Hill Drive. Due to the proposed uses and separation from adjacent properties, staff finds the request compatible.

Proposed storage of operable RVs, boats and utility trailers is no longer considered open storage per the Land Development Code.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS”

*WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES” to instead state

“OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC”;
 - Within “Density/FAR” column of the “Uses Table”, revise the language “53 UNITS (6 DU/AC) WITH 500 SF OF WORK SPACE PER UNIT & UP TO 16,000 SF OF STORAGE” to instead state “53 UNITS (6 DU/AC) AND UP TO 16,000 S.F. OF ACCESSORY STORAGE – SEE CONDITIONS OF APPROVAL”;
 - Revise Note 15 to add “roadways and/or” before the word “drive aisles”; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
- On PD Site Plan Sheet 2 of 2:
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)” to instead state “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO”.
- Sheet 1 to update development standards to be consistent with typical lot layouts.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 30, 2025.

1. Option 1 (Page 1) - The development shall be permitted a maximum of 53 single-family units and a maximum of 16,000 square feet for Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers. The accessory storage shall serve residents within the project and not available for the general public.
 - The project shall be subject to the following development standards:

Front yard setback:	20 feet
Side yard setback:	5 feet
Rear yard setback:	10 feet
Maximum height:	35 feet
Maximum impervious surface:	70 percent
Minimum Lot Width:	50' for detached units

Minimum Lot Size:

20' for attached units
 5,000 sf for detached units
 1,500 sf for attached units

2. Option 2 (Page 2) - The development shall be permitted storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & 2,000 square feet for an Art Studio.
 - The project shall be developed where depicted on the site plan. The Art Studio shall be developed in compliance with CN zoning district standards.
3. No buffering or screening shall be required for either option, unless otherwise referenced herein.
 - The following shall be provided for Option 2 along Fern Hill Drive:
 - i. A 10' wide buffer with a 6' tall PVC fence, and
 - ii. A row of evergreen shade trees which are not less than 10' tall at the time of planting, at a minimum 2-inch caliper, and are spaced no more than 40' apart. The trees shall be planted within 5' of the property line, unless otherwise required by Hillsborough County.
4. 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.
5. 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.
6. 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).
7. 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.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries
9. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
10. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
11. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following

improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:

- a. a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-footlong gap in the existing bicycle lane along the east side of the roadway;
 - b. b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multipurpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).
12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. 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

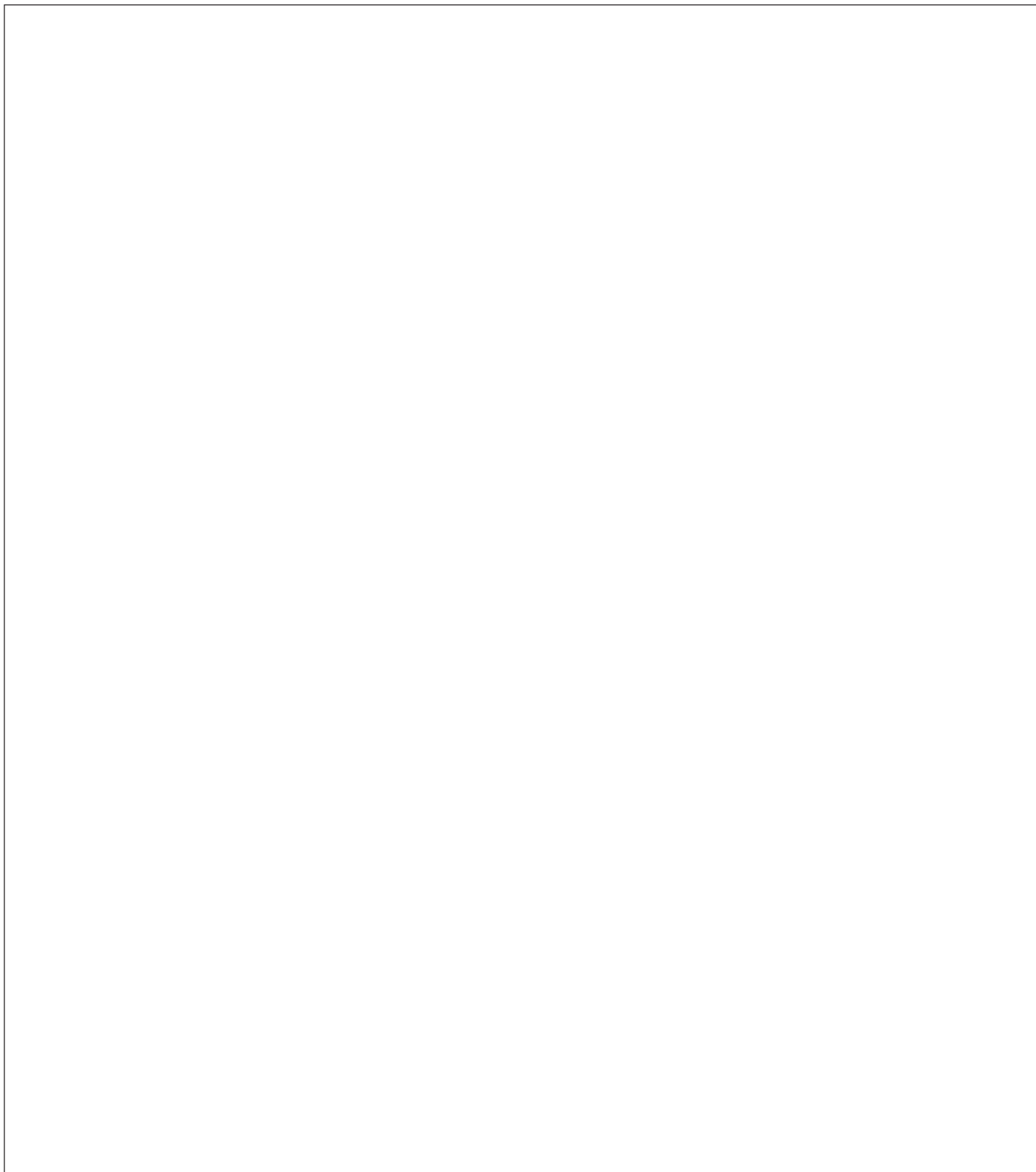
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Option 2 is considered a commercial use, requiring a 20-foot wide buffer and Type B screening to the north, south and west. The applicant proposes no buffering and screening due to the internal location of the development and significant areas of open space and wetlands within the northern, southern, and western areas of the subject site.

8.0 PROPOSED SITE PLAN (FULL)



AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/14/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 25-0932

☐

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 on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:
 - a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
 - b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multi-purpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES” to instead state

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*HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC”;

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 - Revise Note 15 to add “roadways and/or” before the word “drive aisles”; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
-
- On PD Site Plan Sheet 2 of 2:
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)” to instead state “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO”.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone two (2) parcels, totaling +/- 10.69 acres, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing two development options as follows:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 g.s.f. of Art Studio uses

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The analysis included a trip generation and site access analysis for a

different development proposal than is currently under consideration. That analysis included traffic generation due to the open storage and live/work components. Transportation Review Section staff was informed by zoning staff that the applicant has rescinded the live/work proposal, instead opting to potentially pursue home base businesses as permitted pursuant to state law and LDC Sec. 6.11.48, and will be amending the site plan accordingly. Given this, the applicant's analysis still represents a worst-case scenario and is valid for the purposes of determining whether turn lanes are required to serve the subject site.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff notes that development Option 1 represents the worst-case scenario from a trip generation perspective, and so the below comparison was based on that Option. Data shown below is based on the 12th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 single-family dwelling units (ITE LUC 210)	18	1	2

Proposed Zoning (Option 1, Worst Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 53 Single-Family Detached Dwelling Units (ITE LUC 210)	482	41	53

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 464	(+) 40	(+) 51

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fern Hill Dr. is a publicly maintained, 2-lane, undivided, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle facilities along portions of the west and east sides of the roadway in the vicinity of the proposed project. Other sections have no bicycle lanes or paved shoulders (which would otherwise accommodate bicyclists). There are +/- 5-foot-wide sidewalks along portions of the east and west side of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) vehicular access connection to Fern Hill Dr. which aligns with an existing intersection (Field Blend Ct.) in order to facilitate compliance with Sec. 6.04.07 (access spacing) of the LDC and provide for optimal site access.

There are no additional opportunities for connectivity, given Bull Frog Creek runs along the western project boundary and an extensive wetlands system (which is proposed to be preserved) surrounds the building envelope to the north, south and west.

No auxiliary (turn) lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC.

DESIGN EXCEPTION #1 – FERN HILL DR. SUBSTANDARD RD.

As Fern Hill Dr. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 29, 2025 and last revised October 13, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on October 14, 2025). The developer will be required to make certain improvements to Fern Hill Dr. consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 4 (TS-4) (for 2-lane, Urban Collector Roadways) standards governing such roadways. Specifically:

1. The developer shall be permitted to maintain the 10-foot-wide travel lanes in lieu of the 11-foot-wide travel lanes required by TS-4;
2. On the east side of Fern Hill Dr., the developer shall be permitted to utilize 4-foot-wide bicycle lanes in lieu of the 7-foot-wide buffered bicycle lanes required pursuant to TS-4, and is proposing to fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
3. On the west side of Fern Hill Dr., the developer shall be permitted to construct a 10-foot-wide multi-purpose pathway in lieu of the 5-foot-wide sidewalk and 7-foot-wide buffered bicycle lane required per TS-4, and is proposing to install the pathway along their project frontage and continuing along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk);
4. On the west side the developer is also proposing to eliminate the 5-foot-wide grass strip/separator between the back of the "Type F" curb and the closest edge of the multi-purpose pathway as required by TS-4, as well as reduce the 2-foot grass strip between the multi-purpose pathway and the closest edge of the right-of-way (as required by TS-4) down to 1-foot; and,
5. The developer will be required to install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

If PD 25-0932 is approved, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Fern Hill Dr. is not available, since the facility was not included in the LOS report. Information for the next closest segment is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	D

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, October 14, 2025 12:04 PM
To: Vicki Castro; Michael Yates
Cc: Peddle, Carolanne; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 25-0932 - Design Exception Review
Attachments: 25-0932 DEAdd 10-13-25.pdf

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 25-0932 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, October 14, 2025 11:46 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0932 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

myates@palmtraffic.com
vcastro@palmtraffic.com
vcastro@palmtraffic.com
peddle@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. DE-Substandard Rd - Fern Hill Dr ☐ 4. ☒ 2. DE updated for staff comment ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Fern Hill PD
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	77168-0000, 77169-0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 25-0932
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Revised October 13, 2025
July 29, 2025

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

RE: Fern Hill PD – PD 25-0932
Folio: 77168-0000, 77169-0000
Design Exception – Fern Hill Drive
Palm Traffic Project No. T25041

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located west of Fern Hill Drive and north of Symmes Road, as shown in Figure 1, which will consist of the following development scenarios:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 square feet of Art Studio uses

This request is made based on our virtual meeting on July 24, 2025, with Hillsborough County staff.

The project proposes to have one (1) full access to Fern Hill Drive, aligning with Field Blend Court. Fern Hill Drive is not identified in the Hillsborough County Functional Classification Map, but functions as a collector roadway and was identified during our meeting as a substandard road. Fern Hill Drive has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, F-type curb (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project on the west side), a 5-foot sidewalk on the east side of the roadway and to the south of the property on the west side, and a 4-foot bike lane (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project driveway on the west) in approximately 62 feet of right of way (ROW reduces to 54' from north of the creek to southern property line).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Fern Hill Drive from Symmes Road to the project boundary (just north of Field Blend Court). The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The typical TS-4 section for a collector, two-lane undivided roadway requires a minimum of 64 feet of ROW with 11-foot travel lanes, 7-foot buffered bike lanes, F type curb, 5-foot grass strip and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 11-foot. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.
3. On the east side of Fern Hill Drive, the request is to maintain and complete the missing sections of the 4-foot bike lane instead of the 7-foot buffered bike lanes. This will add approximately 350 feet on the east side of Fern Hill Drive.
4. On the west side of Fern Hill Drive, the request is to construct a 10-foot multi-use path instead of the 7-foot buffered bike and 5-foot sidewalk. This will add approximately 850 feet of 10-foot multi-use path (550 feet along project frontage and 300 feet off site)
5. The request is to maintain and complete the missing sections of the F type curb. This will add approximately 850 feet of modified F type curb on the west side and approximately 350 feet of F type curb on the east side of Fern Hill Drive.
6. The request is to maintain and complete the missing sections of the grass strip at the back of sidewalk. Along the east side of Fern Hill Drive, the grass width varies between 5 and 20 feet. No modification along the east side is proposed. Along the west side, a minimum 1-foot strip will be provided from the project boundary (just north of Field Blend Court) south approximately 850 feet.
7. The request is to maintain the 5-foot sidewalk along the east side of Fern Hill Drive, therefore no modification is proposed.

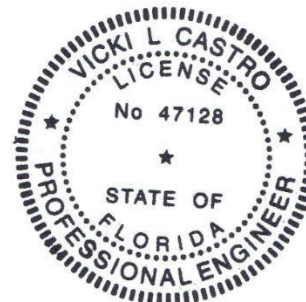
The proposed site plan and typical sections are attached. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L
Castro
Date: 2025.10.13 17:32:39
-04'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

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

Based on the information provided by the applicant, this request is:

_____Disapproved _____Approved with Conditions _____Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

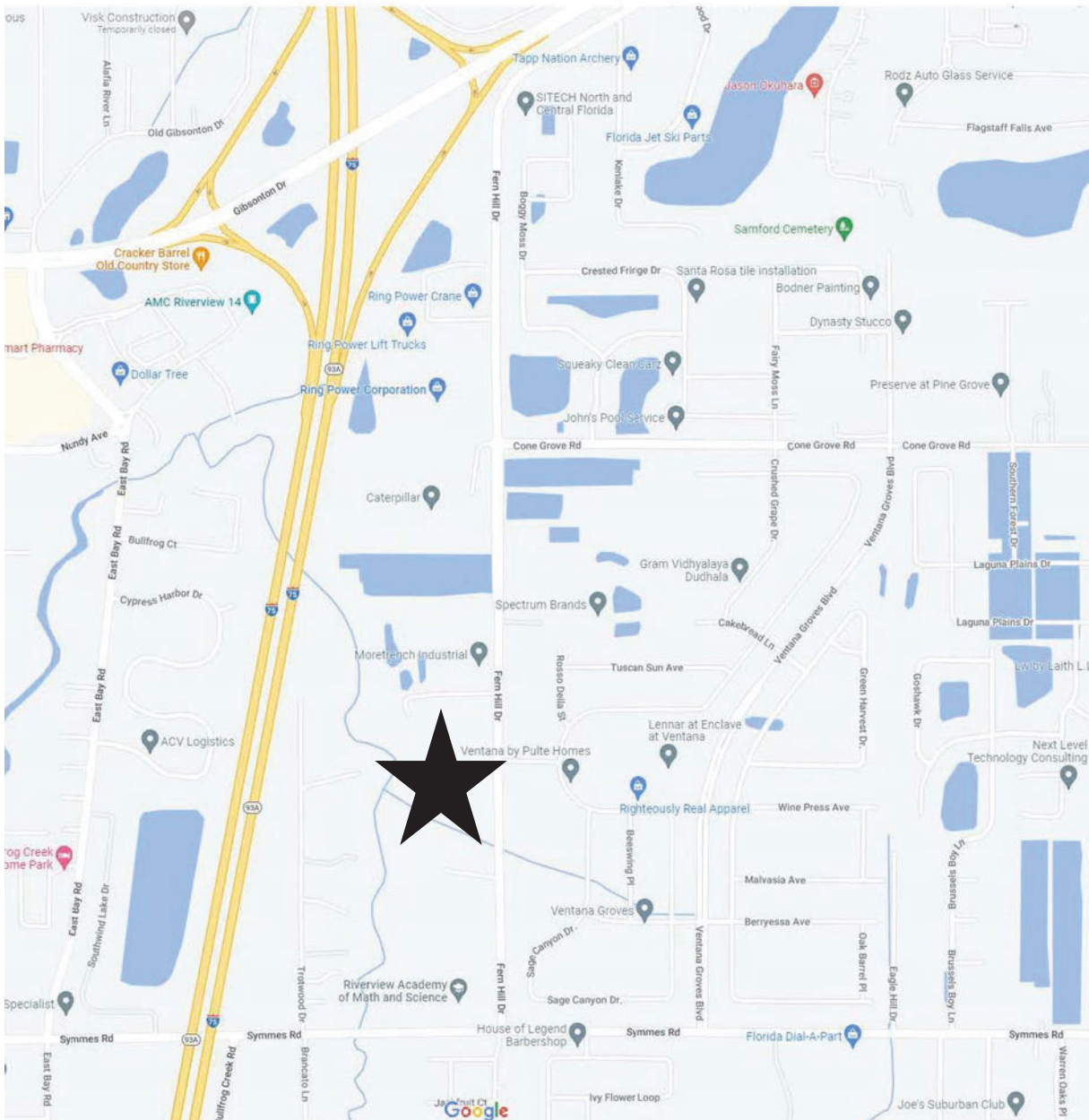
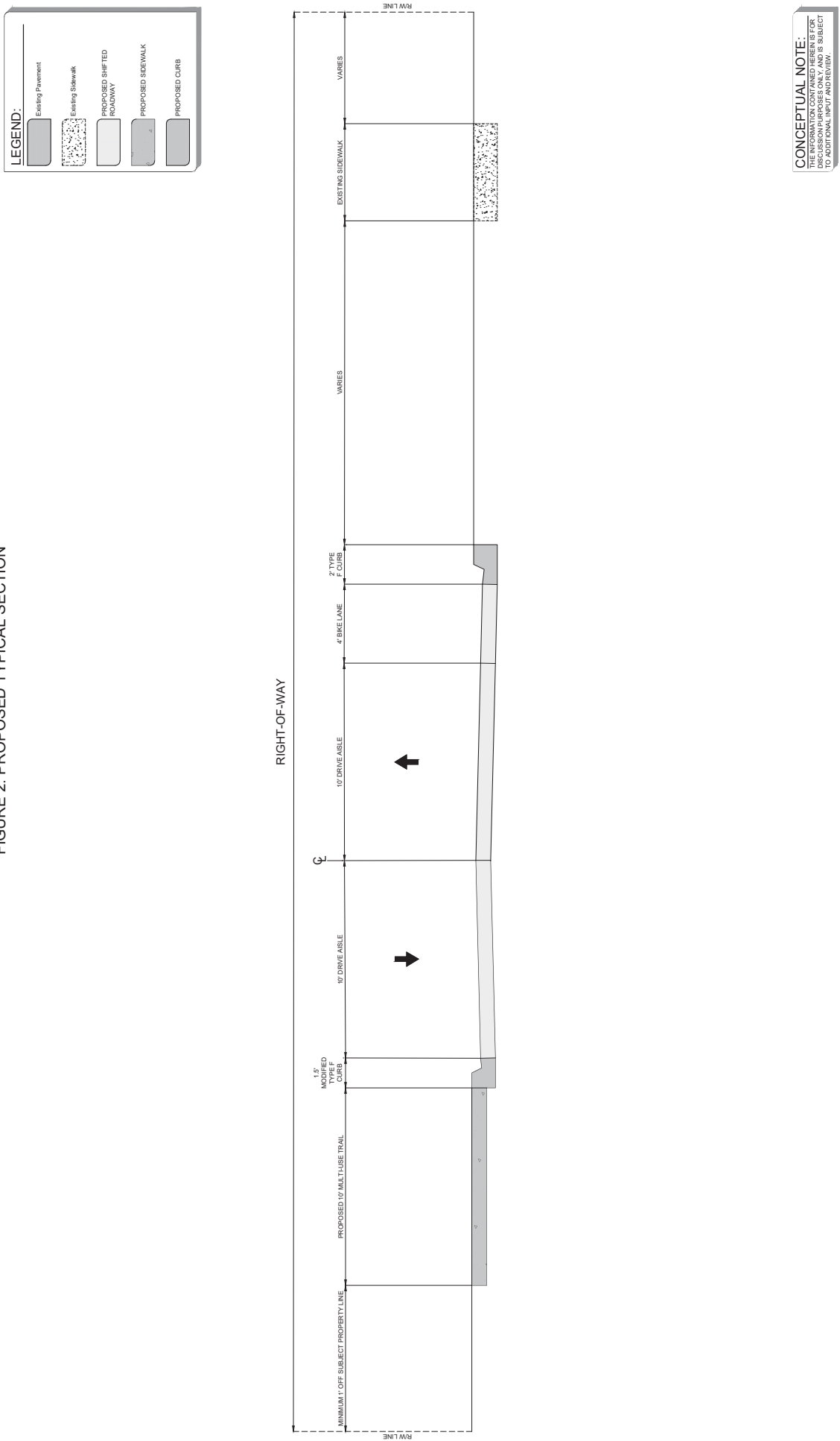


FIGURE 2: PROPOSED TYPICAL SECTION



FERN HILL DRIVE - TYPICAL SECTION

NOT TO SCALE
JULY 2025



THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



FERN HILL DRIVE - DE EXHIBIT



1000 N. ASHLER CT.
SUITE 900
TAMPA, FL 33604
TEL: (813) 326-4500

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Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ PD 25-0932
DATE OF HEARING:	November 17, 2025
APPLICANT:	CWH Management Inc.
PETITION REQUEST:	The request is to rezone a parcel of land from AR to PD
LOCATION:	West of the Intersection of Fern Hill Dr. and Field Blend Ct.
SIZE OF PROPERTY:	10.69 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Riverview

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ-PD 25-0932

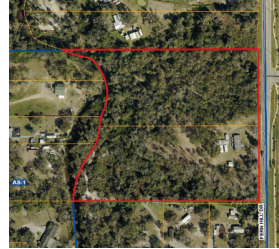
Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026



1.0 APPLICATION SUMMARY

Applicant: Cwh Management Inc
 FLU Category: SMU-6
 Service Area: Urban
 Site Acreage: 10.69+/- AC
 Community Plan Area: Riverview
 Overlay: None
 Special District: None
 Request: Planned Development



Introduction Summary:

The applicant is requesting to rezone the 10.69-acre property zoned AR to Planned Development (PD) to allow for two planning options. Option 1 would allow for 53 single family units and accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers for the residents. Option 2 would allow Recreational Vehicles and Private Pleasure Crafts and Utility Trailers Storage & an Art Studio.

Zoning:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Typical General Use(s)	Single-Family Residential / Agriculture	53 single-family units (attached or detached) with Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers	Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & Art Studio
Acreage	10.69 AC	10.69 AC	10.69 AC
Density/Intensity	1 DU per 5 GA/ FAR: NA	4.95 DU per 1 GA/ FAR: NA	0 DU per 1 GA/ 0.004 FAR:
Mathematical Maximum*	2 DU / FAR: NA	53 DU	2,000 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Lot Size / Lot Width	217,800 sf / 150'	5,000 sf / 50' for detached, 1,500 sf / 20' for attached	NA/NA
Setbacks/ Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 10' Rear 5' Sides	NA
Height	50'	35'	NA

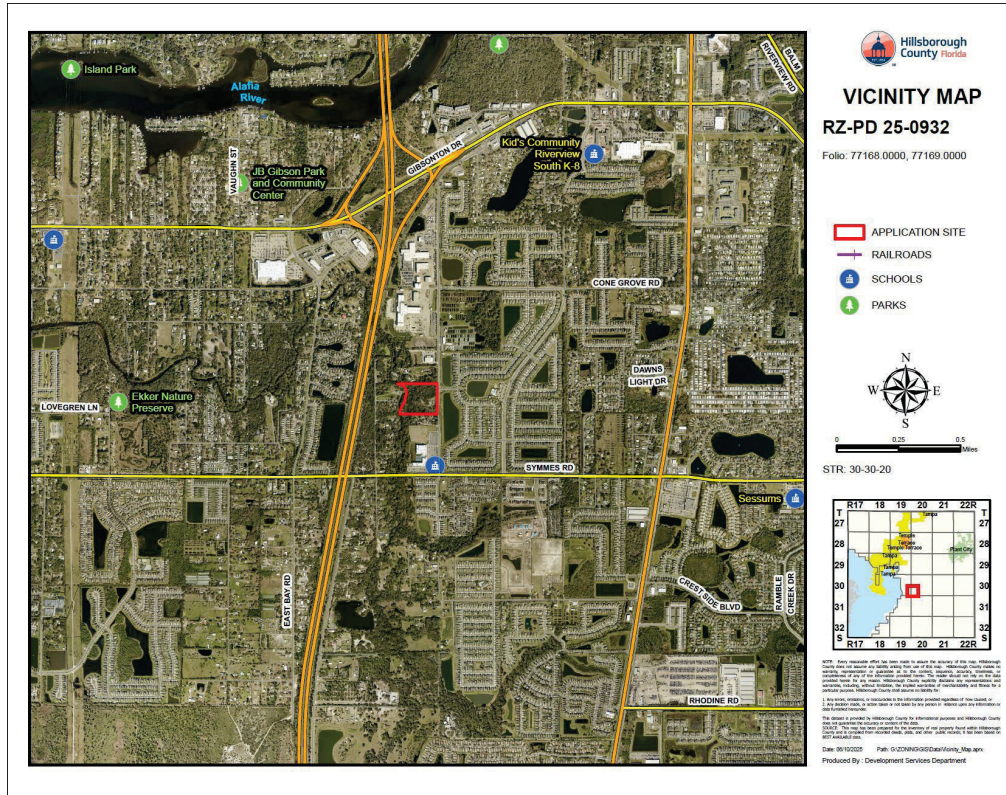
Additional Information:

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

Planning Commission Recommendation: 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 proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcels along the northern and southern property lines are zoned AR with existing dwelling units. The adjacent parcels to the west are zoned AS-1 which also has existing dwelling units. The properties to the east of the site across Fern Hill Drive are zoned PD approved for single family dwelling units. Properties in the surrounding area are zoned AR, AS-1, ASC-1, and PD approved for residential uses.

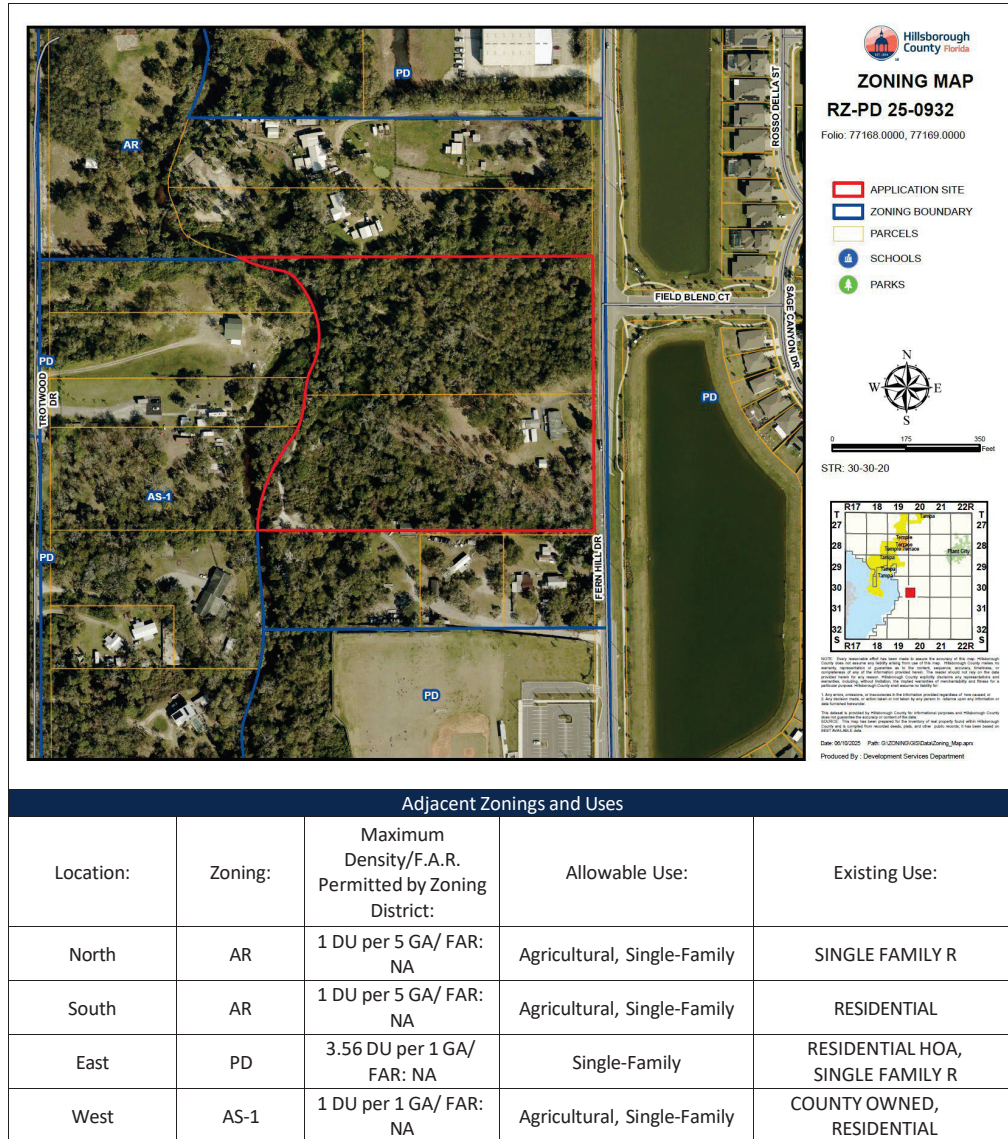
To the south of the property where the frontage road meets Symmes Road is the private school Riverview Academy of Math and Science. Furthermore, there are commercial uses to the north of the property along Fern Hill Drive including a warehouse and a construction equipment dealer.

APPLICATION NUMBER: RZ-PD 25-0932
 ZHM HEARING DATE: November 17, 2025
 BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

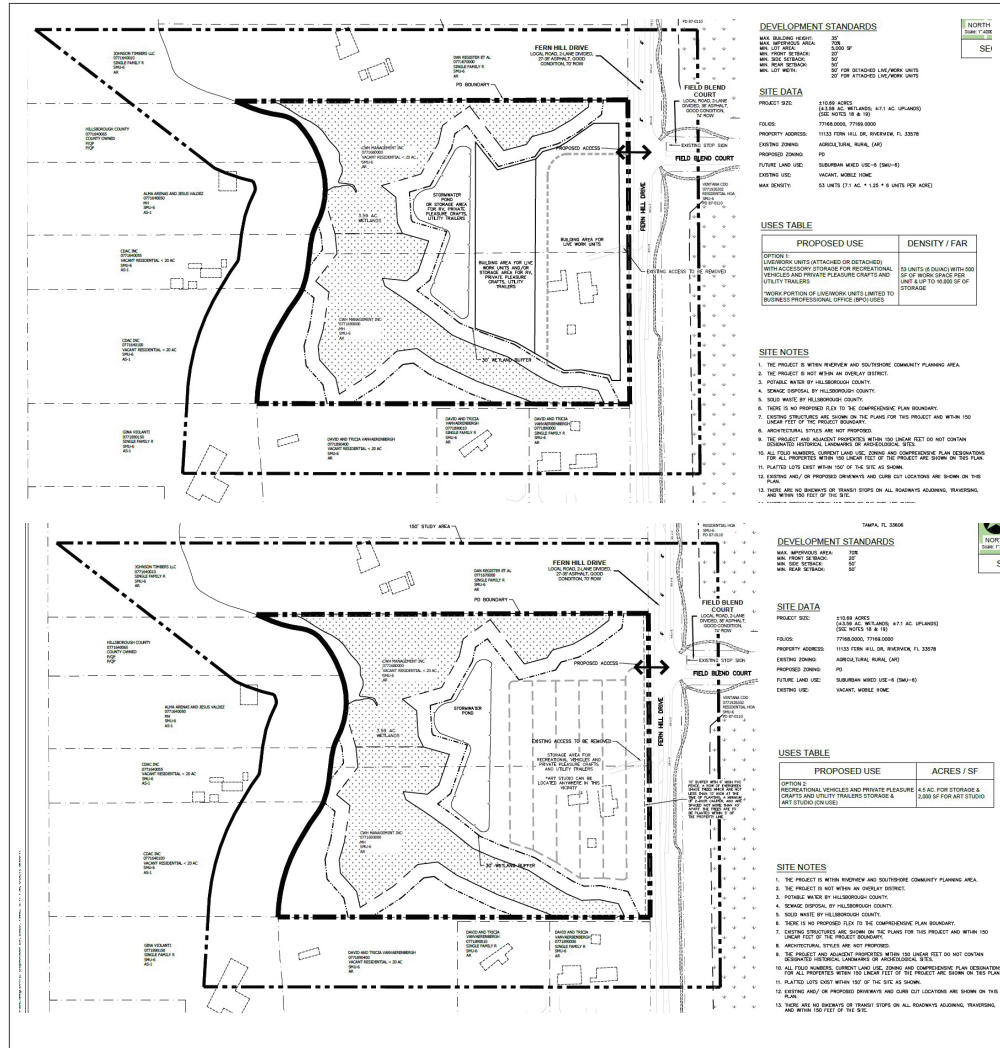
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	RZ-PD 25-0932
ZHM HEARING DATE:	November 17, 2025
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Case Reviewer: Carolanne Peddle	

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Dr.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	482	41	53
Difference (+/-)	(+) 464	(+) 40	(+) 51

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Fern Hill Dr./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER:	RZ-PD 25-0932
ZHM HEARING DATE:	November 17, 2025
BOCC LUM MEETING DATE:	January 13, 2026
Case Reviewer: Carolanne Peddle	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY																			
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments															
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No																
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																
Check if Applicable: ☒ Wetlands/Other Surface Waters ☒ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____																			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments															
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																
Impact/Mobility Fees Mid-Rise Residential w/1st Floor BPO (Fee estimate is based on a 1,500 square foot, Residential Unit) Mobility: \$2,931 per unit Parks: \$1,957 per unit School: \$7,027 per unit Fire: \$249 per unit <table border="0"> <tr> <td>Office (Single Tenant) (per 1,000 sq ft)</td> <td>(General) (per 1,000 sq ft)</td> <td>(Medical < 10k sq ft) (per 1,000 sq ft)</td> </tr> <tr> <td>Mobility: \$10,005</td> <td>\$8,336</td> <td>\$21,860</td> </tr> <tr> <td>Fire: \$158</td> <td>\$158</td> <td>\$158</td> </tr> </table> <table border="0"> <tr> <td>Outdoor Storage (Per 1,000 sq ft)</td> <td>Event Hall (Per 1,000 sq ft)</td> </tr> <tr> <td>Mobility: \$725</td> <td>Mobility: \$4,598</td> </tr> <tr> <td>Fire: \$32</td> <td>Fire: \$95</td> </tr> </table>					Office (Single Tenant) (per 1,000 sq ft)	(General) (per 1,000 sq ft)	(Medical < 10k sq ft) (per 1,000 sq ft)	Mobility: \$10,005	\$8,336	\$21,860	Fire: \$158	\$158	\$158	Outdoor Storage (Per 1,000 sq ft)	Event Hall (Per 1,000 sq ft)	Mobility: \$725	Mobility: \$4,598	Fire: \$32	Fire: \$95
Office (Single Tenant) (per 1,000 sq ft)	(General) (per 1,000 sq ft)	(Medical < 10k sq ft) (per 1,000 sq ft)																	
Mobility: \$10,005	\$8,336	\$21,860																	
Fire: \$158	\$158	\$158																	
Outdoor Storage (Per 1,000 sq ft)	Event Hall (Per 1,000 sq ft)																		
Mobility: \$725	Mobility: \$4,598																		
Fire: \$32	Fire: \$95																		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments															

APPLICATION NUMBER: RZ-PD 25-0932				
Planning Commission				
☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested ☒ Consistent ☐ Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

APPLICATION NUMBER:	RZ-PD 25-0932
ZHM HEARING DATE:	November 17, 2025
BOCC LUM MEETING DATE:	January 13, 2026
Case Reviewer: Carolanne Peddle	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. While to the south along Fern hill Drive there is the private school Riverview Academy of Math and Science and to the north there are commercial uses including a warehouse and a construction equipment dealer.

Due to the large, heavily vegetated wetlands along the northern, western, and southern property lines, which will require an additional 30' wetland setback/buffer, staff does not find the variation request for the required screening would pose a significant impact on the surrounding residential properties. Under Option 2, the application proposes fencing and tree plantings along Fern Hill Drive. Due to the proposed uses and separation from adjacent properties, staff finds the request compatible.

Proposed storage of operable RVs, boats and utility trailers is no longer considered open storage per the Land Development Code.

5.2 Recommendation

Approvable, subject to proposed conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. William Molloy 325 South Blvd. testified on behalf of the applicant.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation and stated that the property is 10.5 acres and zoned Agricultural Rural and designated SMU-6 by the Comprehensive Plan. She described the surrounding uses and stated that the PD was requested to allow for two development options. The first is to develop 53 single-family detached homes with a private storage of boats, RV's and trailers to serve the residents of the community. The second development options is to allow an art studio and the storage of boats, RV's and trailers that would serve the surrounding community. A Planned Development variation is requested to provide a 5-foot-wide buffer with Type A screening to the north, south and west. Ms. Albert testified that both planning staffs support the request and there were no objections from reviewing agencies.

Ms. Carolanne Peddle, Development Services staff, testified regarding the County's staff report. She stated that the staff report notes no buffer but there is a buffer provided with the existing wetlands as well as the required wetland 30-foot setback. The applicant is requesting to rezone 10.69 acres from AR to Planned Development to allow for two development options. Option 1 would permit 53 single-family detached homes and accessory storage for operable RV's, boats and trailers for the residents. Option 2 would permit an art studio and accessory storage for operable RV's, boats and trailers for the surrounding area. A PD variation is requested regarding landscaping and fencing. Ms. Peddle described the surrounding area and stated that staff supports the variation as there is a large heavily vegetated wetland along the northwestern and southern property line which will require a 30-foot wetland setback therefore the reduction in screening would not pose a significant impact to the surrounding residential properties. Ms. Peddle testified that under Option 2, the applicant proposes fencing and tree planting along Fern Hill Drive which staff supports to the proposed uses and the separation from the adjacent parcels. Staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the site is designated Suburban

Mixed Use-6 by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Plan. Ms. Massey stated that the proposed uses are compatible with the area and cited numerous policies that the rezoning meets. Staff found the rezoning consistent with both the Riverview Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Casey Vanvaebenbergh 11009 Fern Hill Drive testified in opposition. Ms. Vanvaebenbergh showed a graphic and pointed to her property on the map. She stated that her sister lives next to her and that they will be affected by the proposed development. She detailed the flooding history in the area and asked how the water will be contained if the water got the level during two separate storms. She showed a photo of the property and testified that Bullfrog Creek is a significant waterway. Ms. Vanvaebenbergh expressed concerns regarding the traffic from the existing school on Fern Hill Drive. She showed a video to demonstrate where the traffic is relative to the subject property. She concluded her comments by stated that the current condition of the roadway is cracking from probable overuse.

Mr. David Vanvaebenbergh 11207 Fern Hill Drive testified in opposition and stated that he has been in Riverview since 1988 and is aware that change is coming to the area. He discussed development in the area including the school which resulted in three feet of water coming from the school to their property during the storm. Mr. Vanvaebenbergh testified that he concerned about his shallow well and the effect of the proposed development. He described the drainage conditions and his concern about his septic tank and the overall impact of the proposed development on his property.

Mr. Mitchell Thompson 11055 Sage Canyon Drive testified in opposition and stated that he lives across the street from the subject property. He read a portion of the Riverview Community Plan update regarding development in the area and its negative impact to the community. He stated that traffic on Fern Hill Drive which is blocked by the school traffic and the Ring Power Plant which has heavy equipment and large trucks that back up traffic. Mr. Thompson stated that the subdivisions built in the area clog Fern Hill Drive and that the subject rezoning should be denied.

Ms. Samantha Kuzava 11053 Sage Canyon Drive testified in opposition and stated that she also lives across the street from the subject property. She described the heavy traffic in the area and stated that adding 53 homes will overwhelm the roadway and put children walking to school at risk. Ms. Kuzava

testified that the heavy commercial vehicles from the proposed storage facility will increase noise pollution and wear on the road. She added that the traffic will increase the potential for accidents and result in slower emergency response times.

Mr. Chad Thompson 10710 Sage Canyon Street testified in opposition and stated that the traffic is bad. He stated that he walks his niece to school rather than driving her because the traffic is so bad. Mr. Thompson testified that he agreed with the previous speaker comments regarding sewage, water retention and traffic.

Ms. Heinrich of the Development Services Department stated that she wanted to confirm that the first speaker in opposition submitted the PowerPoint presentation into the record. The Clerk's office representative replied that the presentation was submitted.

Mr. Michael Yates testified during the rebuttal period that traffic counts were done and that they did not observe the backups that were shown in the opposition's video. He added that the traffic counts were done while school was in session and that there is ample capacity on Fern Hill Drive to accommodate the existing traffic and the project traffic. Mr. Yates stated that a Design Exception that has been found by the County Engineer to be approvable to provide a 10-foot-wide multi-use path that will connect the subject project south to the existing sidewalk and bike lane to the school. Additionally, the developer will complete a missing segment of the bike lane on the east side of Fern Hill Drive.

Mr. Molloy continued the rebuttal testimony by stating that the subject project was designed around Bullfrog Creek. He stated that SWFWMD will not allow an ERP that results in an untreated outfall into Bullfrog Creek. He concluded his comments by stating that the project was designed to provide a community where you don't have to go out to get your RV and you can choose to work downstairs.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Peddle submitted a revised County staff report into the record.

Ms. Albert submitted a copy of the applicant's PowerPoint presentation into the record.

Ms. VanVaerenbergh submitted a PowerPoint presentation in opposition to the request into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 10.69 acres in size and is currently zoned Agricultural Rural (AR) and is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to permit two development options:
 - *Option 1: 53 single-family detached homes with accessory storage of operable recreational vehicles (RV's), boats and trailers for the residents only
 - *Option 2: An art studio with accessory storage of operable recreational vehicles (RV's), boats and trailers open to the public
3. No waivers are requested.
4. A Planned Development variation is requested to eliminate the required Type B screening to the north, south and west. The applicant justifies the request based on the existence of the heavily vegetated wetland along the northern, southern and west property boundary which requires a Wetland Conservation Area setback of 30 feet. It is noted that the required buffering will be provided.

The requested variation meets Land Development Code Section 5.03.06.C.6(b) as the heavily vegetated wetland screens the adjacent parcels thereby meeting the intent of the Code standard. Therefore, the variation is in harmony with the purpose of the Code standard.
5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with both the Riverview Community Plan and the Comprehensive Plan.
6. The surrounding area is zoned AR to the north and south, AS-1 to the west and PD to the east and approved for/developed with residential land uses.

7. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed addressed the impact of the project traffic to the area on Fern Hill Drive from the proposed single-family homes and commercial vehicle traffic association with the storage of boats, RV's and trailers and the worsening of the existing flooding condition from the proposed single-family homes. Neighbors testified that the existing school has resulted in a backup of traffic along Fern Hill Road and that addition of the project traffic will present a safety issue to children walking to the school.

In response, the applicant's transportation engineer stated that they did traffic counts on Fern Hill Drive while school was in session and did not observe the backups that were shown in the opposition's video. He stated that the developer will provide a 10-foot-wide multi-use path that will connect the subject project south to the existing sidewalk and bike lane to the school and also complete a missing segment of the bike lane on the east side of Fern Hill Drive.

It is emphasized that the applicant is not requesting any waivers nor PD variations pertaining to drainage and therefore will be subject to all applicable County and Southwest Florida Water Management District (SWFWMD) regulations.

8. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the developer will be required to construct transportation improvements on Fern Hill Drive as a condition of the rezoning.
9. The rezoning request to PD for the development of two development options which are:

*Option 1: 53 single-family detached homes with accessory storage of operable recreational vehicles (RV's), boats and trailers for the residents only

*Option 2: An art studio with accessory storage of operable recreational vehicles (RV's), boats and trailers open to the public

The two development options are consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from AR to the PD zoning district for the development of two development options which are:

- *Option 1: 53 single-family detached homes with accessory storage of operable recreational vehicles (RV's), boats and trailers for the residents only

- *Option 2: An art studio with accessory storage of operable recreational vehicles (RV's), boats and trailers open to the public

No waivers are requested.

A Planned Development variation is requested to eliminate the required Type B screening to the north, south and west. The applicant justifies the request based on the existence of the heavily vegetated wetland along the northern, southern and west property boundary which requires a Wetland Conservation Area setback of 30 feet. It is noted that the required buffering will be provided. The requested variation meets Land Development Code Section 5.03.06.C.6(b) as the heavily vegetated wetland screens the adjacent parcels thereby meeting the intent of the Code standard. Therefore, the variation is in harmony with the purpose of the Code standard.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Riverview Community Plan and the Comprehensive Plan.

Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record. Concerns expressed addressed the impact of the project traffic to the area on Fern Hill Drive from the proposed single-family homes and commercial vehicle traffic association with the storage of boats, RV's and trailers and the worsening of the existing flooding condition from the

proposed single-family homes. Neighbors testified that the existing school has resulted in a backup of traffic along Fern Hill Road and that addition of the project traffic will present a safety issue to children walking to the school. In response, the applicant's transportation engineer stated that they did traffic counts on Fern Hill Drive while school was in session and did not observe the backups that were shown in the opposition's video. He stated that the developer will provide a 10-foot-wide multi-use path that will connect the subject project south to the existing sidewalk and bike lane to the school and also complete a missing segment of the bike lane on the east side of Fern Hill Drive.

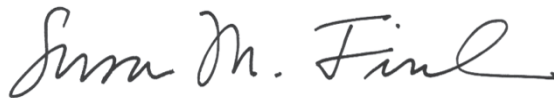
It is emphasized that the applicant is not requesting any waivers nor PD variations pertaining to drainage and therefore will be subject to all applicable County and Southwest Florida Water Management District (SWFWMD) regulations.

The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Transportation agency comments stated that the developer will be required to construct transportation improvements on Fern Hill Drive as a condition of the rezoning.

The rezoning request to PD for the development of two development options of either 53 single-family detached homes with an accessory storage of boats, RV's and trailers for resident's use or an art studio with storage of boats, RV's and trailers is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

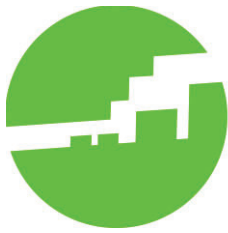
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



Susan M. Finch, AICP
Land Use Hearing Officer

December 10, 2025

Date



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
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Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: November 17, 2025 Report Prepared: November 6, 2025	Case Number: PD 25-0932 Folio(s): 77168.0000 & 77169.0000 General Location: North of Symmes Road, west of Fern Hill Drive, and east of Interstate-75
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga;0.25,0.35,0.50 FAR)
Service Area	Urban
Community Plan(s)	Riverview & SouthShore Areawide Systems
Rezoning Request	Agricultural Rural (AR) to Planned Development (PD) to allow for two potential development options
Parcel Size	+/- 10.69 acres
Street Functional Classification	Fern Hill Drive – Local Symmes Road – County Collector Interstate-75 – State Principal Arterial
Commercial Locational Criteria	Does not meet; waiver requested

Evacuation Area	Zone A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	AR	Vacant + Single-Family
North	Suburban Mixed Use-6	AR + PD	Single-Family + Light Industrial + Heavy Commercial
South	Suburban Mixed Use-6	AR + PD	Single-Family + Vacant + Educational
East	Suburban Mixed Use-6	PD	Single-Family + HOA/Common Property
West	Suburban Mixed Use-6 + Public/Quasi-public	AS-1 + PD	Single-Family + Vacant + Public/Quasi-public

Staff Analysis of Goals, Objectives and Policies:

The ±10.69-acre subject site is located north of Symmes Road, west of Fern Hill Drive, and east of Interstate-75. The site is in the Urban Service Area (USA) and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The subject site has a Future Land Use (FLU) designation of Suburban Mixed-Use-6 (SMU-6) which is intended for urban/suburban intensity and density. Rezoning shall be approved through a site plan-controlled rezoning district. The applicant is requesting to rezone from Agricultural Rural (AR) to Planned Development (PD) to allow for two potential development options. The first option consists of 53 residential units with home-based businesses and up to 16,000 square feet of accessory storage for RV's, private pleasure crafts, and utility trailers. Option 2 consists of a 2,000 square foot art studio and storage for RV's, private pleasure crafts, and utility trailers.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has single-family uses and vacant land. There are single-family uses to the north, south, and west of the site. There are light industrial and heavy commercial uses to the north and educational uses to the south. The applicant is requesting a waiver from the 20-foot buffer, type B screening that is

required to the north, west, and south of the site. Surrounding the site on these boundaries are heavily vegetated wetlands that create a natural buffer between the proposed use and the residential uses nearby. The natural wetland buffer that will remain in place creates a larger buffer and screening than is required for the request. Option 2 includes a 10-foot buffer on the eastern boundary along Fern Hill Drive Road. There will also be a 6-foot-high PVC fence and a row of evergreen trees which are not less than 10 feet high at the time of planting, a minimum of 2-inch caliper, and are spaced not more than 40 feet apart. The trees are to be planted within 5 feet of the property line. With the proposed uses being compatible to the area and with the mitigation measures proposed, the request for 53 units with accessory storage, as well as the proposal for an art studio with storage of RV's, private pleasure crafts, and utility trailers meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Suburban Mixed-Use-6 (SMU-6) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. Option 1 is proposing 53 dwelling units, which is within the maximum allowable density for the site (7.1 upland acres x 1.25 wetland density credit = $8.875 \times 6 = 53$ units). Option 2 is also within the maximum allowable intensity for the site at 2,000 square feet for the art studio (7.1 upland acres x 1.25 wetland density credit = $8.875 \text{ sq ft} \times 43,560 = 386,595 \text{ sq ft} \times 0.25 \text{ FAR} = 96,648 \text{ sq ft}$). As the language states above, the proposed uses in the request are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

Per FLUS Objective 4.7 and the associated policies, Site Plan Option 2 does not meet Commercial Locational Criteria (CLC). The closest qualifying intersection is approximately 3,700 feet from the subject site at Symmes Road and I-75. FLUS Policy 4.7.10 states that the Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. 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. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The applicant submitted a waiver for the CLC criteria stating that approximately 86% of the land east of Fern Hill Drive is already developed for non-residential use, indicating that additional retail commercial space would support and complement the surrounding residential community. With the above justification, Planning Commission staff supports approval of the Commercial Locational Criteria Waiver.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential, educational, light industrial, and heavy commercial uses. The proposed request will complement the area by introducing a compatible use that supports the

existing mix of development types. Additionally, the proposal is designed to minimize impacts on the adjacent properties and maintain the established character of the surrounding area.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are some wetlands on site. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission, and they currently do not object, Planning Commission staff finds this request consistent with Objective 6.2 and associated policies in the FLUS.

The subject site is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The subject site is within the Residential District of the Riverview community. This district encourages attractive residential development that complements the surrounding character and promotes housing diversity. Goal 1 of the plan aims to achieve better design and densities that are compatible with Riverview's vision. One of the strategies within this goal is to promote diversity in housing type and style to counter generic subdivision look. With the residential home-based businesses in option 1 of the request, this strategy is fulfilled as that style of housing varies from the traditional subdivision layout. Goal 6 prioritizes the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space. One of the strategies within this goal is to support and protect the natural shoreline integrity and river watershed as well as to protect the water quality and wildlife habitat associated with the Alafia watershed. Both development options maintain the wetland and vegetation in their proposed site plans, therefore maintaining the wildlife habitat and natural ecosystem that surrounds the development area. Goal 7 encourages economic development by supporting local business while attracting a variety of new uses and services, which both development options would achieve.

The site is also within the Southshore Areawide Systems Plan. The environmental objective of the plan states that the community is working to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. Species habitats represent an extensive, interlocking network of environmental resources. The sustainability strategy within this goal desires to maintain, protect, and enhance the flora and fauna using an integrated, inclusive approach. The cultural/historic objective supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage. The community desires to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The economic development objective encourages activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The proposed request aligns with the goals and objectives of the SouthShore Areawide Systems Plan by promoting sustainable and well-planned development with the preservation of the wetlands and vegetation, and by fostering economic growth while maintaining the character of the area. The proposed rezoning aligns with the Riverview Community Plan and the SouthShore Areawide Systems Plan.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section and the Livable Communities Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: 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.

Density and Intensity

Policy 2.3.9: Environmentally Sensitive Land Density Calculation

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

- *Wetlands shall:*
 - *Exclude land below the mean high water line*
 - *Include conservation and preservation areas*
 - *Include wetlands associated with man-made water bodies as defined (including borrow pits).*

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.

Compatibility

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

Policy 3.1.2: *Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 3.1.3: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Development

Policy 4.1.1: *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 4.1.2: *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.*

4.1.6: *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 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.

Neighborhood/Community Development

Objective 4.4: *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Commercial Locational Criteria

Objective 4.7: *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

Policy 4.7.1: *In the Urban Service Area, locational criteria must be met to allow neighborhood serving commercial uses in the following primarily residential land use categories:*

- Residential Planned -2 (RP-2)*
- Residential - 2 (RES-2)*
- Residential - 4 (RES-4)*
- Neighborhood Mixed Use-4(3) (NMU4(3))*
- Neighborhood Mixed Use-6 (NMU-6)*
- Residential - 6 (RES-6)*
- Suburban Mixed Use-6(SMU-6)*
- Residential - 9 (RES-9)*
- Residential - 12 (RES-12)*
- Residential - 16 (RES-16)*
- Residential - 20 (RES-20)*
- Residential - 35 (RES-35)*
- Any rural Future Land Use categories in the Urban Service Area*

Policy 4.7.2: *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant (see graphic).

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. 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. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver.

The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Goal 1: Achieve better design and densities that are compatible with Riverview's vision.

- Promote diversity in housing type and style to counter generic subdivision look.

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

- Residential – Encourage attractive residential development that complements the surrounding character and promotes housing diversity.

Goal 6: Prioritize the significance of improved quality, enjoyment, and protection of the Alafia River and other natural resources such as open space.

- Protect the water quality and wildlife habitat associated with the Alafia watershed.
- Support and enforce protection and restoration of natural shoreline integrity and river watershed.

Goal 7: Encourage economic development by supporting local business while attracting a variety of new uses and services, particularly high technology businesses.

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Environmental Objective: The community is working to achieve harmony between development and the natural environment; ensuring that the bay and the supporting water systems are clean and healthy, supporting wildlife and recreation. Species habitats represent an extensive, interlocking network of environmental resources.

- Sustainability - Manage environmental resources and species habitats to maintain, protect and enhance the flora and fauna using an integrated, inclusive approach.

Cultural/Historic Objective: The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

- Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.

Economic Development Objective: The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 25-0932

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

warm NATURAL LULC_Wet_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 (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/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

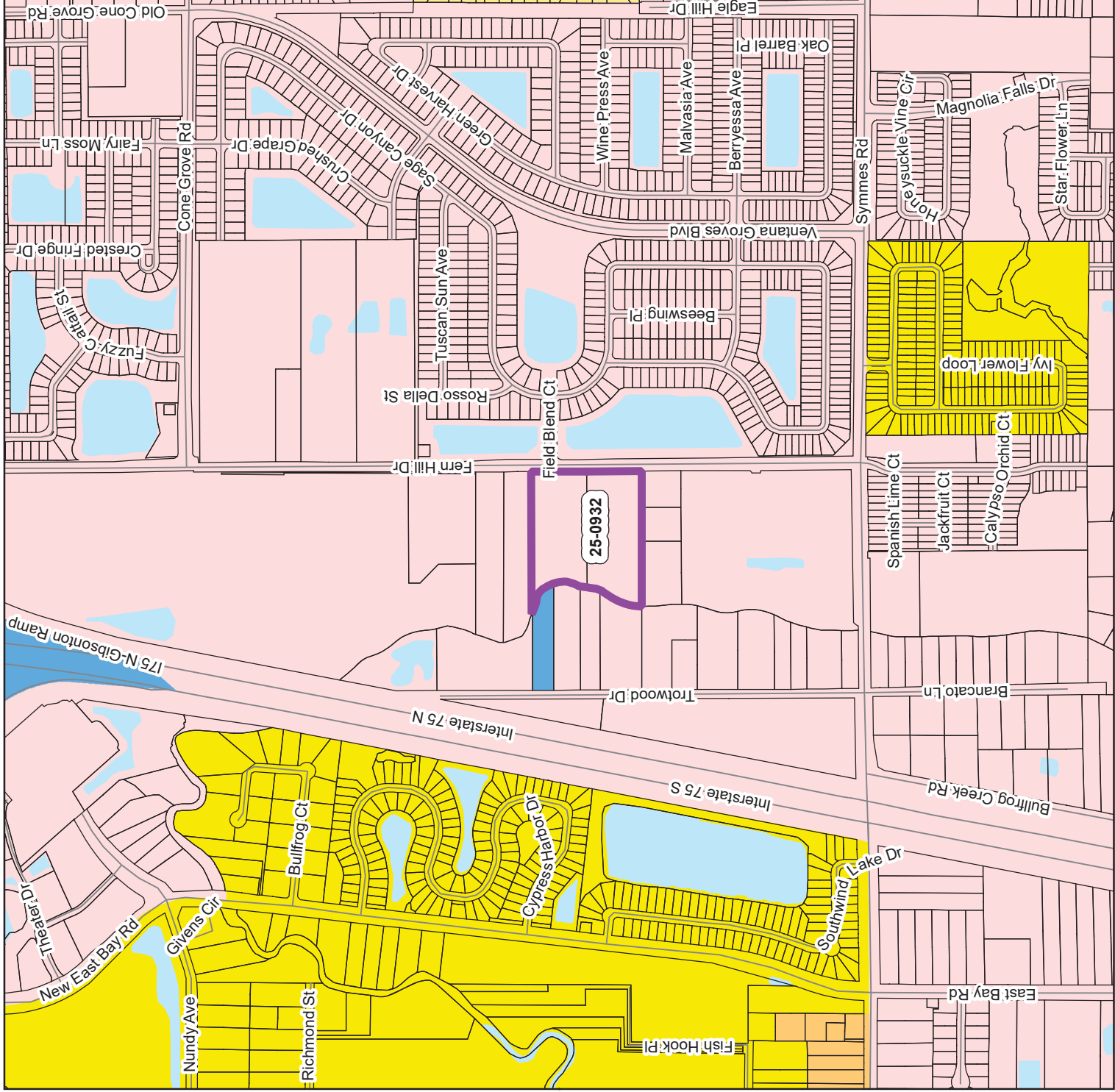
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 6/11/2025

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County** Florida

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**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Fern Hill PD

Zoning File: PD 25-0932 Modification: None

Atlas Page: None Submitted: 12/15/25

To Planner for Review: 12/15/25 Date Due: ASAP

Contact Person: Isabelle Albert, Halff Associates, Inc. Phone: 813-331-0976/ialbert@halff.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:

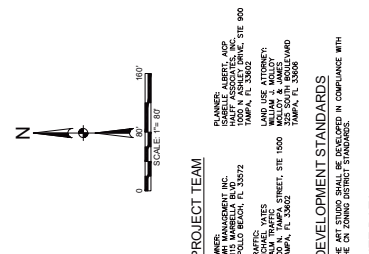
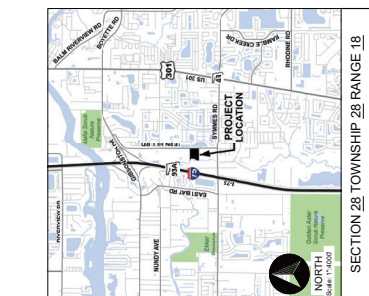
Reviewed by: Carolanne Peddle Date: 12/19/2025

Date Agent/Owner notified of Disapproval: _____

[illegible]

--	--

PROJECT NO.:	57305.001
ISSUED:	APRIL 2025
DRAWN BY:	BP
CHECKED BY:	IA
SCALE:	1" = 80'
SHEET TITLE:	

PD SITE PLAN
OPTION 2

LEGEND

- PO BOUNDARY
- 50' STUDY AREA PARCEL LINES
- EXISTING STRUCTURE
- VEHICULAR & PEDESTRIAN ACCESS
- CONCEPTUAL VEHICULAR & PEDESTRIAN ACCESS

PROPOSED USE	ACRES / SF
OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO	4.5 AC. FOR STORAGE & 2,000 SF FOR ART STUDIO

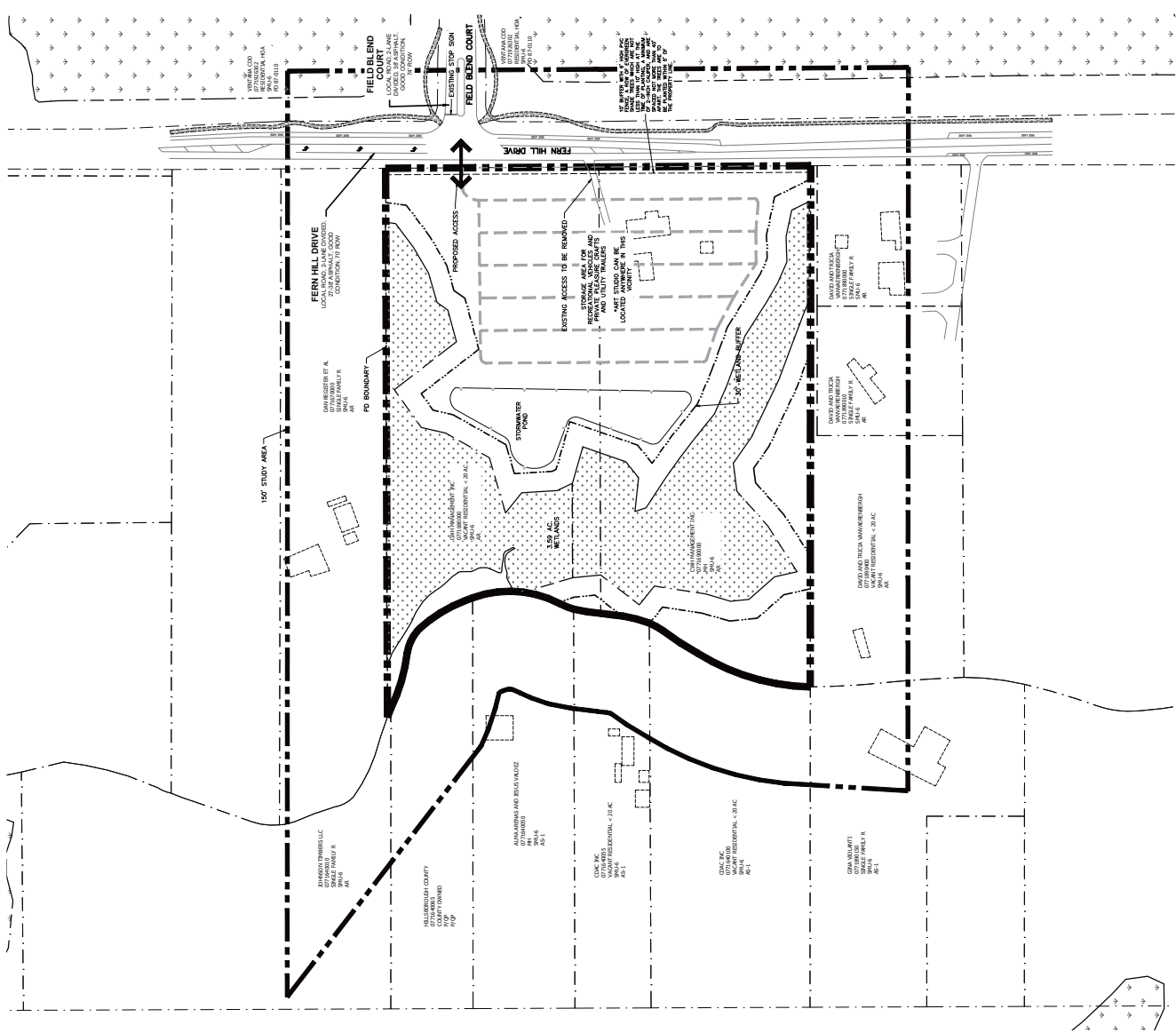
SITE NOTES

- THE PROJECT IS WITHIN REVENUE AND OUTSIDE COMMUNITY PLANNING AREA. THE PROJECT IS WITHIN AN OVERLAY DISTRICT.
- PAYABLE WATER BY HALSBOROUGH COUNTY.
- SOLID WASTE BY HALSBOROUGH COUNTY.
- THERE IS NO PROPOSED FEED TO THE COMPREHENSIVE PLAN BOUNDARY.
- EXISTING STRUCTURES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 FEET OF THE PROJECT BOUNDARY.
- EXISTING UTILITIES ARE NOT PROPOSED.
- ARCHITECTURAL STUDIES ARE NOT PROPOSED.
- THE PROJECT AND ADJACENT PROPERTIES WITHIN 100 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHITECTURAL STREET.
- EXISTING UTILITIES WITHIN 100 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
- PLANNED AND/OR PROPOSED DRAINWAYS AND CURE CUT LOCATIONS ARE SHOWN ON THIS PLAN.
- THE PROJECT IS NOT WITHIN 150' OF THE STATE HIGHWAY.
- THERE ARE NO OBSTACLES OR TRAVEL STOPS ON ALL ADJACENTS ADJOINING TRAVELWAYS.
- EXISTING UTILITIES WITHIN 100 FEET OF THE SITE ARE SHOWN.

[illegible]

LEGAL DESCRIPTION

PLAT PART OF LOT 7, BLOCK 4, MAP OF SUBDIVISION FOR LEE
 EMERSON GROVES, LIVING EAST OF RAIL, PROO ORIGIN,
 ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN PLAT
 BOOK 10, PAGE 10, IN THE PUBLIC RECORDS OF THE
 SOUTHERN COUNTY, FLORIDA, LESS THE EAST 10 FEET
 BROAD FOR ROAD NORTH OF WAY.
 DEED IDENTIFICATION NUMBER: 77480000





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/14/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 25-0932

☐

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 on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:
 - a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
 - b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multi-purpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES” to instead state

“OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC”;

 - Within “Density/FAR” column of the “Uses Table”, revise the language “53 UNITS (6 DU/AC) WITH 500 SF OF WORK SPACE PER UNIT & UP TO 16,000 SF OF STORAGE” to instead state “53 UNITS (6 DU/AC) AND UP TO 16,000 S.F. OF ACCESSORY STORAGE – SEE CONDITIONS OF APPROVAL”;
 - Revise Note 15 to add “roadways and/or” before the word “drive aisles”; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
-
- On PD Site Plan Sheet 2 of 2:
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)” to instead state “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO”.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone two (2) parcels, totaling +/- 10.69 acres, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing two development options as follows:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 g.s.f. of Art Studio uses

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The analysis included a trip generation and site access analysis for a

different development proposal than is currently under consideration. That analysis included traffic generation due to the open storage and live/work components. Transportation Review Section staff was informed by zoning staff that the applicant has rescinded the live/work proposal, instead opting to potentially pursue home base businesses as permitted pursuant to state law and LDC Sec. 6.11.48, and will be amending the site plan accordingly. Given this, the applicant's analysis still represents a worst-case scenario and is valid for the purposes of determining whether turn lanes are required to serve the subject site.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff notes that development Option 1 represents the worst-case scenario from a trip generation perspective, and so the below comparison was based on that Option. Data shown below is based on the 12th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 single-family dwelling units (ITE LUC 210)	18	1	2

Proposed Zoning (Option 1, Worst Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 53 Single-Family Detached Dwelling Units (ITE LUC 210)	482	41	53

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 464	(+) 40	(+) 51

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fern Hill Dr. is a publicly maintained, 2-lane, undivided, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle facilities along portions of the west and east sides of the roadway in the vicinity of the proposed project. Other sections have no bicycle lanes or paved shoulders (which would otherwise accommodate bicyclists). There are +/- 5-foot-wide sidewalks along portions of the east and west side of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) vehicular access connection to Fern Hill Dr. which aligns with an existing intersection (Field Blend Ct.) in order to facilitate compliance with Sec. 6.04.07 (access spacing) of the LDC and provide for optimal site access.

There are no additional opportunities for connectivity, given Bull Frog Creek runs along the western project boundary and an extensive wetlands system (which is proposed to be preserved) surrounds the building envelope to the north, south and west.

No auxiliary (turn) lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC.

DESIGN EXCEPTION #1 – FERN HILL DR. SUBSTANDARD RD.

As Fern Hill Dr. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 29, 2025 and last revised October 13, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on October 14, 2025). The developer will be required to make certain improvements to Fern Hill Dr. consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 4 (TS-4) (for 2-lane, Urban Collector Roadways) standards governing such roadways. Specifically:

1. The developer shall be permitted to maintain the 10-foot-wide travel lanes in lieu of the 11-foot-wide travel lanes required by TS-4;
2. On the east side of Fern Hill Dr., the developer shall be permitted to utilize 4-foot-wide bicycle lanes in lieu of the 7-foot-wide buffered bicycle lanes required pursuant to TS-4, and is proposing to fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
3. On the west side of Fern Hill Dr., the developer shall be permitted to construct a 10-foot-wide multi-purpose pathway in lieu of the 5-foot-wide sidewalk and 7-foot-wide buffered bicycle lane required per TS-4, and is proposing to install the pathway along their project frontage and continuing along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk);
4. On the west side the developer is also proposing to eliminate the 5-foot-wide grass strip/separator between the back of the "Type F" curb and the closest edge of the multi-purpose pathway as required by TS-4, as well as reduce the 2-foot grass strip between the multi-purpose pathway and the closest edge of the right-of-way (as required by TS-4) down to 1-foot; and,
5. The developer will be required to install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

If PD 25-0932 is approved, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Fern Hill Dr. is not available, since the facility was not included in the LOS report. Information for the next closest segment is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	D

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, October 14, 2025 12:04 PM
To: Vicki Castro; Michael Yates
Cc: Peddle, Carolanne; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 25-0932 - Design Exception Review
Attachments: 25-0932 DEAdd 10-13-25.pdf

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 25-0932 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, October 14, 2025 11:46 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0932 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

myates@palmtraffic.com
vcastro@palmtraffic.com
vcastro@palmtraffic.com
peddle@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. DE-Substandard Rd - Fern Hill Dr ☐ 4. ☒ 2. DE updated for staff comment ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Fern Hill PD
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	77168-0000, 77169-0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 25-0932
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Revised October 13, 2025
July 29, 2025

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

RE: Fern Hill PD – PD 25-0932
Folio: 77168-0000, 77169-0000
Design Exception – Fern Hill Drive
Palm Traffic Project No. T25041

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located west of Fern Hill Drive and north of Symmes Road, as shown in Figure 1, which will consist of the following development scenarios:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 square feet of Art Studio uses

This request is made based on our virtual meeting on July 24, 2025, with Hillsborough County staff.

The project proposes to have one (1) full access to Fern Hill Drive, aligning with Field Blend Court. Fern Hill Drive is not identified in the Hillsborough County Functional Classification Map, but functions as a collector roadway and was identified during our meeting as a substandard road. Fern Hill Drive has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, F-type curb (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project on the west side), a 5-foot sidewalk on the east side of the roadway and to the south of the property on the west side, and a 4-foot bike lane (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project driveway on the west) in approximately 62 feet of right of way (ROW reduces to 54' from north of the creek to southern property line).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Fern Hill Drive from Symmes Road to the project boundary (just north of Field Blend Court). The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The typical TS-4 section for a collector, two-lane undivided roadway requires a minimum of 64 feet of ROW with 11-foot travel lanes, 7-foot buffered bike lanes, F type curb, 5-foot grass strip and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 11-foot. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.
3. On the east side of Fern Hill Drive, the request is to maintain and complete the missing sections of the 4-foot bike lane instead of the 7-foot buffered bike lanes. This will add approximately 350 feet on the east side of Fern Hill Drive.
4. On the west side of Fern Hill Drive, the request is to construct a 10-foot multi-use path instead of the 7-foot buffered bike and 5-foot sidewalk. This will add approximately 850 feet of 10-foot multi-use path (550 feet along project frontage and 300 feet off site)
5. The request is to maintain and complete the missing sections of the F type curb. This will add approximately 850 feet of modified F type curb on the west side and approximately 350 feet of F type curb on the east side of Fern Hill Drive.
6. The request is to maintain and complete the missing sections of the grass strip at the back of sidewalk. Along the east side of Fern Hill Drive, the grass width varies between 5 and 20 feet. No modification along the east side is proposed. Along the west side, a minimum 1-foot strip will be provided from the project boundary (just north of Field Blend Court) south approximately 850 feet.
7. The request is to maintain the 5-foot sidewalk along the east side of Fern Hill Drive, therefore no modification is proposed.

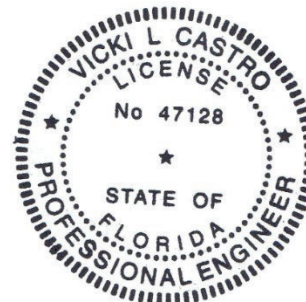
The proposed site plan and typical sections are attached. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L
Castro
Date: 2025.10.13 17:32:39
-04'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

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

Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

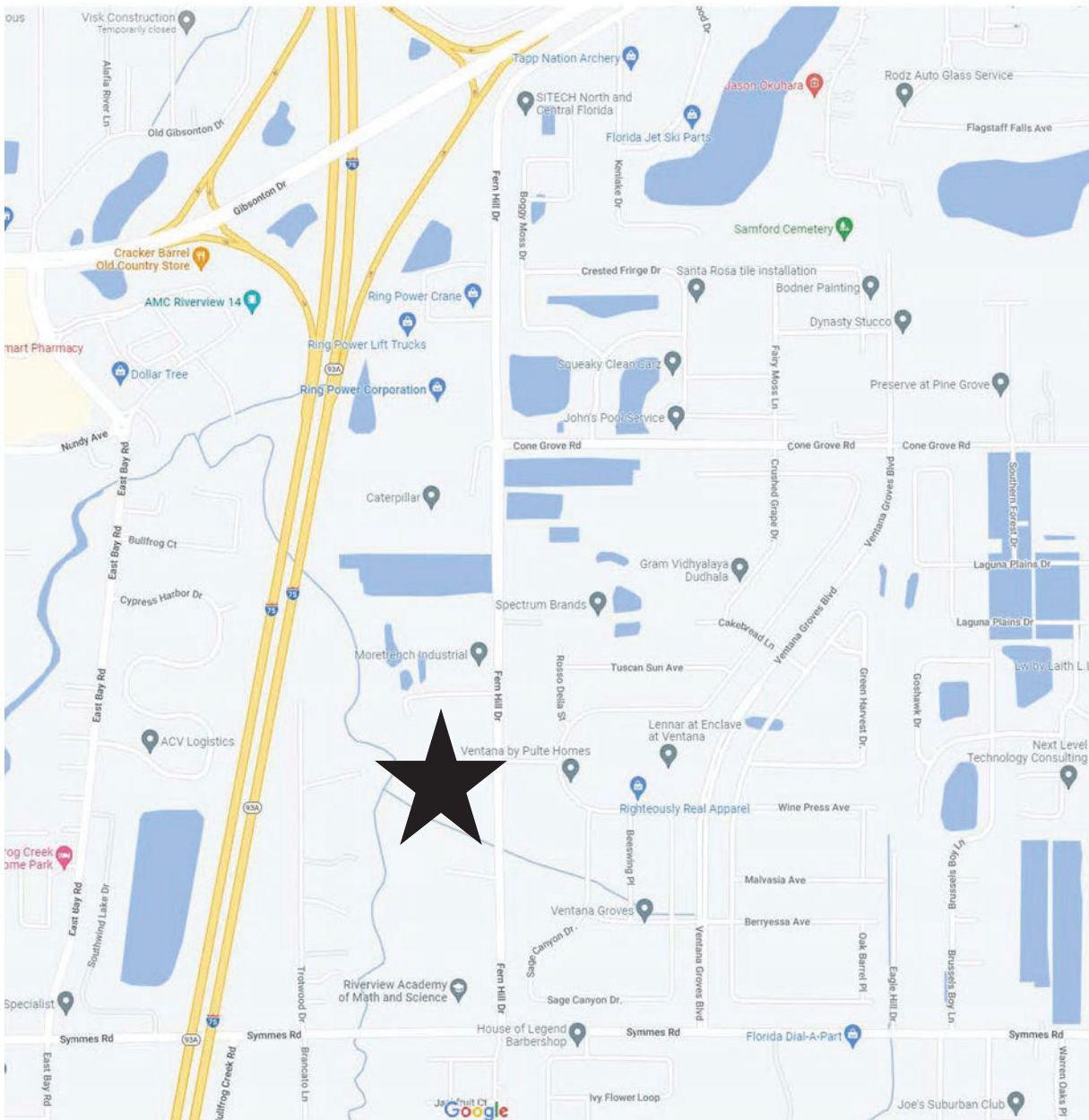
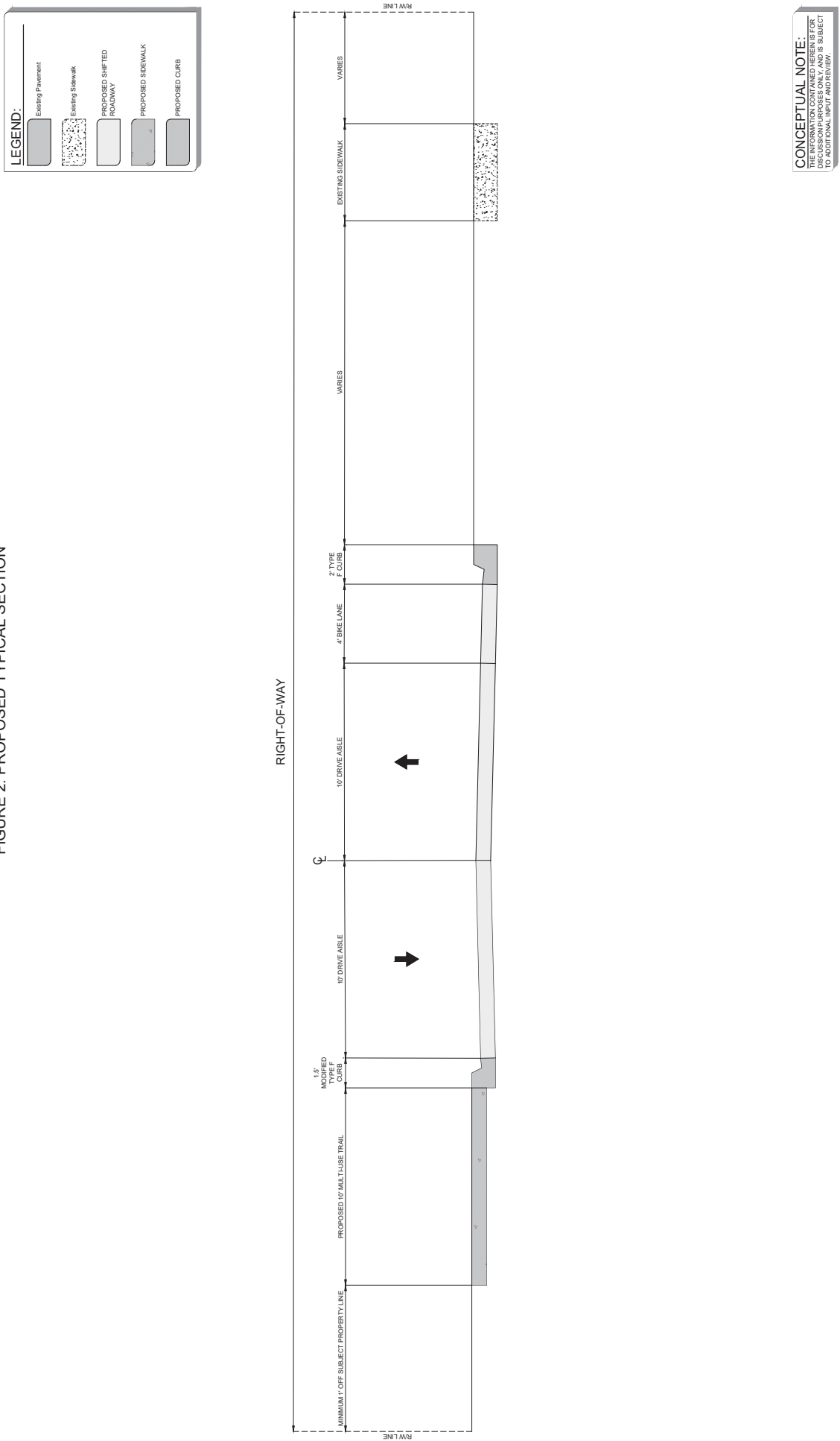


FIGURE 2: PROPOSED TYPICAL SECTION



FERN HILL DRIVE - TYPICAL SECTION

 JULY 2025 NOT TO SCALE

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.

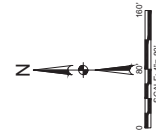


FERN HILL DRIVE - DE EXHIBIT



1000 N. ASHLER CT.
SUITE 900
TEL: (615) 626-4500

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OWNER:
CMI MANAGEMENT INC.
6115 MARBELLA BLVD
APOLLO BEACH, FL 33572

PLANNER:
ISABELLE ALBERT, ACP
HALF ASSOCIATES, INC.
1000 N ASHLEY DRIVE, STE 900
TAMPA, FL 33602

TRAFFIC:
MICHAEL YATES
PALM TRAFFIC
400 N TAMPA STREET, STE 1600
TAMPA, FL 33602

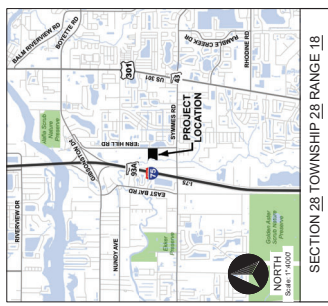
LAND USE ATTORNEY:
WILLIAM J. MOLLOY
MOLLOY & JAMES
325 SOUTH BOULEVARD

MAX. IMPERVIOUS AREA:	70%
MIN. FRONT SETBACK:	20'
MIN. SIDE SETBACK:	50'
MIN. REAR SETBACK:	50'

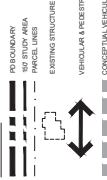
PROJECT SIZE:	±10.69 ACRES (±3.59 AC. WETLANDS; ±7.1 AC. UPLANDS) (SEE NOTES 18 & 19)
FOLIOS:	77168.0000, 77169.0000
PROPERTY ADDRESS:	11133 PERN HILL DR. RIVERVIEW, FL 33078
EXISTING ZONING:	AGRICULTURAL RURAL (AR)
PROPOSED ZONING:	PD
FUTURE LAND USE:	SUBURBAN MIXED USE-6 (SMU-6)

PROPOSED USE	ACRES / SF
OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)	4.5 AC. FOR STORAGE & 2,000 SF FOR ART STUDIO

- [illegible]



LEGEND

[illegible]

10

PROJECT NO.: 57305.001
ISSUED: APRIL 2025
DRAWN BY: BP
CHECKED BY: JA
SCALE: 1" = 80'
SHEET TITLE:

PD SITE PLAN
OPTION 2

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
Ken Hagan
Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: September 15, 2025	COMMENT DATE: July 1, 2025
PETITION NO.: 25-0932	PROPERTY ADDRESS: 11133 Fern Hill Drive, Riverview
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0771680000 and 0771690000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 30-30S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Rezoning from AR to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist primarily in the western half of the project area.
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

Environmental Excellence in a Changing World

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- 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 / app

ec: Isabelle Albert, Agent - ialbert@halff.com



Adequate Facilities Analysis: Rezoning

Date: October 29, 2025

Acreage: 10.69 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ-25-0932

Future Land Use: SMU-6

HCPS #: RZ-724

Maximum Residential Units: 53

Address: 11133 Fern Hill Drive

Parcel Folio Number(s): 77168.0000
77169.0000

Residential Type: Single-Family Detached

School Data	Sessums Elementary	Rodgers Middle	Spoto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1164	1270	2460
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	884	792	1968
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	76%	62%	80%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/29/2025	35	20	67
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	11	5	8
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	80%	64%	83%

Notes: At this time, adequate capacity exists at Sessums Elementary, Rodgers Middle, and Spoto High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Lori Belangia

Lori Belangia, Manager, Planning & Siting
Growth Management, Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813-272-4428



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: 10/08/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Cwh Management Inc

PETITION NO: 25-0932

LOCATION: 11133 Fern Hill Dr

FOLIO NO: 77168.0000 77169.0000

Estimated Fees:

Mid-Rise Residential w/1st Floor BPO

(Fee estimate is based on a 1,500 square foot, Residential Unit)

Mobility: \$2,931 per unit

Parks: \$1,957 per unit

School: \$7,027 per unit

Fire: \$249 per unit

Office (Single Tenant)
(per 1,000 sq ft)

Mobility: \$10,005

Fire: \$158

(General)

(per 1,000 sq ft)

\$8,336

\$158

(Medical < 10k sq ft)

(per 1,000 sq ft)

\$21,860

\$158

Outdoor Storage

Event Hall



Project Summary/Description:

Urban Mobility, Central Park, South Fire - option 1: 53 live/work residential units (comm 1st floor BPO) and up to 16k outdoor storage (use mini storage) for RVs, pleasure craft, etc.;

option 2: 25k sq ft banquet and reception hall (uses church rate); option 3: outdoor storage (uses mini storage rate) - RV storage/pleasure craft, trailers

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 26 Jun. 2025

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

APPLICANT: Isabelle Albert

PETITION NO: RZ PD 25-0932

LOCATION: Not listed

FOLIO NO: 77168.0000, 77169.0000

SEC: 12 TWN: 29 RNG: 17

- ☒ 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: _____.



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:** 6/11/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/24/2025

PROPERTY OWNER: Cwh Management, Inc. **PID:** 25-0932

APPLICANT: Cwh Management, Inc.

LOCATION: 11133 Fern Hill Dr. Riverview, FL 33578

FOLIO NO.: 77168.0000, 77169.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not 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).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 25-0932 REVIEWED BY: Clay Walker, E.I. DATE: 6/24/2025

FOLIO NO.: 77168.0000, 77169.0000

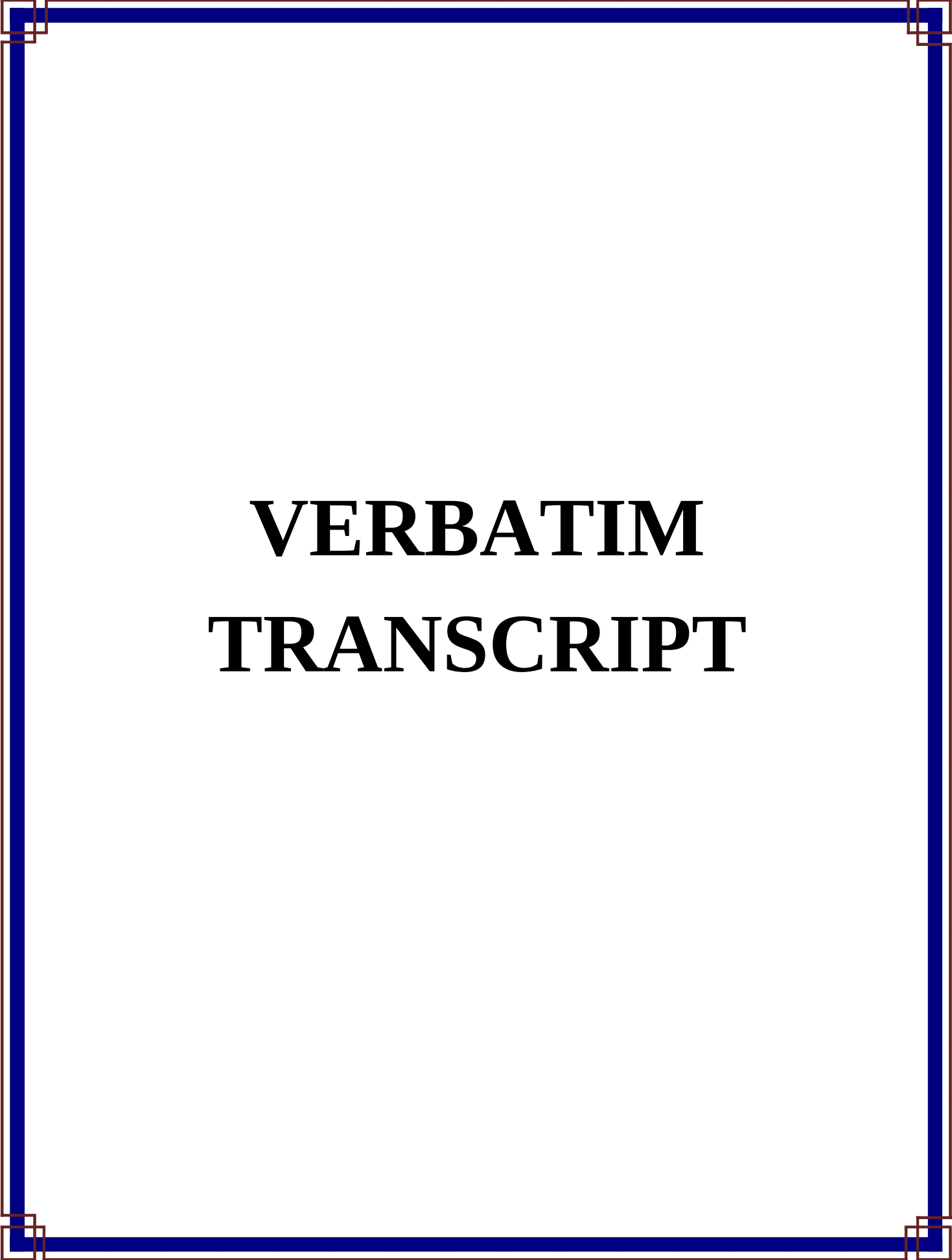
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located east of the subject property within the west Right-of-Way of Fern Hill Drive. 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 6 inch wastewater forcemain exists ☐ (approximately _____ feet from the project site), ☒ (adjacent to the site) and is located east of the subject property within the east Right-of-Way of Fern Hill Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 10:26 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Dept.
(LUHO, ZHM, Phosphate)
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 MS. HEINRICH: Our next application is Item D.4
2 Rezoning 25-0932. The applicant is requesting to rezone
3 property from AR to Planned Development. Carolanne Peddle with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER: All right. Is the applicant here?

7 MR. MOLLOY: William Molloy, 325 South Boulevard. I'm
8 part of the applicant's team, but the most important part is
9 coming your way.

10 MS. ALBERT: Good evening. Isabelle Albert, for the
11 record, 1000 North Ashley Drive, Tampa, Florida. This is
12 approximately a 10 and a half acre site. It's located in the
13 urban service area. It has a Future Land Use of SNU-6, which is
14 urban mixed-use. It is currently zoned agricultural rural and
15 it is within the Riverview and South Shore Community plans.

16 The current zoning, as I said, it was agricultural,
17 rural and the Future Land Use in this -- the majority of this
18 area is a SMU-6. Actually, I just want to go up here a little
19 bit. Interestingly, Fern Hill Drive on the east side is mostly
20 residential, while on the west side, you'll have a manufacturing
21 plant, which is the north ring power CAT. And then there's the
22 school, the school to the south of it. (Indiscernible)
23 category.

24 So there's two requests. There's actually two options
25 for this development. The first one is being 53 single-family

1 detached units with a private storage of boats, RVs, and
2 trailers. And that would be just to serve the residents of the
3 property. Obviously, we're keeping our setback from the
4 wetlands and development will be mostly along Fern Hill Drive.

5 The second option is to allow an art studio as well as
6 the storage of boats, RVs, and trailers. And that could be for
7 anybody in the surrounding community. And then these -- there's
8 going to be a 10-foot buffer with six-foot PVC fence along --
9 along Fern Hill Drive.

10 We are requesting a variation to the buffer and
11 screening, where it's required to have a five- foot buffer with
12 the Type-A screening to the north, south, and to the west. And
13 as you can see here, the existing wetlands will be providing the
14 screening per code, but it will be buffered obviously more
15 greater than the five feet to the adjacent properties.

16 There's going to be some transportation improvements
17 for the site. That's going to start at our property all the way
18 to near the school site.

19 Planning Commission reviewed the request and found all
20 these objectives and policies that makes it consistent with the
21 Comprehensive Plan to address compatibility, to address
22 environmental conversation, and neighborhood protection. The
23 Planning Commission also found it consistent with the Community
24 Plans and compatible. The Riverview Community Plan, as well as
25 the South Shore Area Assistance Community Plan.

1 Development Services, reviewed the request and found
2 it consistent and compatible with the area, and recommended
3 approval for the -- for this request and no reviewing agencies
4 had any objections to the request. That concludes my
5 presentation unless you have any questions?

6 HEARING MASTER: Not at this time.

7 MS. ALBERT: Thank you.

8 HEARING MASTER: Thank you so much. Don't forget to
9 sign in.

10 All right. Development Services.

11 MS. PEDDLE: Good evening, Carolanne Peddle,
12 Development Services. Again, this is Rezoning 25-0932. I did
13 provide a change, to the condition free. I accidentally noted
14 that no buffer would be provided, but buffer is going to be
15 provided with the existing wetlands and the additional 30-foot
16 required wetlands setback.

17 The applicant is requesting to rezone the 10.69 acre
18 property, zoned AR to Planned Development, to allow for two
19 planning options. Option 1 would allow for 53-single-family
20 units and accessory storage for operable recreational vehicles,
21 operable private pleasure crafts, and operable utility trailers
22 for the residents. Option 2 would allow for recreational
23 vehicles, and private pleasure crafts, and utility trailer
24 storage, and an art studio.

25 The applicant did request a PD variation to LDC

1 Section 606 for landscape and fencing.

2 The proposed plan development is located on the west
3 side of Fern Hill Drive, across from the intersection with Field
4 Blend Court in an area comprised primarily of single-family
5 residential uses at various lot sizes. While to the south along
6 Fern Hill Drive, there's a private school, River Academy of Math
7 and Science, and to the north there are commercial uses, also,
8 including a warehouse and construction equipment dealer.

9 Due to the large, heavily vegetated wetlands along the
10 northwestern and southern property lines, which will require an
11 additional 30 foot wetland setback buffer, staff does not find
12 the variation request to the required screening would pose a
13 significant impact to the surrounding residential properties.

14 Under option 2, the applicant requests fencing -- or
15 excuse me, proposes fencing and tree planting along Fern Hill
16 Drive. Due to the proposed uses and separation from the
17 adjacent properties, staff finds request approvable. Please
18 note that the proposed storage of operable RVs, boats, and
19 utilities trailers is no longer considered. Open storage within
20 the Land Development Code the staff finds the request approvable
21 subject to the proposed conditions.

22 HEARING MASTER: Oh, I see, so under the two
23 development options, one has the single family, but then the
24 other only has the RV, and operable boats, and trailers.

25 MS. PEDDLE: Option 1 has the single family and then

1 private storage for the residents only. And then option 2 would
2 be for the greater community.

3 HEARING MASTER: I see. Okay. Thank you for that
4 clarification.

5 MS. PEDDLE: Thanks.

6 HEARING MASTER: I appreciate it.

7 Planning Commission.

8 MS. MASSEY: Jillian Massey, Planning Commission
9 staff. The subject site is located in the Suburban Mixed-Use
10 Future Land Use designation. It's in the urban service area and
11 within the limits of the Riverview Community Plan and South
12 Shore Area Wide Systems Plan. The proposed uses are compatible
13 with the area and because of the mitigation measures that are
14 being proposed, the request for the 53 units with accessory
15 storage, as well as the proposal for the studio with storage of
16 RVs, pleasure crafts, and utility trailers meets the intent of
17 Future Land Use Section Objective 1.1 and Policy 3.1.3 as it
18 relates to compatibility.

19 Perception or Objective 2.2 Future Land Use categories
20 outline a maximum level of intensity or density, and the range
21 of land use is permitted in each category. Both of the options
22 proposed are within the allowable density and intensity for the
23 Suburban Mixed-Use Land Use designation.

24 Future Land Use Section Objective 4.7 and the
25 associated policies is related to commercial locational

1 criteria, which the site does not meet. The closest qualifying
2 intersection is approximately 3,700 feet from the subject site.
3 And it's at Sims Road and I-75. The applicant submitted a
4 waiver to the locational criteria stating that approximately 86
5 percent of the land east of Fern Hill Drive is already developed
6 for nonresidential uses, indicating that the additional retail
7 commercial space would support and complement the surrounding
8 residential community. And based on that justification,
9 Planning Commission staff supports the approval of the
10 locational criteria waiver.

11 The proposal meets the intent of Objective 4.4 and
12 Policy 4.4.1 that requests -- that require new development to be
13 compatible with the surrounding neighborhood. In this case, the
14 surrounding land use pattern is comprised mostly of single-
15 family residential educational uses, light industrial, and heavy
16 commercial uses. The proposed request will complement this area
17 by introducing a compatible use that supports the existing mix
18 of developments. Additionally, the proposal is designed to
19 minimize impacts on the adjacent properties and maintain the
20 established character of the surrounding area.

21 The site is within the limits of the Riverview
22 Community Plan and South Shore Area Wide Systems Plan. The
23 District that is located in encourages attractive residential
24 development and development that complements the surrounding
25 character and promotes housing diversity. One of the strategies

1 of the housing goal is to build types and styles that counter
2 the generic subdivision look. With the residential home based
3 business and option one of the request, this strategy is
4 fulfilled.

5 Goal 6 prioritizes the significance of improved
6 quality, enjoyment, and the protection of the Alafia River and
7 other natural resources. One of the strategies in this goal is
8 to support the natural shoreline integrity. With both
9 development options, they maintain the wetland and vegetation
10 and therefore maintain the wildlife habitats, supporting this
11 goal as well.

12 Finally, Goal 7 encourages the economic development by
13 supporting local businesses while attracting a variety of new
14 uses and services, which both of these development options would
15 achieve. The proposals also meet -- or meet the intent of a
16 number of strategies within the South Shore Area Wide Systems
17 Plan as well.

18 Based on these facts and analysis of these policies,
19 staff has found that the proposed plan development is consistent
20 with the Unincorporated Hillsborough County Comprehensive Plan
21 subject to those conditions proposed by the Development Services
22 Department.

23 HEARING MASTER: Thank you so much. Is there anyone
24 in the room or online that would like to speak in support?
25 Anyone in favor?

1 Seeing no one. Anyone in opposition?

2 All right. Keep your hands up so we can get a good
3 count. So I see three, four, five people. Is that right?
4 Five. Do we have anybody online?

5 All right. So if you all want to go ahead and come
6 forward. If you line up, it makes it go a little quicker.

7 And Allison, unless you have a speaker, we'll just
8 divide the time to three-minutes apiece. And whoever would like
9 to start.

10 THE CLERK: We kind of talked about how we were going
11 to do --

12 HEARING MASTER: I appreciate it; a plan is good.

13 MS. VANVAERENBERGH: My name is Casey VanVaerenbergh.
14 My address. is 11009 Fern Hill Drive. I am the property at the
15 yellow star. How does this -- oh, I am the property adjacent to
16 the yellow star. My sister is the property right above that.
17 And we will be heavily affected by the development of this
18 property.

19 We -- I'm going to share with you quickly, briefly,
20 The last year of our life consisted of this. Our property was
21 completely flooded twice last year. And this affected us
22 greatly. And the development that has happened along River --
23 in Riverview and along the Bullfrog Creek has not mitigated
24 water properly and this is a direct result of that.

25 This here just kind of gets difficult to understand,

1 but I'm going to try my best. I am a school teacher by heart.
2 I am not a land developer. Right here you can see a blue line.
3 This is where our property sustained water at water level. So
4 it got -- this is our home. This is my sister's home. Water
5 got all the way up to here. And this star kind of demonstrates
6 where this retention pond is being proposed to be placed.

7 So I'm confused how water will be retained in this
8 area if water got to this level twice during two separate
9 storms. One a tropical storm, one a hurricane. So we can
10 pretend Milton maybe didn't happen, but Debbie did and that was
11 not a one off. That flooding was is happening immensely now
12 that the development has exploded in the south area,
13 specifically Bullfrog Creek.

14 This is a picture of our property. This is about
15 where the retention pond is being proposed to go. And you can
16 see there's water there. This is our home and the property is
17 to the south. And this is the Bullfrog Creek. The application
18 survey didn't really show what the creek is, but this -- that is
19 Bullfrog Creek. It's a pretty significant waterway. This is
20 Hurricane Milton. So two separate -- separate storms. Immense
21 catastrophic flooding for me, my family, and many of the people
22 that live along Bullfrog Creek who had homes built in the 90s --
23 60ss, 70s, 80s, 90s. And now the development has changed the
24 way water is being mitigated. And it's not -- it's clearly not
25 being retained properly.

1 Another concern -- so that's flooding. Another
2 concern is the traffic that's happening from the school mainly.
3 I don't know if the trip surveys were done properly when the
4 school was approved, but this is just an example of the traffic
5 that happens on Fern Hill in the morning when kids are being
6 dropped off. This is kind of a hard to see picture, but that
7 white house is on the property that is being proposed to be
8 rezoned. And this pole right here on the right, that's the
9 entrance to my driveway. So this is the traffic that occurs.

10 HEARING MASTER: That's three minutes. So if you want
11 to -- if someone else will let, you know have their time, you
12 could keep going.

13 MS. VANVAERENBERGH: This here, this red line
14 demonstrates where this traffic is. And this is just a video.
15 So you can kind of see the house that just passed is the
16 property that's being proposed to be rezoned. It keeps going.
17 It goes past. And this is what this vegetation looks like. So
18 it's not commercial looking. This road looks more agriculture.
19 And the traffic's still going past, past, past, past. And we're
20 talking about putting more units in to have more people, which
21 just seems difficult to understand.

22 The last thing. The current road conditions. I
23 believe this is the west side of the road. It's the side of the
24 road closest on my property. It's cracking. The entire side of
25 the road is cracking. Probably from overuse. When they put in

1 Ventana, the neighborhood across the street, the road was never
2 properly completed.

3 I just want to know that your decisions affect
4 residents. I have grown up in Hillsborough County. I grew up
5 in Riverview. My family have been here almost a hundred years.
6 And you know, your approvals affect us. And the flooding that
7 our families sustained is a direct reflection of that. And I
8 don't understand how developing that property will help us or
9 not affect us immensely. Thank you.

10 HEARING MASTER: Thank you so much. Don't forget to
11 sign in. Next, please.

12 Good evening.

13 MS. VANVAERENBERGH: Hi. My name is David
14 VanVaerenberg. I live at the property 11207 Fern Hill Drive, to
15 the south side of the projected land that wants to be changed.
16 I've been in Riverview since '88. My wife's parents,
17 grandparents bought out there in 1933. I think we've been there
18 94 years. Change is coming. It's -- it's inevitable. It's
19 happening. We have watched the school to our -- to our south
20 develop 25 acres, covered it with asphalt and schools. It's
21 going to happen. We've watched Ring Power develop 125 acres.
22 It's going to happen. We watched Ventana move in across the
23 street and buy 250 acres of orange groves and asphalt, over half
24 of it. My daughter had spoke about the water conditions. Well,
25 there are several conditions. It affects me drastically.

1 The school, the Academy of Math and Science next door
2 during the hurricane, we had three foot of water come from their
3 property and flood and destroyed our property. We're still
4 fighting that. We were told that the water would not affect us.
5 The school's going to bring in the dirt. They'll have the
6 proper drainage; it did not. So it affected us in a great way.

7 I have two family members that live on the south side,
8 seven that live on the north side. We all have shallow wells.
9 When you alter any type of land at all, whether you just dig a
10 little hole for drainage ditch or whatever you want to call it;
11 retention pond, that's right. Retention pond, you call it; it
12 affects me. I'm concerned about our shallow wells that are less
13 than 70-feet deep. I own five separate pieces of property. Any
14 hole, any land, any dirt is pushed between adjacent properties
15 is going to affect one of us. The flooding has been intense the
16 last two years.

17 My family's been here since '33. We've been there for
18 almost 40 years. We have never seen water come up back to back
19 floods. And we're talking 50 foot of water deep. And the creek
20 on a normal day is two-feet deep; I get it. Development.

21 Just to button this up so these guys can talk, the
22 subdivision across the street uses my property as a drainage
23 ditch. There is a 48-inch pipe that goes -- that used to be 250
24 acres of orange groves. Water never flowed through that pipe,
25 never. Then Ventana got built, you know, progress. Property

1 taxes, I get it. You know how much water goes to a 48-inch pipe
2 in one minute? 22,000 gallons, free flowing. It does it for
3 two days after a storm. That's how much water gets dumped in
4 the creek. So my life is affected. I'm concerned about septic
5 tanks on that property. But now we got to worry about
6 everybody's runoff.

7 The creek is not a place to dump more water. And it
8 has greatly affected me and my family because we were here
9 first. I get it. I would want you all to consider how much
10 it's impacted our lives. Thank you.

11 HEARING MASTER: Thank you, sir, for coming down I
12 appreciate it.

13 Next, please. Good evening.

14 MR. THOMPSON: Good evening. My name is Mitchell
15 Thompson. I'm at 11055 Sage Canyon Drive, Riverview, Florida
16 33578. I am the property across the street from where this is
17 going to be developed.

18 And I just want to start by saying reading from the
19 Riverview Community Plan update, the spring 2025 SWOT Analysis
20 and Survey results show that 75 percent of respondents think
21 that life in Riverview has gotten worse. So on page 19 of that,
22 some of those comments are as such. Stop developing every bit
23 of green space there is. Stop building homes. Already
24 overpopulated. Impose construction moratoriums. Ten years ago,
25 Riverview was a decent place to live. Schools were not

1 overcrowded and the town was diverse. Now Riverview is awful.
2 Go back to a rural setting.

3 The reason I bring those comments up is because Fern
4 Hill is a mile and a half long. It's a two mile -- it's a two-
5 lane road. And this plot of land that's going to be redeveloped
6 or proposed for rezoning is the only plot of land left that's
7 not developed.

8 As you've seen the video on Sims. That's -- that's
9 traffic going south. That doesn't account for the traffic going
10 north. Remember, Fern Hill is only a mile and a half long. So
11 the south is -- the south gets blocked up by school traffic and
12 people trying to go home to the other subdivisions. And then
13 the north side. We've got that Ring Power plant which has heavy
14 equipment, big semi-trucks, oversize payloads, and it is the
15 closest street to the on ramp to I-75. So when I-75 gets backed
16 up, and Sims gets backed up, when Gibson gets backed up, Fern
17 Hill is about to pass through to try to get to any of the other
18 major roads, and traffic is horrendous.

19 Now, that's not to mention that we also have multiple
20 subdivision -- subdivisions that are being developed within a
21 half-mile radius of where this plot of land is. We have three
22 subdivisions along Fern Hill. We have Ventana, which is where I
23 live, hundreds of homes. We have The Summit, hundreds of homes.
24 And we have a subdivision being developed right now called Glade
25 Song. Hundreds more homes that are not -- we're not even

1 experiencing the full force of what that traffic is going to be
2 like when those get developed along. Sims has another three
3 subdivision -- subdivisions. We have The Enclave, we have
4 Magnolia Creek, and I'm blanking on the other one. But Magnolia
5 Creek is an even bigger subdivision that's under development
6 right now.

7 So we have hundreds of homes that are still being
8 developed that will all then clog Fern Hill. And so I would ask
9 that the approving authority consider the residents and our
10 misery that we have to live in, commuting on Fern Hill and deny
11 this request.

12 HEARING MASTER: Thank you, sir. If you could please
13 sign in.

14 Next, please. Good evening.

15 MS. KUZAVA: Hello, my name is Samantha Kuzava. I
16 live at 11053 Sage Canyon Drive, Riverview, Florida. I'm
17 Mitchell's neighbor right next door. So we're also across the
18 street from the rezoning. I strongly oppose this proposal.
19 Fern Hill Drive and surrounding roads are single lane and
20 already heavily congested, as you've seen. Adding 53 homes will
21 overwhelm these roads and put children walking to the nearby
22 school at risk.

23 Rezoning for high density housing will change the
24 character of our neighborhood. So looking back you see all
25 trees. It's obviously not going to be like that anymore. Heavy

1 commercial vehicles from a storage facility will increase noise
2 pollution and wear to the road. There's a potential for
3 increased accidents. Slower emergency response times and
4 reduced property values. I urge for the prioritization of
5 safety, infrastructure, and community integrity. Thank you.

6 HEARING MASTER: Thank you so much for coming down.

7 Yes, sir. Good evening.

8 MR. C. THOMPSON: Chad Thompson, 10710 Sage Canyon
9 Boulevard, Sage Canyon Street, Riverview, 33578. I'm on Sage
10 Canyon. I'm on -- a little bit farther up, where the traffic is
11 bad. We have one street in between us that people just speed
12 by, you know? And you know, there's lots of possible car
13 accidents.

14 The traffic, you know, I used to go into work before
15 they widened the road, it was -- it took me 45 minutes just to
16 get onto the highway. And that's going north. Going south,
17 it's going bad. Instead of taking my niece to work -- to
18 school, I actually walk her to school because it's just so bad.
19 And then crossing can also -- crossing the streets not -- not
20 safe.

21 As a child therapist I see the psychological impact of
22 just seeing some of the car crashes I've seen or the -- just
23 being around nature. It -- kids really love nature. And if you
24 take a little kid they always want to be outside. So just for
25 the kids itself, just to see the -- the land. To see the --

1 nature and also all the -- as previously the sewage, the water
2 retention, the traffic, they're all very bad. And I would
3 propose not to -- not to develop this land. Thank you.

4 HEARING MASTER: Thank you, sir. I appreciate it.
5 All right. Seeing no one else in opposition, we'll close that
6 part of the hearing and go back to Development Services.

7 Anything further, Ms. Heinrich?

8 MS. HEINRICH: The only thing I wanted to make sure
9 the first meeting member who spoke, I know that she used a
10 PowerPoint and I don't know if she put that into the record or
11 printouts from that. Just making sure that she has that
12 available in there so that she has it available to her for the
13 Board meeting.

14 THE CLERK: Yes, they were submitted to the clerk's
15 office. Yes.

16 MS. HEINRICH: Okay. Oh, sorry.

17 THE CLERK: They were submitted to the clerk's office.

18 MS. HEINRICH: Thank you.

19 HEARING MASTER: All right. Thank you so much.
20 That -- that concludes your comments, Ms. Heinrich, yes?.

21 MS. HEINRICH: Yes, ma'am.

22 HEARING MASTER: All right. Then we will go back to
23 the applicant, who has five minutes for rebuttal.

24 MR. YATES: Good evening. Michael Yates with Palm
25 Traffic. And I have a sworn.

1 And to go back to our presentation. I'll go through a
2 couple of the traffic comments. So we actually went out there
3 and did traffic counts. We did video data collection. You
4 know, I know they showed a video of the traffic queuing up, that
5 was not observed during the traffic counts. We did it when
6 school was in session. There is ample capacity on Fern Hill
7 Drive to not only accommodate the existing traffic and our
8 project traffic consuming not even half the traffic capacity of
9 the roadway.

10 And then go to the transportation improvements. We do
11 have a design exception that is part of this that has been
12 approvable by the County engineer. What we are doing is part of
13 that. Is -- as everyone's discussed, there is a school to our
14 south, and what we are doing is providing a 10-foot multi-use
15 path that will connect from our project all the way to the south
16 and connect into the existing sidewalk and bike lane that goes
17 to the school. And so that will be done with adding F-Type
18 curb, as well as the 10-foot multi-use path along that west side
19 of Fern Hill Drive.

20 In addition to that, on the east side of Fern Hill
21 Drive, there is a section of the roadway that is also missing
22 the bike lane. And so we are going to complete that existing
23 missing section of bike lane along the east side.

24 And I'd be happy to answer any other questions you may
25 have on traffic.

1 HEARING MASTER: I don't.

2 MR. YATES: But I think those address the comments
3 that we heard.

4 HEARING MASTER: All right. Thank you so much.

5 THE CLERK: Mr. Yates.

6 MR. MOLLOY: Ms. Finch, William Molloy, 325 South
7 Boulevard, Tampa, Florida. I just want to touch on a few of the
8 concerns that we heard mostly about the flooding, about what
9 happened last year with hurricanes. This project, I think you
10 can tell by the site plan, was really designed around Bullfrog
11 Creek and we are well aware that come the end of this year,
12 Swiftmud is not going to let us have an ERP that allows any
13 outflow -- outfall, pardon me, into Bullfrog Creek, especially
14 in the untreated outfall into Bullfrog Creek.

15 The way that the creek and the surrounding foliage
16 they kind of frame our project. That's what our client really
17 sees here, is this unique opportunity to have, like a live work
18 and keep your toys all in the same little development area.
19 That's why we wrote this up the way it did. It's why the
20 choices look a little funny, but the intent there is to really
21 have a little community where you don't have to go offsite to
22 get your RV. And if you choose to work downstairs, that's what
23 you get to do. So we think that's the beauty of this project
24 and we hope you can support it. Thank you.

25 HEARING MASTER: All right. Thank you. Does that

1 conclude your rebuttal?

2 MR. MOLLOY: Yes.

3 HEARING MASTER: All right then with that we'll close
4 Rezoning 25-0932. We'll go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Zoning Hearing Master

DATE: Monday, October 20, 2025

TIME: Commencing at 6:00 p.m.
 Concluding at 7:02 p.m.

LOCATION: Hillsborough County BOCC -
 Development Services Dept.
 (LUHO, ZHM, Phosphate) -
 Second Floor Boardroom
 601 East Kennedy Boulevard
 Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

1 P R O C E E D I N G S

2 HEARING MASTER: Good evening. If you could please
3 stand for the Pledge of Allegiance.

4 (Pledge of Allegiance said in unison.)

5 HEARING MASTER: Thank you. Please be seated.

6 Good evening, everyone. I want to welcome you to the
7 October 20th, 2025 Zoning Hearing Master Hearing. My name is
8 Susan Finch, and I'll be presiding as the hearing master over
9 tonight's cases.

10 Let me start by introducing Ms. Michelle Heinrich.
11 She's with the Development Services Department. She will
12 introduce other staff members that will participate in tonight's
13 hearing, as well as go any -- over any off the Agenda changes we
14 have for tonight.

15 Ms. Heinrich.

16 MS. HEINRICH: Hi. Good evening. Michelle Heinrich,
17 Development Services.

18 With the County Attorney's Office, to my left, we have
19 Mary Dorman, and also to her left we have the Planning
20 Commission, we have Willow Michie. And we also have James
21 Ratliff with Transportation in the audience, Ms. Finch, if any
22 transportation questions come up.

23 And we do have one staff continuance to go over that
24 is not on our published Agenda. And that is Item D.4 25-0932.
25 And this will be a staff continuance to the November ZHM.

1 HEARING MASTER: All right. Is the applicant here?

2 Good evening. If you just give us your name and
3 address, please, to start.

4 MS. ALBERT: Yes. Good evening. Isabelle Albert with
5 Halff, 1000 North Ashley Drive. Here representing the
6 applicant.

7 And concur with staff for the staff continuance.

8 HEARING MASTER: Okay. And the reason for the
9 continuance?

10 MS. ALBERT: There was a -- missing an email that the
11 payment from School Board was needed and so, therefore, they
12 didn't provide comments.

13 HEARING MASTER: Awesome. I did see that in the file.
14 So --

15 MS. ALBERT: It's just a technicality.

16 HEARING MASTER: Understood.

17 MS. ALBERT: Yeah. But --

18 HEARING MASTER: Okay. Thank you so much.

19 MS. ALBERT: Thank you.

20 HEARING MASTER: I appreciate it.

21 Is there anyone in the audience that would like to
22 speak -- is there anyone in the audience that would like to
23 speak only to the continuance of Item D.4, Rezoning PD 25-0932?
24 Either in the audience or online? Anyone to speak to the
25 continuance?

1 All right. Then we will continue Rezoning PD 25-0932.

2 Ms. Heinrich, that date again?

3 MS. HEINRICH: The November ZHM date is November 17th.

4 HEARING MASTER: Okay. We'll continue that to the
5 November 17th, 2025 Zoning Hearing Master Hearing at 6:00 p.m.
6 Thank you so much.

7 All right. Then, with that, let me go over our
8 hearing procedures for tonight's hearing. Our hearing tonight
9 consists of Agenda items that require a public hearing by a
10 zoning hearing master. I'll conduct a hearing on each Agenda
11 item and will file a recommendation within 15 business days
12 following tonight's hearing. Those recommendations are then
13 sent to the Board of County Commissioners, who will make the
14 final decision.

15 Our hearing tonight is informal. I'll ask questions
16 related to the scope of direct testimony. I may call and
17 question witnesses as I deem appropriate, and I will decide all
18 questions of procedure. I'll take evidence, but we'll exclude
19 evidence that is irrelevant, immaterial, or unduly repetitious.

20 Evidence may be presented in written form, and all
21 testimony must be under oath. Hearsay evidence may be used to
22 supplement or explain other evidence, but shall not be
23 sufficient alone to support a finding by me, unless it could be
24 admissible over objections in a civil action.

25 Our order of presentation tonight is as follows. Ms.

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 8DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25 1350</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-761-1760</u>
APPLICATION # <u>RZ 25-1111</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>
APPLICATION # <u>RZ 25-1111</u> <u>VS</u>	PLEASE PRINT NAME <u>Howard Owens</u> MAILING ADDRESS <u>11217 Andy Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u></u>
APPLICATION # <u>RZ 25-1111</u>	PLEASE PRINT NAME <u>Johnny Soape</u> MAILING ADDRESS <u>11118 Hannaway Drive</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-389-4651</u>
APPLICATION # <u>RZ 25-1316</u>	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400N Tampa St Suite 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3064</u>
APPLICATION # <u>RZ 25-1316</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0610</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 8DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-1316	PLEASE PRINT NAME <u>MICHAEL YATES</u> <u>PAUM TRAFFIC</u> MAILING ADDRESS <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Oakly St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 240 3907</u>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <u>Glover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-150x</u>
APPLICATION # RZ 25-1319	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 817 8492</u>
APPLICATION # RZ 25-1319 VS	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE _____
APPLICATION # RZ 25-1390	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____

DATE/TIME: 4/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 05-1390	PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5920</u>
APPLICATION # R2 05-1390	PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813-464-1400</u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. TAMPA ST. / Stz 1910</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # R2 25-0579	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 0100 arby st</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33844</u> PHONE <u>813 240 3907</u>

DATE/TIME: 11/7/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Crover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FLA</u> ZIP <u>33550</u> PHONE <u>813-318-8508</u>
APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Jeromey Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813-920-2005</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 Washley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-331-0876</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 SunCityCenter Plz</u> ^{Unit 5066} CITY <u>SunCity Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-784-6272</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>CRAIG MAJER</u> MAILING ADDRESS <u>6408 MARGARITA SHORES LN</u> CITY <u>Apopka</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>205-422-1369</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Bryan McEe</u> MAILING ADDRESS <u>6422 MARGARITA SHORES LANE</u> CITY <u>APPOLO BEACH</u> STATE <u>FL</u> ZIP <u>37572</u> PHONE <u>402.215.1834</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>8-254-7152</u>
APPLICATION # <u>MM</u> <u>250932</u>	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S RLM</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7157</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>Casey VanVeenbergh vanvaeren</u> MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Brevard</u> STATE <u>FL</u> ZIP <u>32584</u> PHONE <u>813-323-4549</u>
APPLICATION # <u>MM</u> <u>25-0932</u>	PLEASE PRINT NAME <u>David Van Veenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Brevard</u> STATE <u>FL</u> ZIP <u>32578</u> PHONE <u>813-340-9888</u>

DATE/TIME: 11/17/2025 4 PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME Mitchell Thompson MAILING ADDRESS 11055 Sage Canyon Dr CITY Riverview STATE FL ZIP 33578 PHONE 813 447 0052
APPLICATION # MM 25-0932	PLEASE PRINT NAME Samantha Vazara MAILING ADDRESS 11053 Sage Canyon Dr CITY Riverview STATE FL ZIP 33518 PHONE 813 598-8848
APPLICATION # MM 250932	PLEASE PRINT NAME Chad Thompson MAILING ADDRESS 20710 Sage Canyon Dr. CITY Riverview STATE FL ZIP 33579 PHONE 813-422-4336
APPLICATION # MM 25-0932	PLEASE PRINT NAME MICHAEL YATES, PAUL TRAFFIC MAILING ADDRESS 4006 S. MacDill Ave. CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057
APPLICATION # MM 25-1081	PLEASE PRINT NAME Linda Stewart, Morris Eng. MAILING ADDRESS 6901 Professional Pkwy CITY Sarasota STATE FL ZIP PHONE 941-444-6644
APPLICATION # MM 25-1242	PLEASE PRINT NAME Addie Clark MAILING ADDRESS 400 N. Ashley Dr. Ste 1100 CITY Tampa STATE FL ZIP 33602 PHONE 813 319-4759

DATE/TIME: 11/17/2025 6 PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 25-1243	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331 0976</u>
APPLICATION # RZ 25-1244	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave #1600</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u>
APPLICATION # RZ 25-1246	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W Ashley Dr # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE ⁸¹³ <u>331 0976</u>
APPLICATION # RZ 25-0383 VS	PLEASE PRINT NAME <u>Bassam Dammak</u> MAILING ADDRESS <u>6820 Rosemary Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # RZ 25-0383 VS	PLEASE PRINT NAME <u>Tyseer Kourdi</u> MAILING ADDRESS <u>26307 Mountain Lake Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE _____
APPLICATION # RZ 25-0383	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hammer Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE ⁸¹³ <u>373-9779</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 8 OF 8DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Sheryl LaRue</u> MAILING ADDRESS <u>13109 N. 01a Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>ERIC Flasferstein</u> MAILING ADDRESS <u>13106 N. 01A Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 390-5323</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Tim Hall</u> MAILING ADDRESS <u>13109 N 01A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>Beverly Kieny</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>33612</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: ZHM, PHM, VRH, LUHO**DATE:** 11/17/2025**HEARING MASTER:** Susan Finch**PAGE:** 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

 Michelle Heinrich, DS, called RZ 25-0500.

 Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1111

 Michelle Heinrich, DS, called RZ 25-1111.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

 Michelle Heinrich, DS, called RZ 25-1316.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1316.

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319

 Michelle Heinrich, DS, called RZ 25-1319.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.

 Testimony provided.

 Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

 Michelle Heinrich, DS, called RZ 25-1390.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1390.

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

D.1. RZ 25-0383

 Michelle Heinrich, DS, called RZ 25-0383.

 Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

 Susan Finch, ZHM, recalled RZ 25-0383.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

 Michelle Heinrich, DS, called RZ 25-0579.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0579.

MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.

Rezoning Application: RZ-PD 25-0932

Zoning Hearing Master Date: November 17, 2025

BOCC Land Use Meeting Date: January 13, 2026

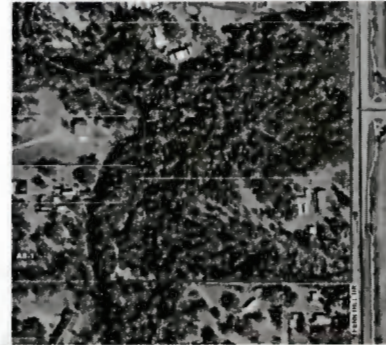


**Hillsborough
County** Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Cwh Management Inc
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 10.69+/- AC
Community Plan Area: Riverview
Overlay: None
Special District: None
Request: Planned Development



Introduction Summary:

The applicant is requesting to rezone the 10.69-acre property zoned AR to Planned Development (PD) to allow for two planning options. Option 1 would allow for 53 single family units and accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers for the residents. Option 2 would allow Recreational Vehicles and Private Pleasure Crafts and Utility Trailers Storage & an Art Studio.

Zoning:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Typical General Use(s)	Single-Family Residential / Agriculture	53 single-family units (attached or detached) with Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers	Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & Art Studio
Acreage	10.69 AC	10.69 AC	10.69 AC
Density/Intensity	1 DU per 5 GA/ FAR: NA	4.95 DU per 1 GA/ FAR: NA	0 DU per 1 GA/ 0.004 FAR:
Mathematical Maximum*	2 DU / FAR: NA	53 DU	2,000 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AR	PD (Option 1)	PD (Option 2)
Lot Size / Lot Width	217,800 sf / 150'	5,000 sf / 50' for detached, 1,500 sf / 20' for attached	NA/NA
Setbacks/ Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 10' Rear 5' Sides	NA
Height	50'	35'	NA

Additional Information:

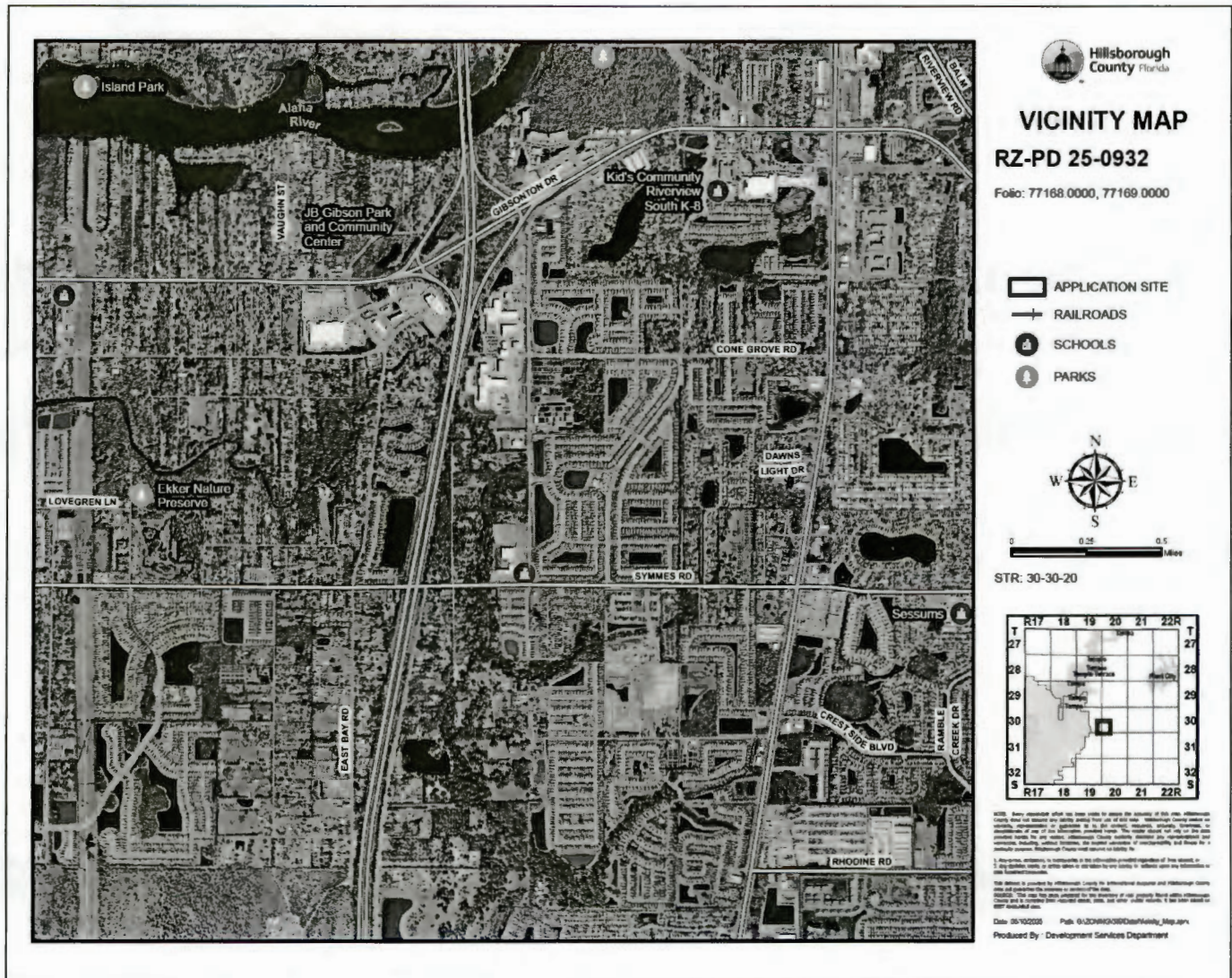
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



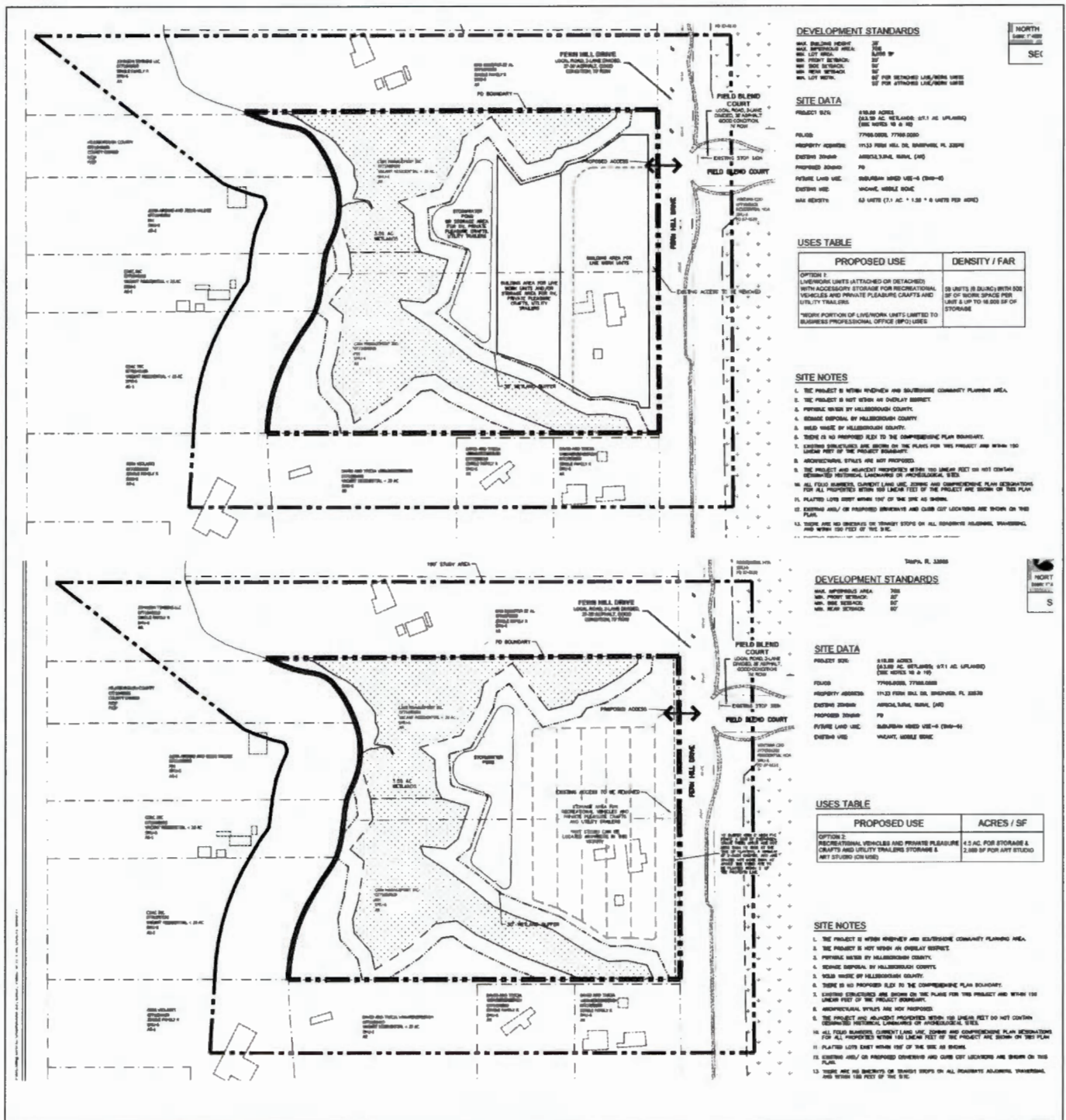
Context of Surrounding Area:

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcels along the northern and southern property lines are zoned AR with existing dwelling units. The adjacent parcels to the west are zoned AS-1 which also has existing dwelling units. The properties to the east of the site across Fern Hill Drive are zoned PD approved for single family dwelling units. Properties in the surrounding area are zoned AR, AS-1, ASC-1, and PD approved for residential uses.

To the south of the property where the frontage road meets Symmes Road is the private school Riverview Academy of Math and Science. Furthermore, there are commercial uses to the north of the property along Fern Hill Drive including a warehouse and a construction equipment dealer.

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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Dr.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	482	41	53
Difference (+/-)	(+) 464	(+) 40	(+) 51

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Fern Hill Dr./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER: RZ-PD 25-0932

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**INFORMATION/REVIEWING AGENCY**

Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	

Check if Applicable:

☒ Wetlands/Other Surface Waters☒ Use of Environmentally Sensitive Land Credit☐ Wellhead Protection Area☐ Surface Water Resource Protection Area☐ Potable Water Wellfield Protection Area☐ Significant Wildlife Habitat☒ Coastal High Hazard Area☐ Urban/Suburban/Rural Scenic Corridor☐ Adjacent to ELAPP property☐ Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☒ Design Exc./Adm. Variance Requested	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
☒ Off-site Improvements Provided				
Service Area/ Water & Wastewater				
☒ Urban ☐ City of Tampa	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
☐ Rural ☐ City of Temple Terrace				
Hillsborough County School Board				
Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A				

Impact/Mobility Fees

Mid-Rise Residential w/1st Floor BPO

(Fee estimate is based on a 1,500 square foot, Residential Unit)

Mobility: \$2,931 per unit

Parks: \$1,957 per unit

School: \$7,027 per unit

Fire: \$249 per unit

Office (Single Tenant)

(per 1,000 sq ft)

Mobility: \$10,005

Fire: \$158

(General)

(per 1,000 sq ft)

\$8,336

\$158

(Medical < 10k sq ft)

(per 1,000 sq ft)

\$21,860

\$158

Outdoor Storage

(Per 1,000 sq ft)

Mobility: \$725

Fire: \$32

Event Hall

(Per 1,000 sq ft)

Mobility: \$4,598

Fire: \$95

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
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Planning Commission

- ☐ Meets Locational Criteria ☐ N/A
☒ Locational Criteria Waiver Requested
☐ Minimum Density Met ☐ N/A
☐ Density Bonus Requested
☒ Consistent ☐ Inconsistent

- ☒ Yes
☐ No

- ☐ Inconsistent
☒ Consistent

- ☐ Yes
☒ No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. While to the south along Fern hill Drive there is the private school Riverview Academy of Math and Science and to the north there are commercial uses including a warehouse and a construction equipment dealer.

Due to the large, heavily vegetated wetlands along the northern, western, and southern property lines, which will require an additional 30' wetland setback/buffer, staff does not find the variation request for the required screening would pose a significant impact on the surrounding residential properties. Under Option 2, the application proposes fencing and tree plantings along Fern Hill Drive. Due to the proposed uses and separation from adjacent properties, staff finds the request compatible.

Proposed storage of operable RVs, boats and utility trailers is no longer considered open storage per the Land Development Code.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the "Proposed Use" column of the "Uses Table", revise the language stating "OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS" to instead state "OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS";
 - *WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES" to instead state "OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS";
 - *HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC";
 - Within "Density/FAR" column of the "Uses Table", revise the language "53 UNITS (6 DU/AC) WITH 500 SF OF WORK SPACE PER UNIT & UP TO 16,000 SF OF STORAGE" to instead state "53 UNITS (6 DU/AC) AND UP TO 16,000 S.F. OF ACCESSORY STORAGE – SEE CONDITIONS OF APPROVAL";
 - Revise Note 15 to add "roadways and/or" before the word "drive aisles"; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
- On PD Site Plan Sheet 2 of 2:
 - Within the "Proposed Use" column of the "Uses Table", revise the language stating "OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)" to instead state "OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO".
- Sheet 1 to update development standards to be consistent with typical lot layouts.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 30, 2025.

1. Option 1 (Page 1) - The development shall be permitted a maximum of 53 single-family units and a maximum of 16,000 square feet for Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers. The accessory storage shall serve residents within the project and not available for the general public.
 - The project shall be subject to the following development standards:

Front yard setback:	20 feet
Side yard setback:	5 feet
Rear yard setback:	10 feet
Maximum height:	35 feet
Maximum impervious surface:	70 percent
Minimum Lot Width:	50' for detached units

Minimum Lot Size:

20' for attached units
 5,000 sf for detached units
 1,500 sf for attached units

2. Option 2 (Page 2) - The development shall be permitted storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & 2,000 square feet for an Art Studio.
 - The project shall be developed where depicted on the site plan. The Art Studio shall be developed in compliance with CN zoning district standards.
3. No buffering or screening shall be required for either option, unless otherwise referenced herein.
 - The following shall be provided for Option 2 along Fern Hill Drive:
 - i. A 10' wide buffer with a 6' tall PVC fence, and
 - ii. A row of evergreen shade trees which are not less than 10' tall at the time of planting, at a minimum 2-inch caliper, and are spaced no more than 40' apart. The trees shall be planted within 5' of the property line, unless otherwise required by Hillsborough County.
4. 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.
5. 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.
6. 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).
7. 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.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries
9. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
10. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
11. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following

improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:

- a. a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-footlong gap in the existing bicycle lane along the east side of the roadway;
 - b. b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multipurpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).
12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. 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

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

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

APPLICATION NUMBER: RZ-PD 25-0932

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Option 2 is considered a commercial use, requiring a 20-foot wide buffer and Type B screening to the north, south and west. The applicant proposes no buffering and screening due to the internal location of the development and significant areas of open space and wetlands within the northern, southern, and western areas of the subject site.

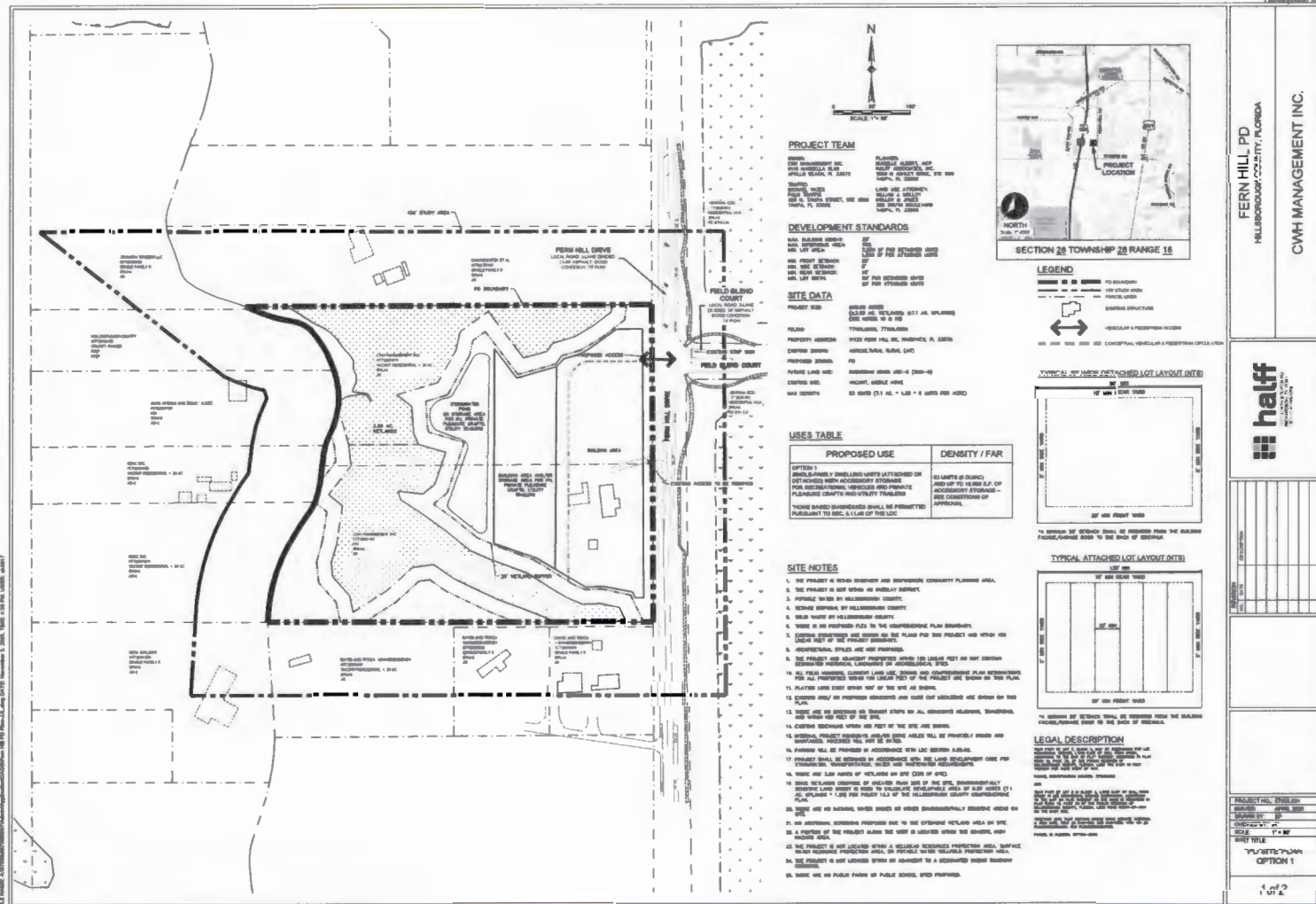
APPLICATION NUMBER: RZ-PD 25-0932

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

8.0 PROPOSED SITE PLAN (FULL)





AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/14/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 25-0932

☐

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 on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:
 - a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
 - b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multi-purpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES” to instead state

“OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC”;

 - Within “Density/FAR” column of the “Uses Table”, revise the language “53 UNITS (6 DU/AC) WITH 500 SF OF WORK SPACE PER UNIT & UP TO 16,000 SF OF STORAGE” to instead state “53 UNITS (6 DU/AC) AND UP TO 16,000 S.F. OF ACCESSORY STORAGE – SEE CONDITIONS OF APPROVAL”;
 - Revise Note 15 to add “roadways and/or” before the word “drive aisles”; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
-
- On PD Site Plan Sheet 2 of 2:
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)” to instead state “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO”.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone two (2) parcels, totaling +/- 10.69 acres, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing two development options as follows:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 g.s.f. of Art Studio uses

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The analysis included a trip generation and site access analysis for a

different development proposal than is currently under consideration. That analysis included traffic generation due to the open storage and live/work components. Transportation Review Section staff was informed by zoning staff that the applicant has rescinded the live/work proposal, instead opting to potentially pursue home base businesses as permitted pursuant to state law and LDC Sec. 6.11.48, and will be amending the site plan accordingly. Given this, the applicant's analysis still represents a worst-case scenario and is valid for the purposes of determining whether turn lanes are required to serve the subject site.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff notes that development Option 1 represents the worst-case scenario from a trip generation perspective, and so the below comparison was based on that Option. Data shown below is based on the 12th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 single-family dwelling units (ITE LUC 210)	18	1	2

Proposed Zoning (Option 1, Worst Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 53 Single-Family Detached Dwelling Units (ITE LUC 210)	482	41	53

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 464	(+) 40	(+) 51

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fern Hill Dr. is a publicly maintained, 2-lane, undivided, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle facilities along portions of the west and east sides of the roadway in the vicinity of the proposed project. Other sections have no bicycle lanes or paved shoulders (which would otherwise accommodate bicyclists). There are +/- 5-foot-wide sidewalks along portions of the east and west side of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) vehicular access connection to Fern Hill Dr. which aligns with an existing intersection (Field Blend Ct.) in order to facilitate compliance with Sec. 6.04.07 (access spacing) of the LDC and provide for optimal site access.

There are no additional opportunities for connectivity, given Bull Frog Creek runs along the western project boundary and an extensive wetlands system (which is proposed to be preserved) surrounds the building envelope to the north, south and west.

No auxiliary (turn) lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC.

DESIGN EXCEPTION #1 – FERN HILL DR. SUBSTANDARD RD.

As Fern Hill Dr. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 29, 2025 and last revised October 13, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on October 14, 2025). The developer will be required to make certain improvements to Fern Hill Dr. consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 4 (TS-4) (for 2-lane, Urban Collector Roadways) standards governing such roadways. Specifically:

1. The developer shall be permitted to maintain the 10-foot-wide travel lanes in lieu of the 11-foot-wide travel lanes required by TS-4;
2. On the east side of Fern Hill Dr., the developer shall be permitted to utilize 4-foot-wide bicycle lanes in lieu of the 7-foot-wide buffered bicycle lanes required pursuant to TS-4, and is proposing to fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
3. On the west side of Fern Hill Dr., the developer shall be permitted to construct a 10-foot-wide multi-purpose pathway in lieu of the 5-foot-wide sidewalk and 7-foot-wide buffered bicycle lane required per TS-4, and is proposing to install the pathway along their project frontage and continuing along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk);
4. On the west side the developer is also proposing to eliminate the 5-foot-wide grass strip/separator between the back of the "Type F" curb and the closest edge of the multi-purpose pathway as required by TS-4, as well as reduce the 2-foot grass strip between the multi-purpose pathway and the closest edge of the right-of-way (as required by TS-4) down to 1-foot; and,
5. The developer will be required to install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

If PD 25-0932 is approved, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Fern Hill Dr. is not available, since the facility was not included in the LOS report. Information for the next closest segment is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	D

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, October 14, 2025 12:04 PM
To: Vicki Castro; Michael Yates
Cc: Peddle, Carolanne; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 25-0932 - Design Exception Review
Attachments: 25-0932 DEAdd 10-13-25.pdf

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 25-0932 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsrn@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, October 14, 2025 11:46 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0932 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

myates@palmtraffic.com
vcastro@palmtraffic.com
vcastro@palmtraffic.com
peddle@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. DE-Substandard Rd - Fern Hill Dr ☐ 4. ☒ 2. DE updated for staff comment ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Fern Hill PD
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	77168-0000, 77169-0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the <u>Zoning Counselors</u> at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 25-0932
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Revised October 13, 2025
July 29, 2025

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

RE: Fern Hill PD – PD 25-0932
Folio: 77168-0000, 77169-0000
Design Exception – Fern Hill Drive
Palm Traffic Project No. T25041

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located west of Fern Hill Drive and north of Symmes Road, as shown in Figure 1, which will consist of the following development scenarios:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 square feet of Art Studio uses

This request is made based on our virtual meeting on July 24, 2025, with Hillsborough County staff.

The project proposes to have one (1) full access to Fern Hill Drive, aligning with Field Blend Court. Fern Hill Drive is not identified in the Hillsborough County Functional Classification Map, but functions as a collector roadway and was identified during our meeting as a substandard road. Fern Hill Drive has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, F-type curb (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project on the west side), a 5-foot sidewalk on the east side of the roadway and to the south of the property on the west side, and a 4-foot bike lane (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project driveway on the west) in approximately 62 feet of right of way (ROW reduces to 54' from north of the creek to southern property line).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Fern Hill Drive from Symmes Road to the project boundary (just north of Field Blend Court). The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The typical TS-4 section for a collector, two-lane undivided roadway requires a minimum of 64 feet of ROW with 11-foot travel lanes, 7-foot buffered bike lanes, F type curb, 5-foot grass strip and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 11-foot. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.
3. On the east side of Fern Hill Drive, the request is to maintain and complete the missing sections of the 4-foot bike lane instead of the 7-foot buffered bike lanes. This will add approximately 350 feet on the east side of Fern Hill Drive.
4. On the west side of Fern Hill Drive, the request is to construct a 10-foot multi-use path instead of the 7-foot buffered bike and 5-foot sidewalk. This will add approximately 850 feet of 10-foot multi-use path (550 feet along project frontage and 300 feet off site)
5. The request is to maintain and complete the missing sections of the F type curb. This will add approximately 850 feet of modified F type curb on the west side and approximately 350 feet of F type curb on the east side of Fern Hill Drive.
6. The request is to maintain and complete the missing sections of the grass strip at the back of sidewalk. Along the east side of Fern Hill Drive, the grass width varies between 5 and 20 feet. No modification along the east side is proposed. Along the west side, a minimum 1-foot strip will be provided from the project boundary (just north of Field Blend Court) south approximately 850 feet.
7. The request is to maintain the 5-foot sidewalk along the east side of Fern Hill Drive, therefore no modification is proposed.

The proposed site plan and typical sections are attached. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Vicki L Castro, P.E.
Principal

Digitally signed by Vicki L
Castro
Date: 2025.10.13 17:32:39
-04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

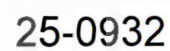
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved with Conditions _____ Approved

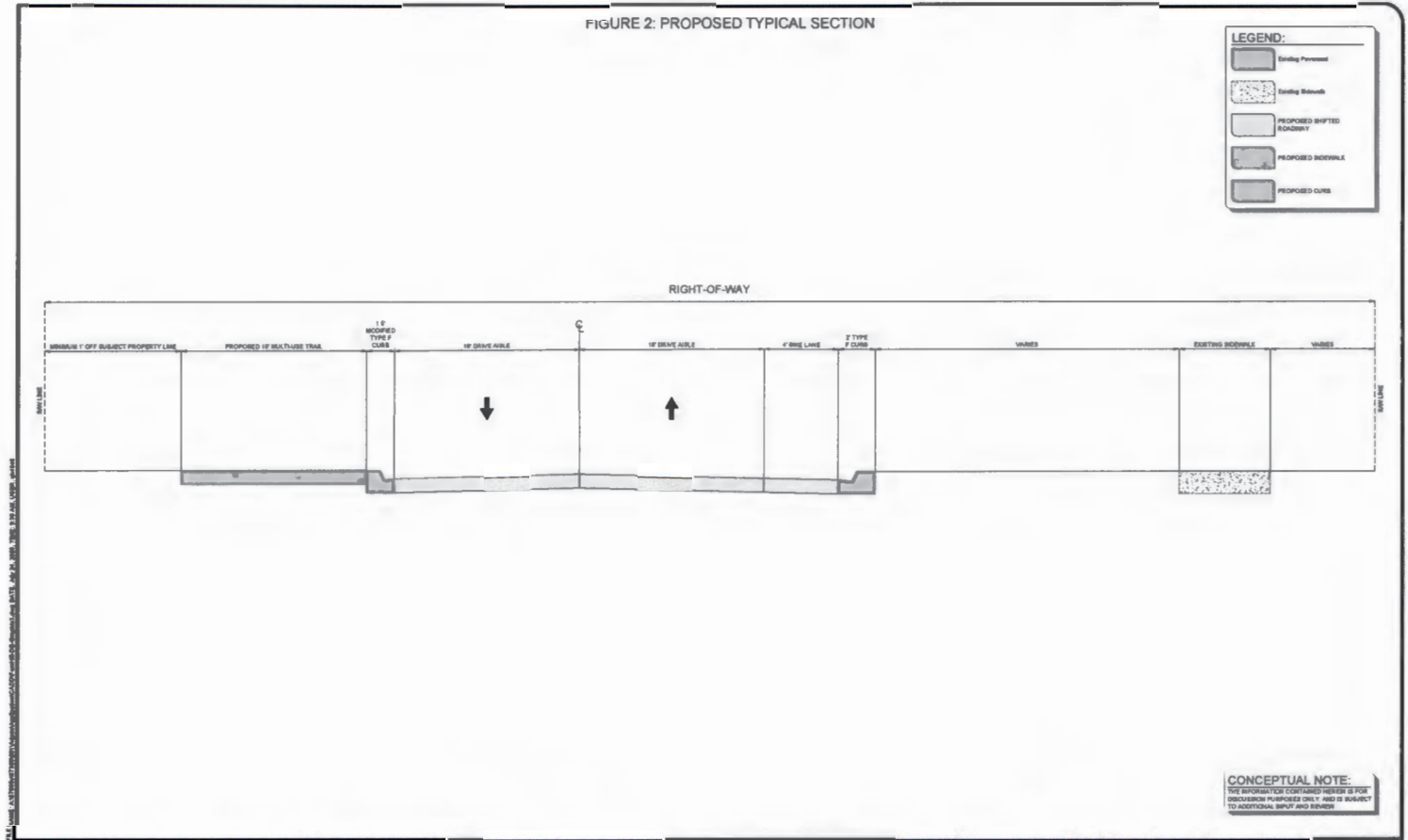
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer



Received October 13, 2025
Development Services

FIGURE 2: PROPOSED TYPICAL SECTION



FERN HILL DRIVE - TYPICAL SECTION



JULY
2025

NOT TO SCALE

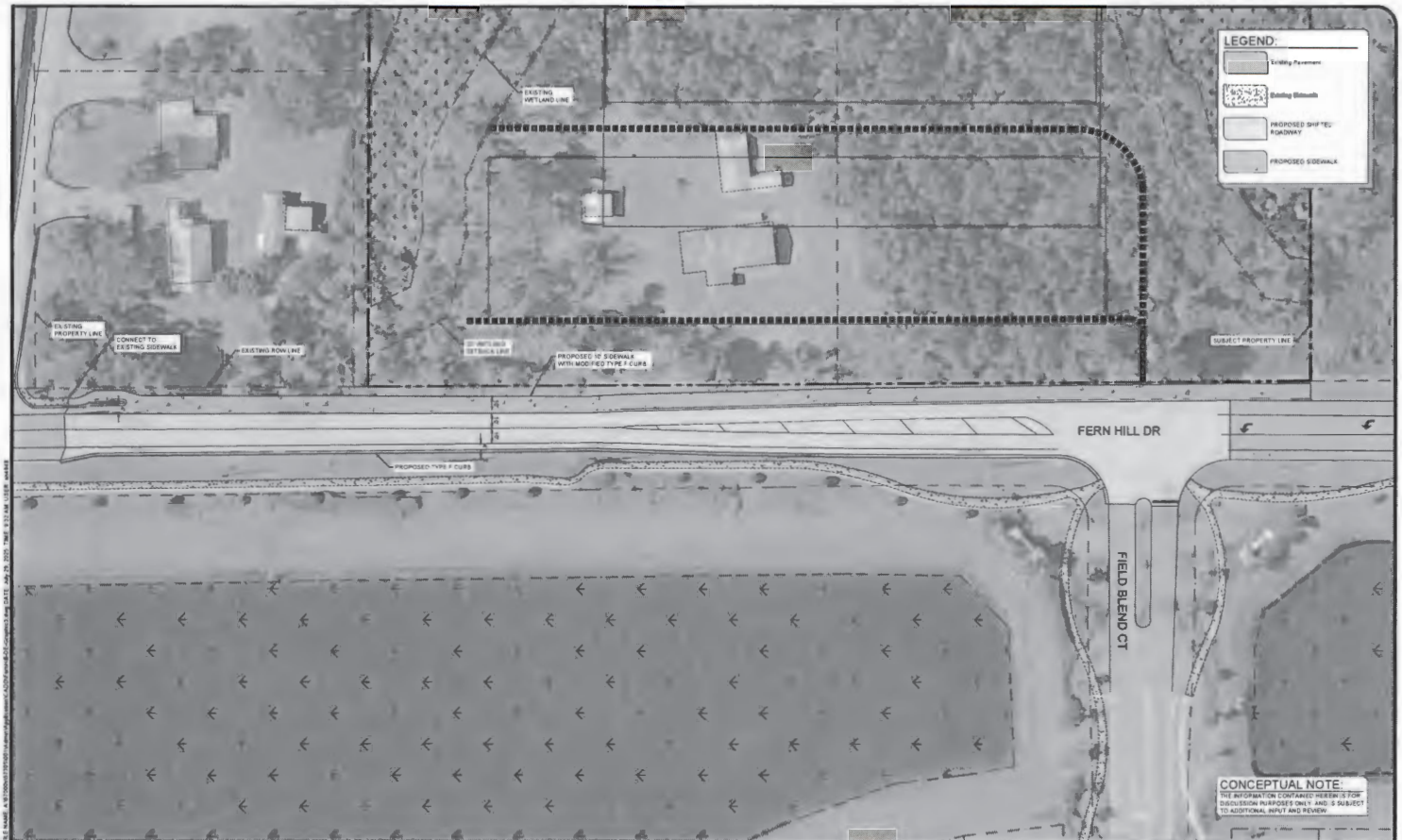


1000 N. ASHLEY DR.
SUITE 400
TAMPA, FL 33602
TEL: (813) 844-4400

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25-0932

Received October 13, 2025
Development Services



FERN HILL DRIVE - DE EXHIBIT

JULY 2025

SCALE IN FEET

halff

10000 AMERICO DR
SUITE 100
DALLAS, TX 75243
TEL: 817.445.4100

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.

25-0932

25-0932



Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification	Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
	Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
	25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1 Natural	11	11	12	11	11	12	N/A	
C2 Rural	11	11	12	11	11	12		
C2T Rural Town	11	11	12	11	11	12	12	12
C3 Suburban	10	11	12	10	11	12	11	12
C4 Urban General	10	11	12	10	11	12	11	12
C5 Urban Center	10	11	12	10	11	12	11	12
C6 Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



RZ PD 25-0932

Zoning Hearing Master Hearing

November 17, 2025

Application No. MM 25-0932
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 2
Date: 11/17/2025



CONNECT WITH US. LIKE US. FOLLOW US.

half.com

SITE INFORMATION & SURROUNDING AREA

+/- 10.69

Urban Service Area

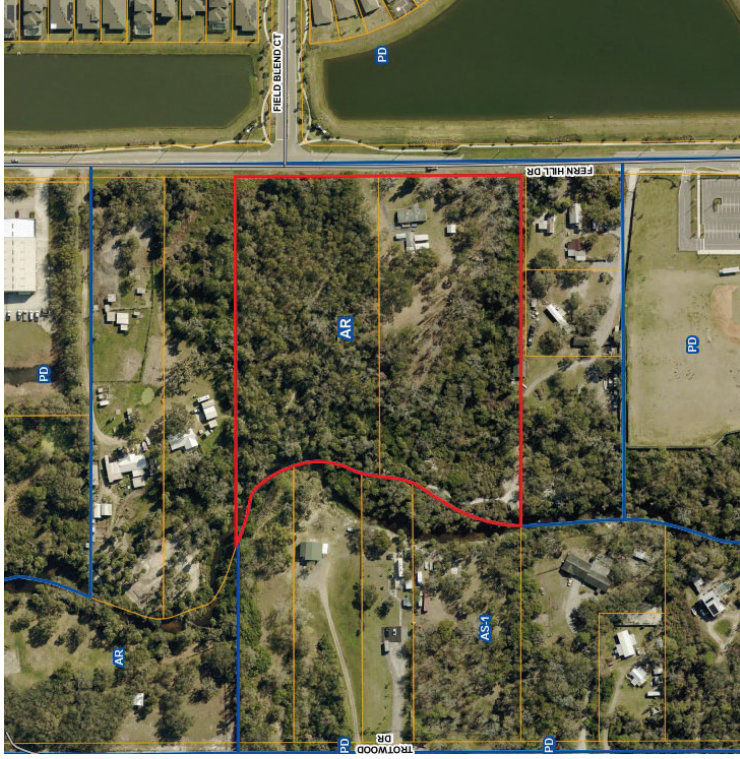
Future Land Use Designation:
SMU-6

Zoning: Agricultural Rural (AR)
Riverview and Southshore
Community Plan

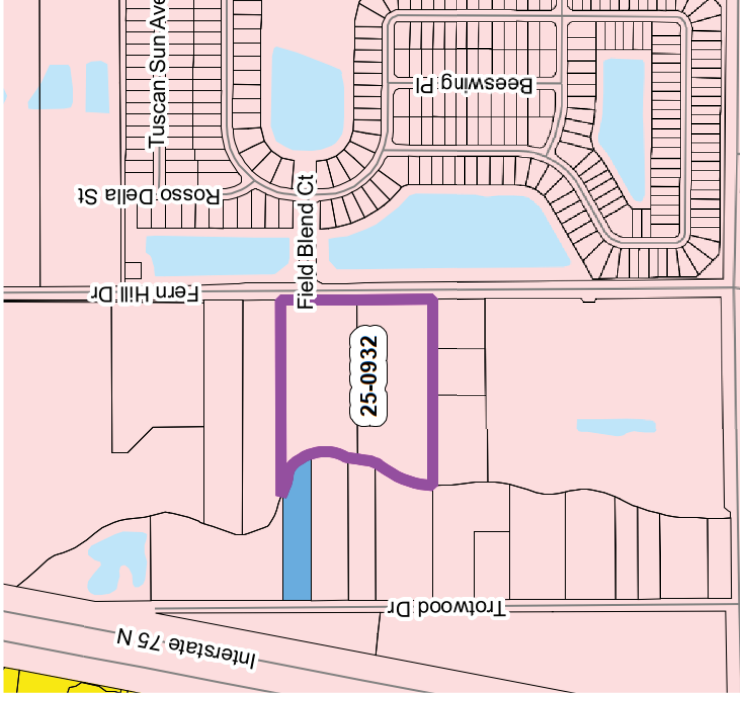


ZONING AND LAND USE DESIGNATION

ZONING (AR)



LAND USE (SMU-6)

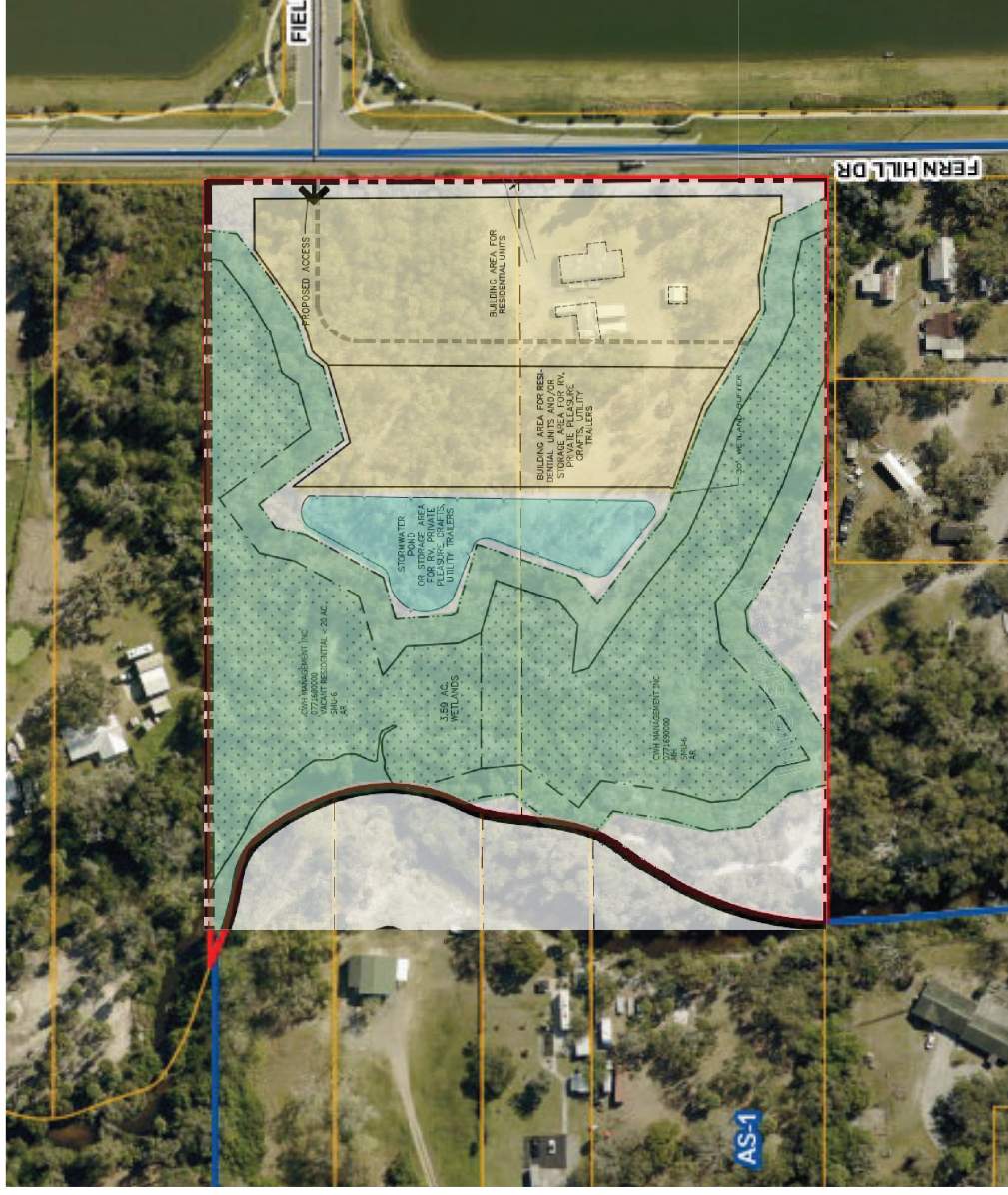


REQUEST - OPTION 1

53 SINGLE-FAMILY UNITS
(ATTACHED/DETACHED)

Min. 5,000 SF LOTS

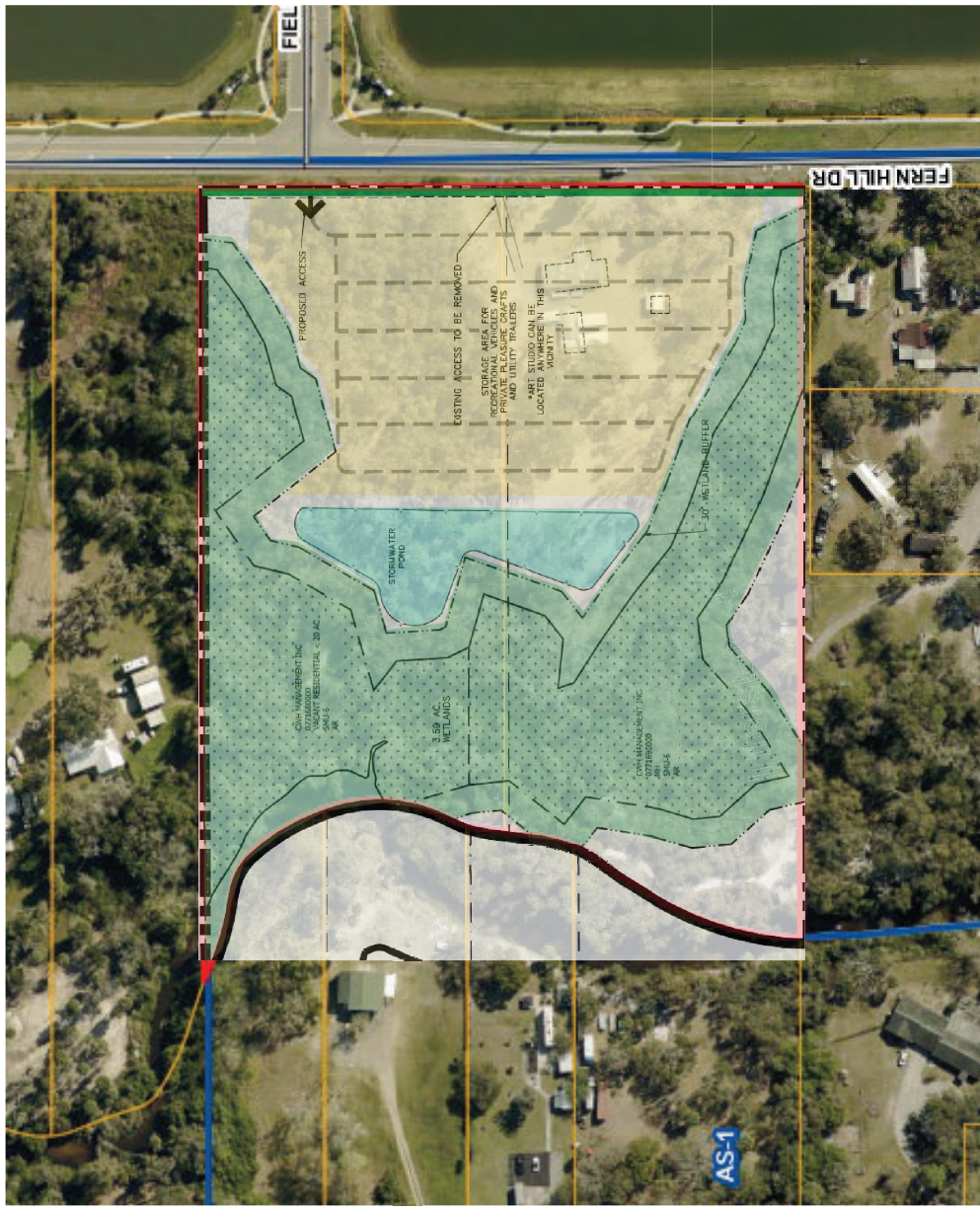
PRIVATE STORAGE OF BOAT/RV's/TRAILERS



REQUEST – OPTION 2

ART STUDIO AND
STORAGE OF
BOAT / RV's / TRAILERS
(LDC 25-0399)

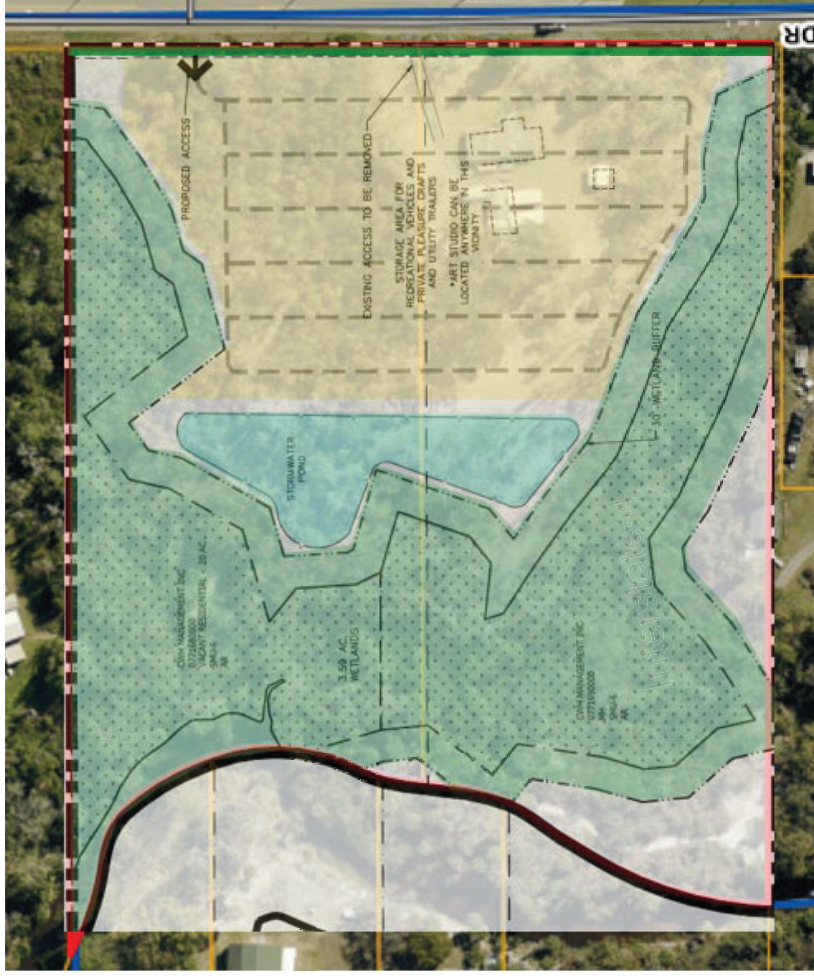
10' BUFFER WITH
A 6' PVC FENCE AND
LANDSCAPING ALONG FERN
HILL DRIVE



VARIATION REQUEST

Sec. 6.06.06- Buffer/Screening to the North, West and South (5'/A)

The Intent is met with existing wetland on site



PLANNING COMMISSION

Staff found the request **consistent** with the *Unincorporated Hillsborough County Comprehensive Plan*

Urban Service Area
Objective 1.1

Relationship to the Future Land Use Map
Goal 2, Objective 2.1, Policy 2.1.1

Future Land Use Categories
Objective 2.2, Policy 2.2.1

Density and Intensity
Policy 2.3.9

Compatibility
Policy 3.1.1, Policy 3.1.2, Policy 3.1.3

Development
Policy 4.1.1, Policy 4.1.2, Policy 4.1.6

Neighborhood / Community Development
Objective 4.4, Policy 4.4.1

Commercial Location Criteria
Objective 4.7, Policy 4.7.1, Policy 4.7.2, Policy 4.7.10

Environmental Considerations
Objective 6.2

PLANNING COMMISSION

Staff found the request **consistent** with the Community Plans

Livable Community Element: Riverview Community Plan

Goal 1, Goal 2, Goal 6, Goal 7

Livable Community Element: Southshore Areawide Systems Community Plan

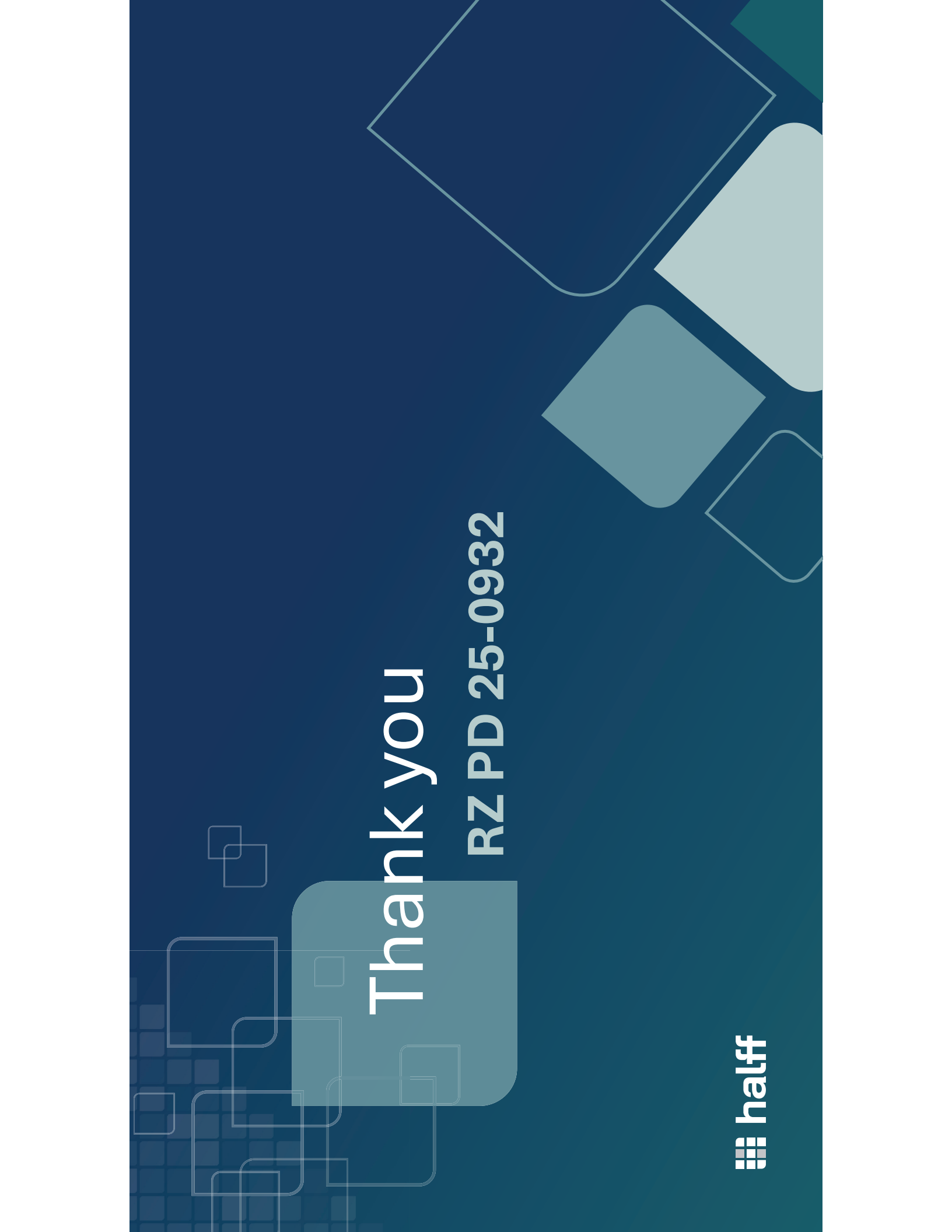
Environmental Objective, Cultural/Historical Objective,
Economic Development Objective

DEVELOPMENT SERVICES DEPARTMENT

Staff does not have compatibility concerns with either options, including the variation request.

Recommendation of approval, subject to conditions of approval.

No Objections form Reviewing Agencies



Thank you

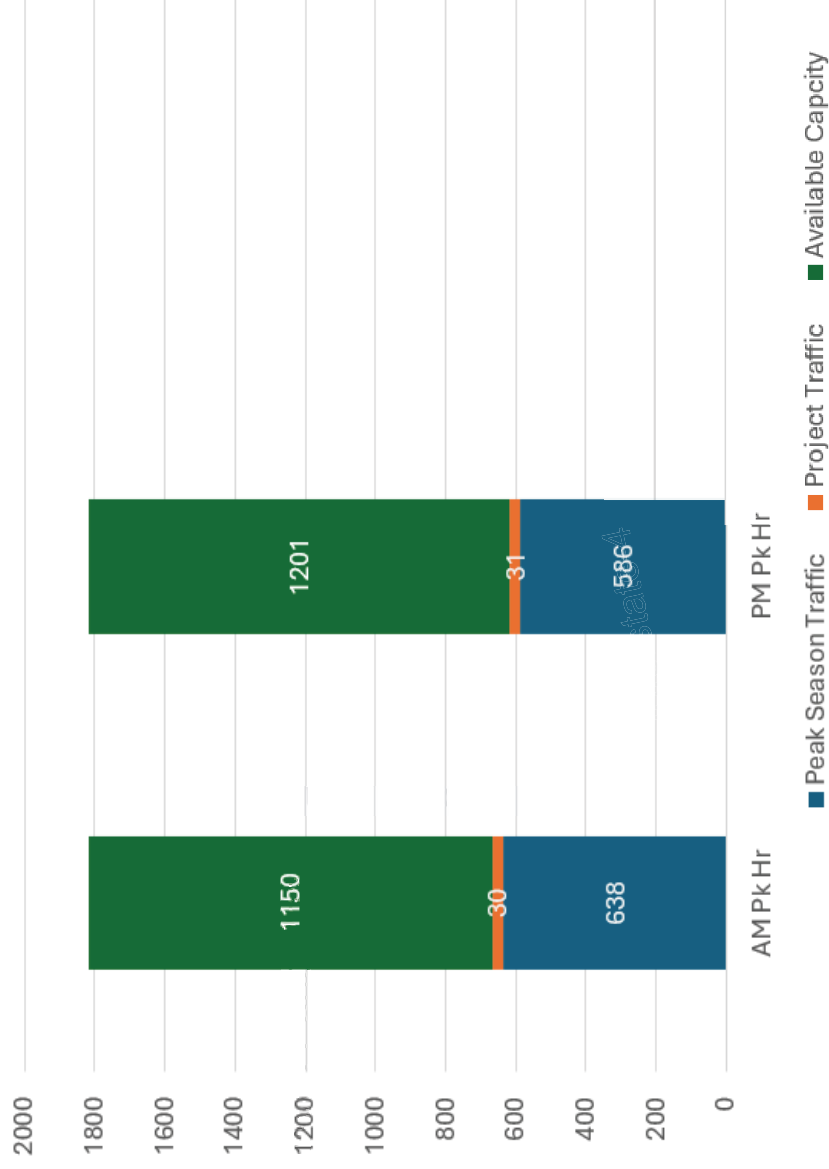
RZ PD 25-0932





LEVEL OF SERVICE - FERN HILL DRIVE

Level of Service
Fern Hill Drive



X Eric walsh
 our to the south
 sister's property parcel south
 the next south



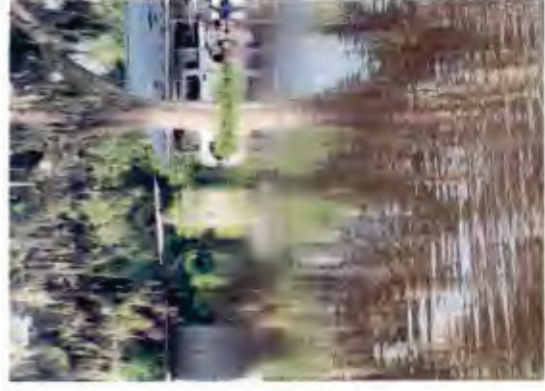
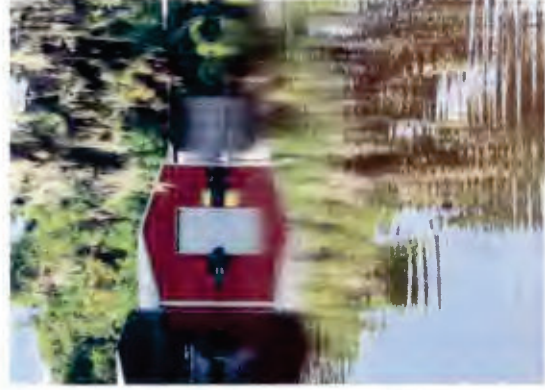
Fern Hill Drive, Riverview

Casey
 van Varenbergh

Application No. 25-0932
 Name: Casey van Varenbergh
 Entered at Public Hearing: 2 Hm
 Exhibit # 3 Date: 11/17/2025

Stormwater & Drainage System Management on Bull Frog Creek

2024



- nothing mentioned about catastrophe flooding - ^{last year} - ^{tuile}
- flooding occurred where ^{this} development is planned
- growth in Riverview; increased flooding occurrence

- Well-shallow weirs - runoff from rear vehicles
- Floodline is parallel to water retention pond



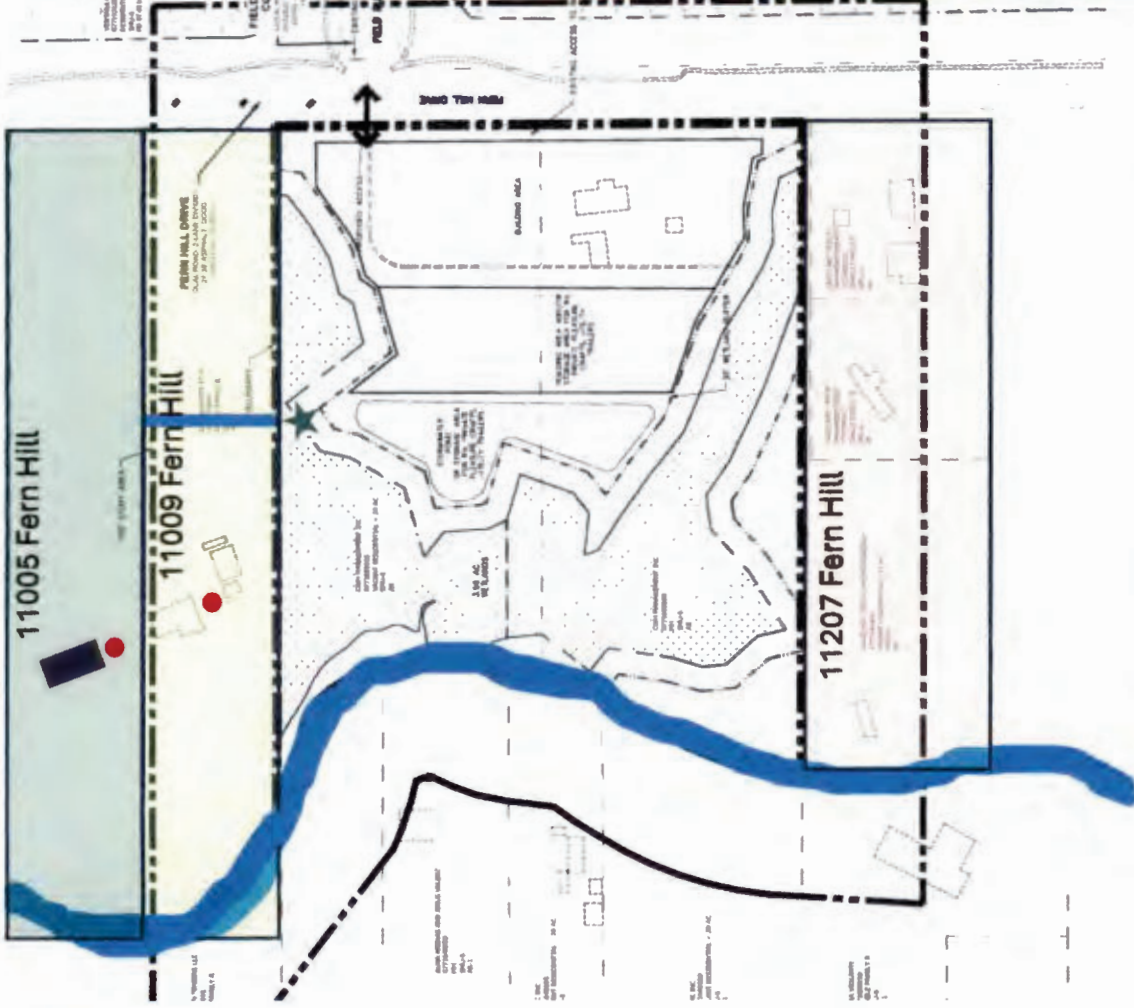
August 6, 2024

Well-digging/grading and runoff will affect my families drinking water.

* 30 foot buffer

Tropical Storm Debbie

August 6, 2024



Hurricane Milton

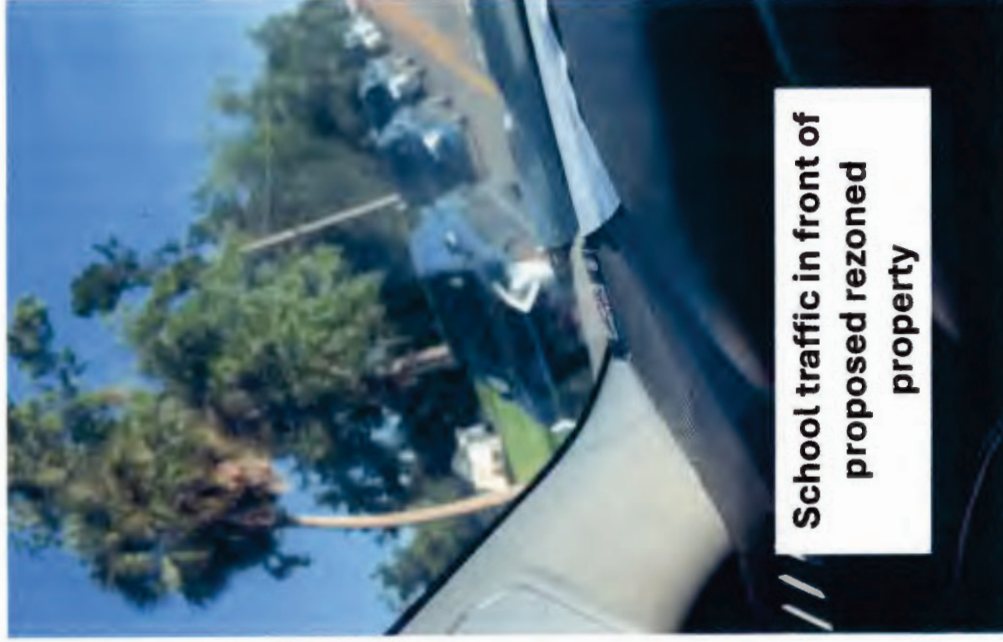
October 8, 2024



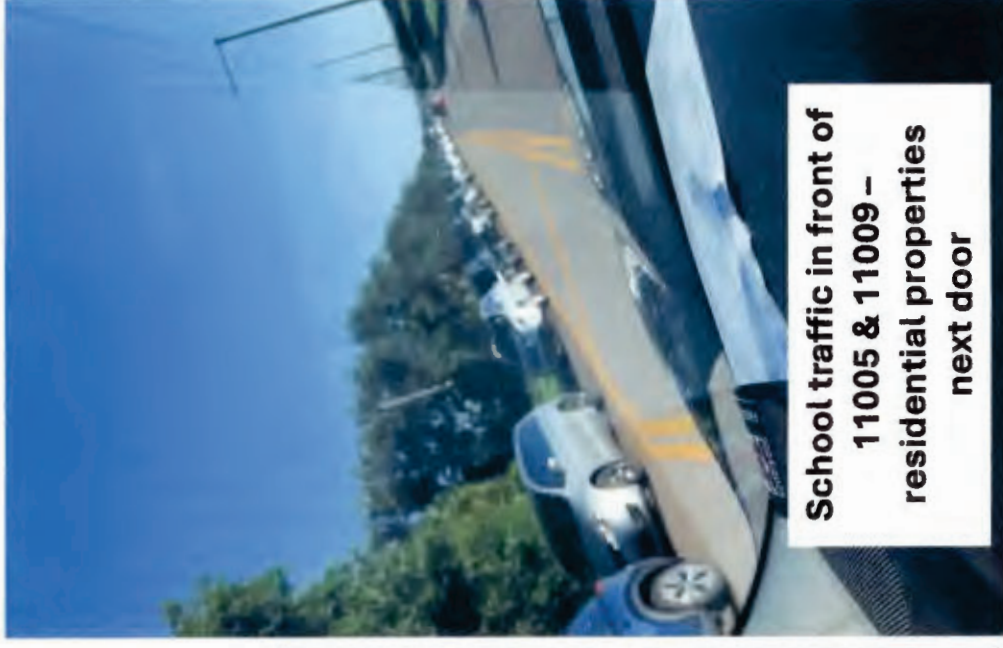
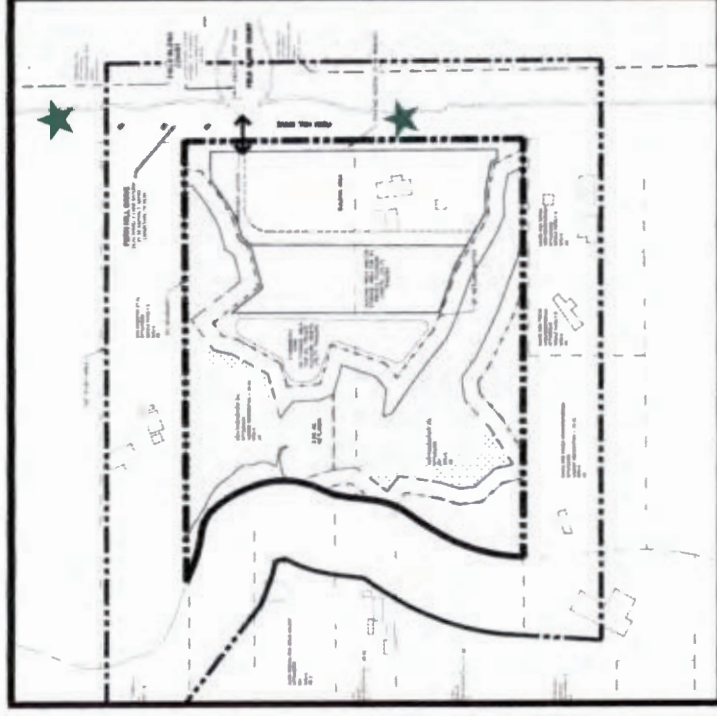
Floodwater line during
Milton – proposed
retention pond

Proposed
Property
to South

Traffic & K-12 Charter School



School traffic in front of
proposed rezoned
property



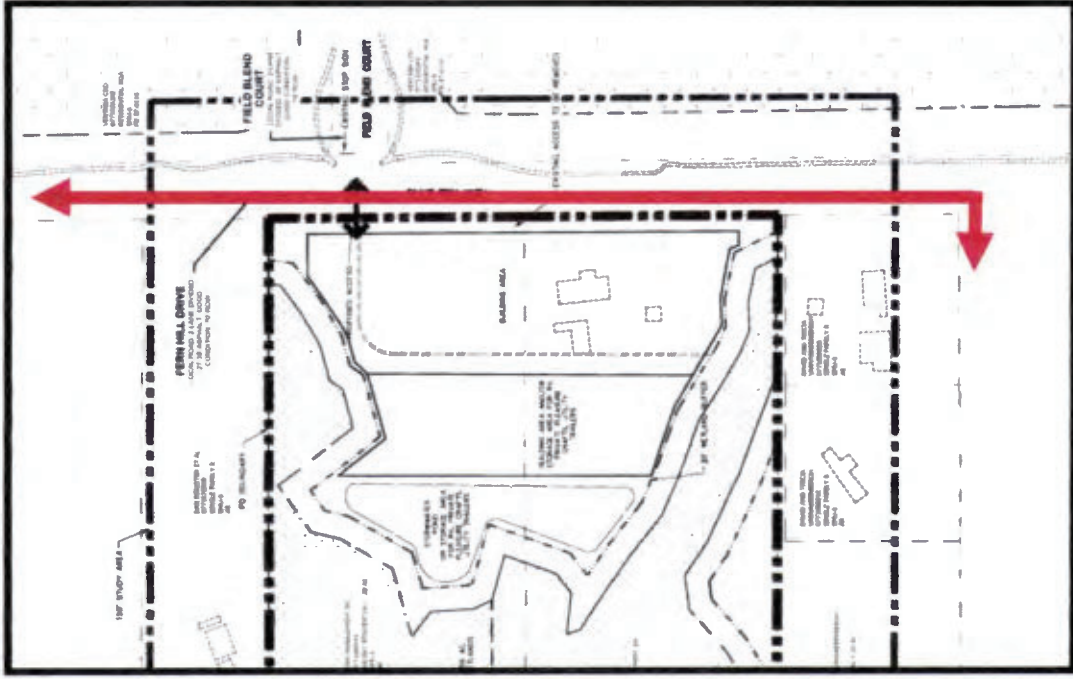
School traffic in front of
11005 & 11009 –
residential properties
next door

- adding trailers or Recreational
vehicles will create more
issues safety concerns

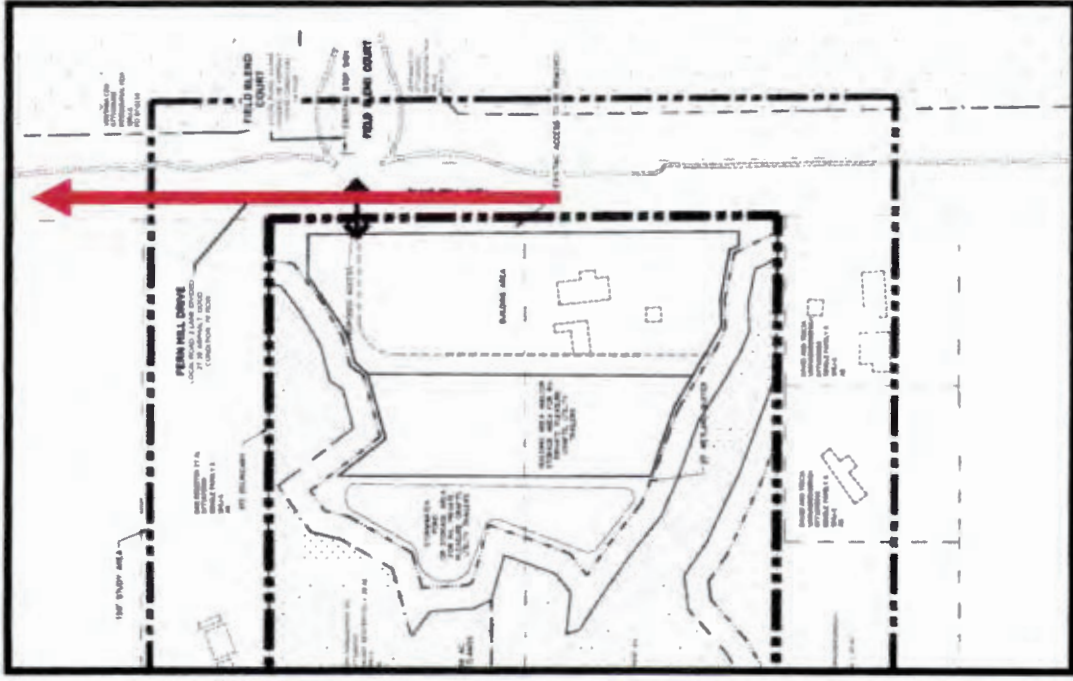
Traffic & K-12 Charter School

Fern Hill has a grant from FDOI in enforce speeding - it's that bad.

- Request a TRIP survey for traffic already occurring before Any rezoning occurs



- deemed substandard road



Current Road Conditions



road
base.
rerodding
• crumbling
- we don't
need more
traffic

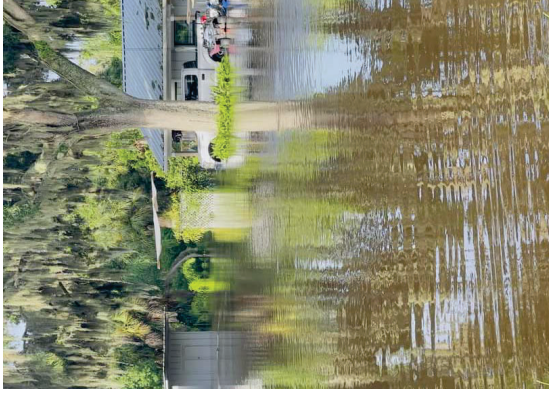
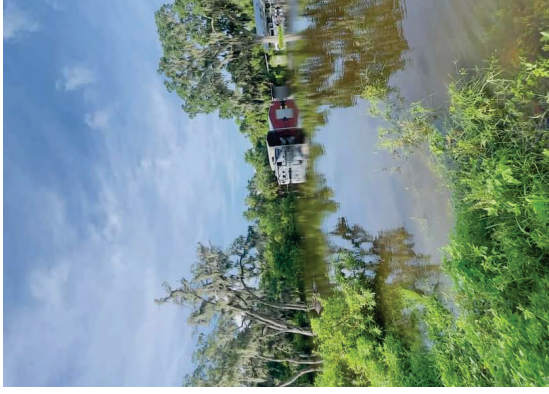
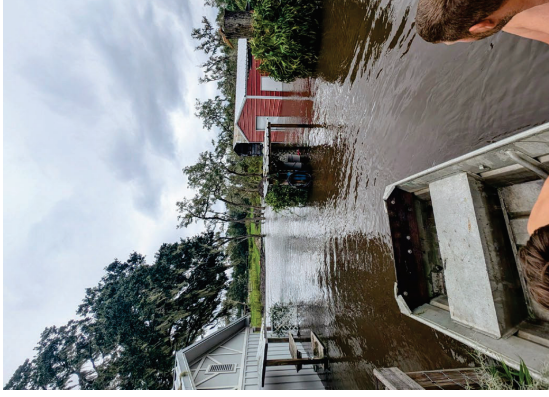
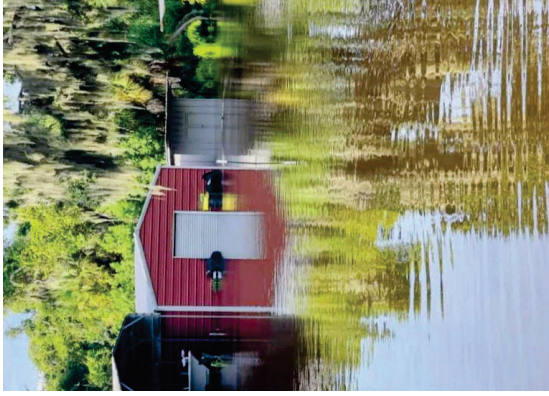


* Request you to come to come to peak hours
this road during peak hours

Fern Hill Drive, Riverview

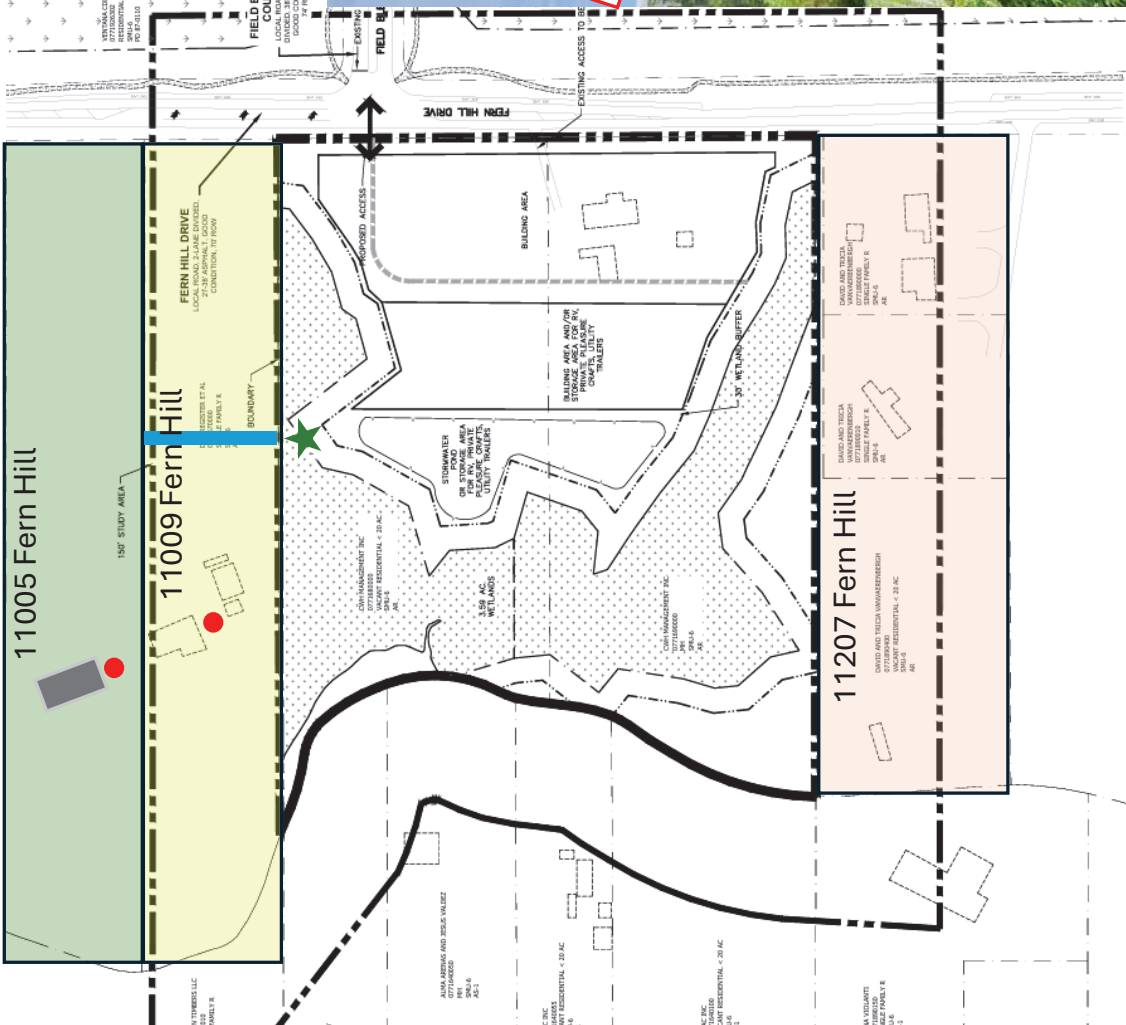


Stormwater & Drainage System Management on Bull Frog Creek



Tropical Storm Debbie

August 6, 2024



Hurricane Milton

October 8, 2024



**School traffic in front of
proposed rezoned
property**

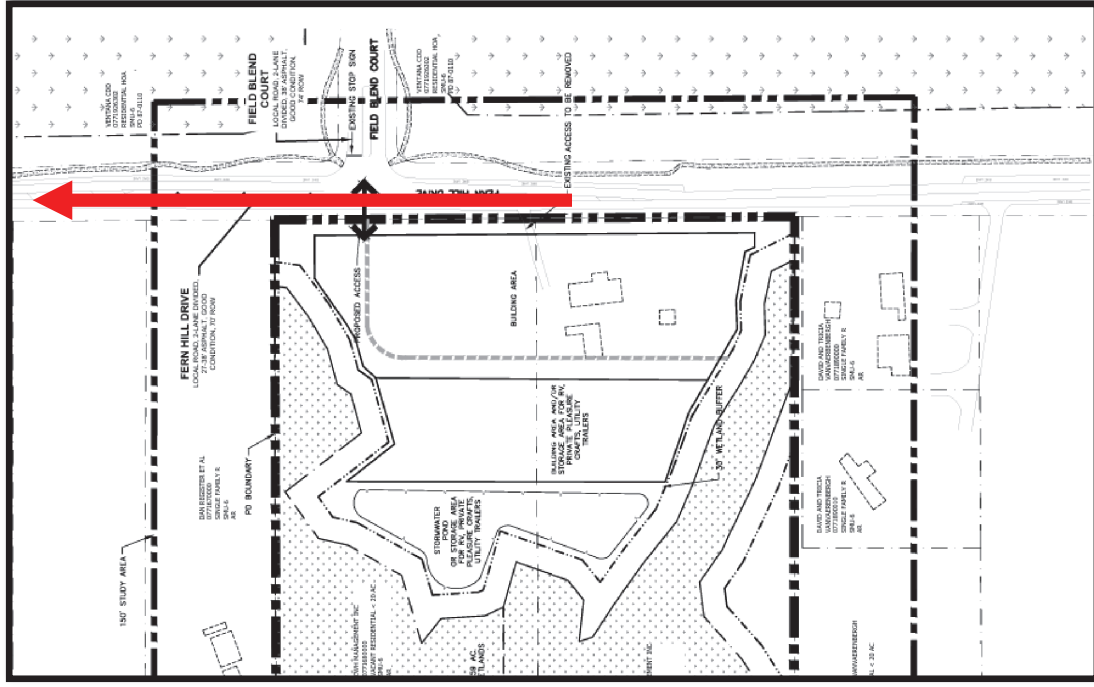
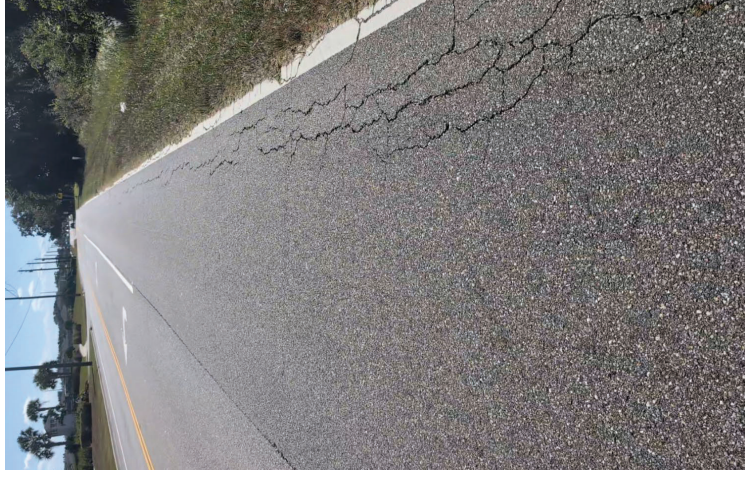


**School traffic in front of
11005 & 11009 –
residential properties
next door**

The site plan illustrates the proposed 100-unit apartment complex at 1000 Hill Drive. The complex is bounded by Fern Hill Drive to the north, Fern Hill Court to the east, and Fern Hill Road to the south. The plan shows the building footprint, parking areas, and surrounding streets. A north arrow is located in the upper right corner. Two green stars are placed on the plan, one near the intersection of Fern Hill Drive and Fern Hill Court, and another near the intersection of Fern Hill Drive and Fern Hill Road. The plan also shows the location of the existing 100-unit apartment complex at 1000 Hill Drive, which is situated to the south of the proposed complex. The plan includes a scale bar and a legend.

[illegible]

An aerial photograph showing a road with a large, irregular pothole. The pothole is filled with dark material, possibly gravel or dirt, and is surrounded by a rough, cracked edge. The road surface is light-colored asphalt. A white line marks the edge of the road, and a yellow line is visible further down the road. The surrounding area includes some green grass and a concrete curb.



SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 3DATE/TIME: October 20, 2025
6:00pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-0922</u>	PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W Ashley Dr #900</u> CITY <u>Tempe</u> STATE <u>IL</u> ZIP <u>33602</u> PHONE <u>813 331 0976</u>
APPLICATION # <u>RZ 25-1220</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>401 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-827-8421</u>
APPLICATION # <u>RZ 25-0349</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1700</u>
APPLICATION # <u>MM 25-0811</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>813-227-8421</u>
APPLICATION # <u>RZ 25-0929</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>813-227-8421</u>
APPLICATION # <u>RZ 25-0929</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: October 20, 2025
6:00p.m.HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0929	PLEASE PRINT NAME <u>Jack Berlin</u> MAILING ADDRESS <u>4207 saltwater Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813885-6718</u>
APPLICATION # RZ 25-0929	PLEASE PRINT NAME <u>Richard Norland</u> MAILING ADDRESS <u>4213 SALTWATER BLVD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813-230-5524</u>
APPLICATION # RZ 25-0929	PLEASE PRINT NAME <u>Mark C. Stuebe</u> MAILING ADDRESS <u>4209 Saltwater Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>727-205-367</u>
APPLICATION # RZ 25-0929	PLEASE PRINT NAME <u>STEVE TOWER</u> MAILING ADDRESS <u>4205 SALTWATER BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 891 0302</u>
APPLICATION # RZ 25-0929	PLEASE PRINT NAME <u>Abbey Naylo</u> MAILING ADDRESS <u>14706 Tudor Chase Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>727-207-5585</u>
APPLICATION # RZ 25-1220	PLEASE PRINT NAME <u>Stephen Spasato</u> MAILING ADDRESS <u>505 E. Jackson St. #200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____

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

DATE/TIME: October 20, 2025 HEARING MASTER: Susan Finch
6:00 p.m.

PAGE 3 OF 3

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

APPLICATION # <u>R2 25-0929</u>	PLEASE PRINT NAME <u>Stephen Spasato</u> MAILING ADDRESS <u>505 E. Jackson St. #200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

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

DATE: October 20, 2025

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1220	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0349	Ashley Rome	1. Revised Staff Report	Yes
RZ 25-0349	Todd Pressman	2. Applicant Presentation Packet	No
MM 25-0811	Kami Corbett	1. Applicant Presentation Packet	No
RZ 25-0929	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0929	Richard Norgart	2. Proponent Presentation Packet	No
RZ 25-0929	Jack Berlin	3. Opposition Presentation Packet	No
RZ 25-0929	Stephen Toner	4. Opposition Presentation Packet	No
RZ 25-0932	Ashley Rome	1. Revised Staff Report	Yes

OCTOBER 20, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 20, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS - **None.**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1220

 Michelle Heinrich, DS, called RZ 25-1220.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1220.

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

D.1. RZ 25-0349

 Michelle Heinrich, DS, called RZ 25-0349.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0349.

MONDAY, OCTOBER 20, 2025

D.2. MM 25-0811

 Michelle Heinrich, DS, called MM 25-0811.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0811.

D.3. RZ 25-0929

 Michelle Heinrich, DS, called RZ 25-0929.

 Testimony presented.

 Susan Finch, ZHM, closed RZ 25-0929.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932 and requested a staff continuance to the November 2025, ZHM.

 Applicant agreed to the staff continuance.

 Susan Finch, ZHM, continued RZ 25-0932.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 7:02 p.m.

Rezoning Application: RZ-PD 25-0932

Zoning Hearing Master Date: October 20, 2025

BOCC Land Use Meeting Date: December 09, 2025

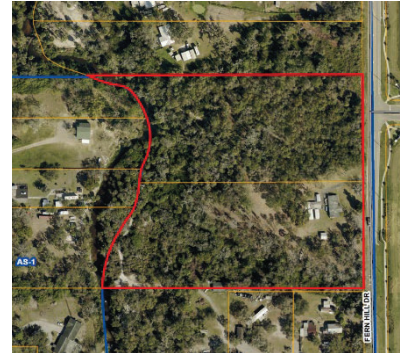


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Cwh Management Inc
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 10.69+/- AC
Community Plan Area: Riverview
Overlay: None
Special District: None
Request: Planned Development



RZ 25-0932
Ashley Rome
ZHM
Exhibit #1
October 20, 2025

Introduction Summary:

The applicant is requesting to rezone the 10.69-acre property zoned AR to Planned Development (PD) to allow for two planning options. Option 1 would allow for 53 single family units and accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers for the residents. Option 2 would allow Recreational Vehicles and Private Pleasure Crafts and Utility Trailers Storage & an Art Studio.

Zoning:		Existing	Proposed	
District(s)		AR	PD (Option 1)	PD (Option 2)
Typical General Use(s)		Single-Family Residential (Mobile Home only)	53 single-family units (attached or detached) with Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers	Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & Art Studio
Acreage		10.69 AC	10.69 AC	10.69 AC
Density/Intensity		1 DU per 5 GA/ FAR: NA	4.95 DU per 1 GA/ FAR: NA	0 DU per 1 GA/ 0.004 FAR:
Mathematical Maximum*		2 DU / FAR: NA	53 DU	2,000 sf

*number represents a pre-development approximation

Development Standards:		Existing	Proposed	
District(s)		AR	PD (Option 1)	PD (Option 2)
Lot Size / Lot Width		217,800 sf / 150'	5,000 sf / 50' for detached, 1,500 sf / 20' for attached	NA/NA
Setbacks/Buffering and Screening		50' Front 50' Rear 25' Sides	20' Front 10' Rear 5' Sides	NA
Height		50'	35'	NA

Additional Information:

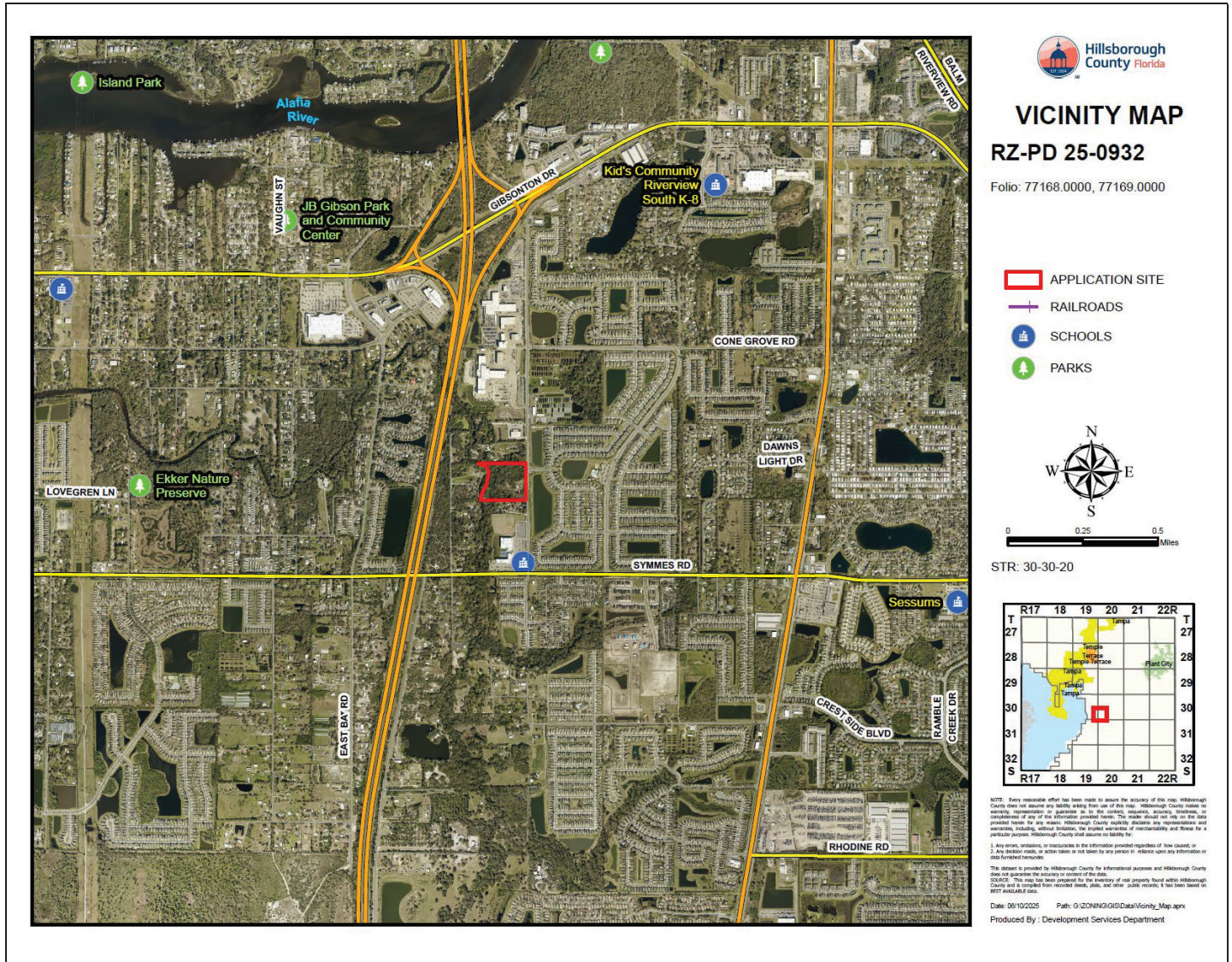
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



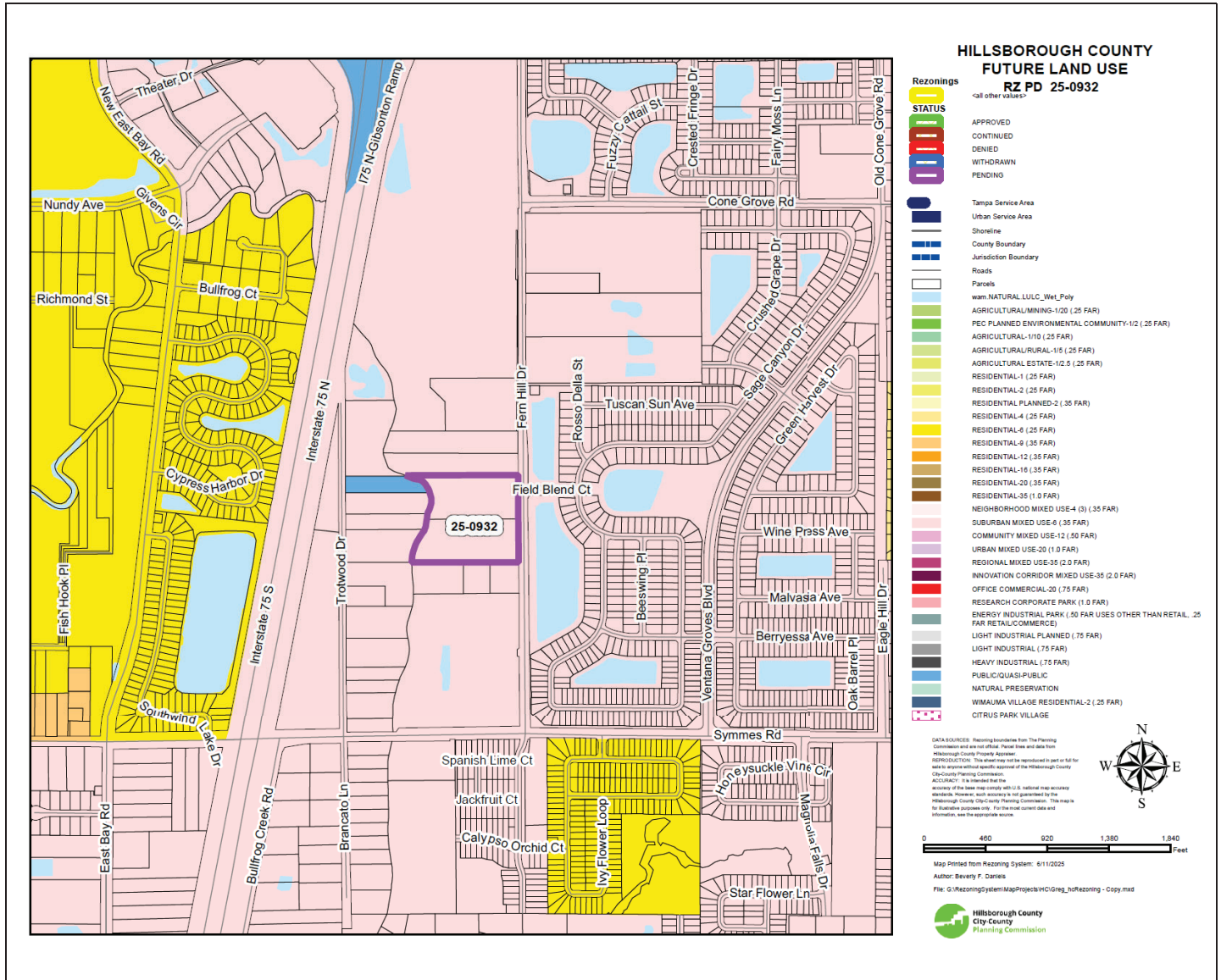
Context of Surrounding Area:

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. The adjacent parcels along the northern and southern property lines are zoned AR with existing dwelling units. The adjacent parcels to the west are zoned AS-1 which also has existing dwelling units. The properties to the east of the site across Fern Hill Drive are zoned PD approved for single family dwelling units. Properties in the surrounding area are zoned AR, AS-1, ASC-1, and PD approved for residential uses.

To the south of the property where the frontage road meets Symmes Road is the private school Riverview Academy of Math and Science. Furthermore, there are commercial uses to the north of the property along Fern Hill Drive including a warehouse and a construction equipment dealer.

2.0 LAND USE MAP SET AND SUMMARY DATA

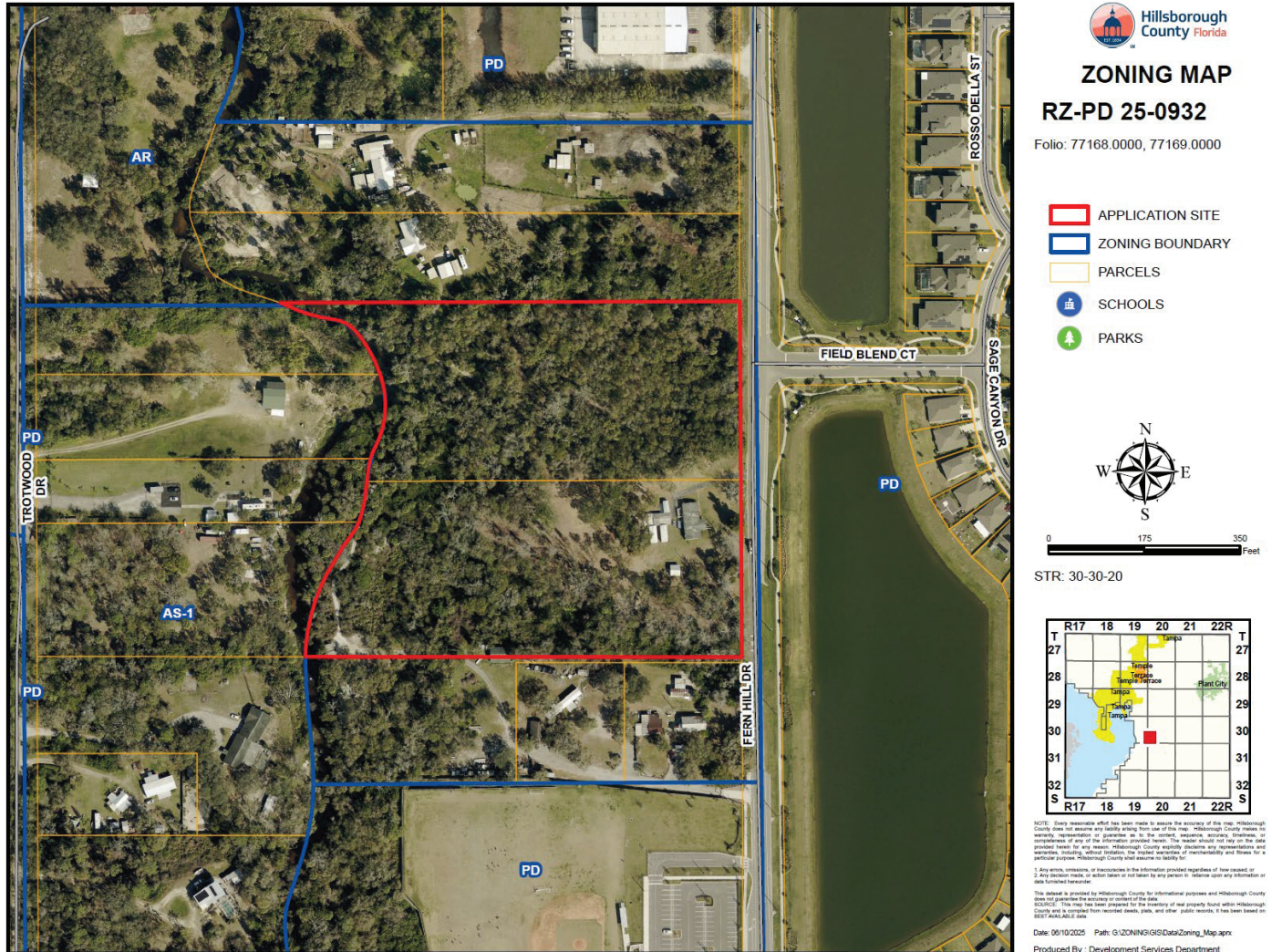
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU per 1 GA/ FAR: 0.25, 0.35, 0.50
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

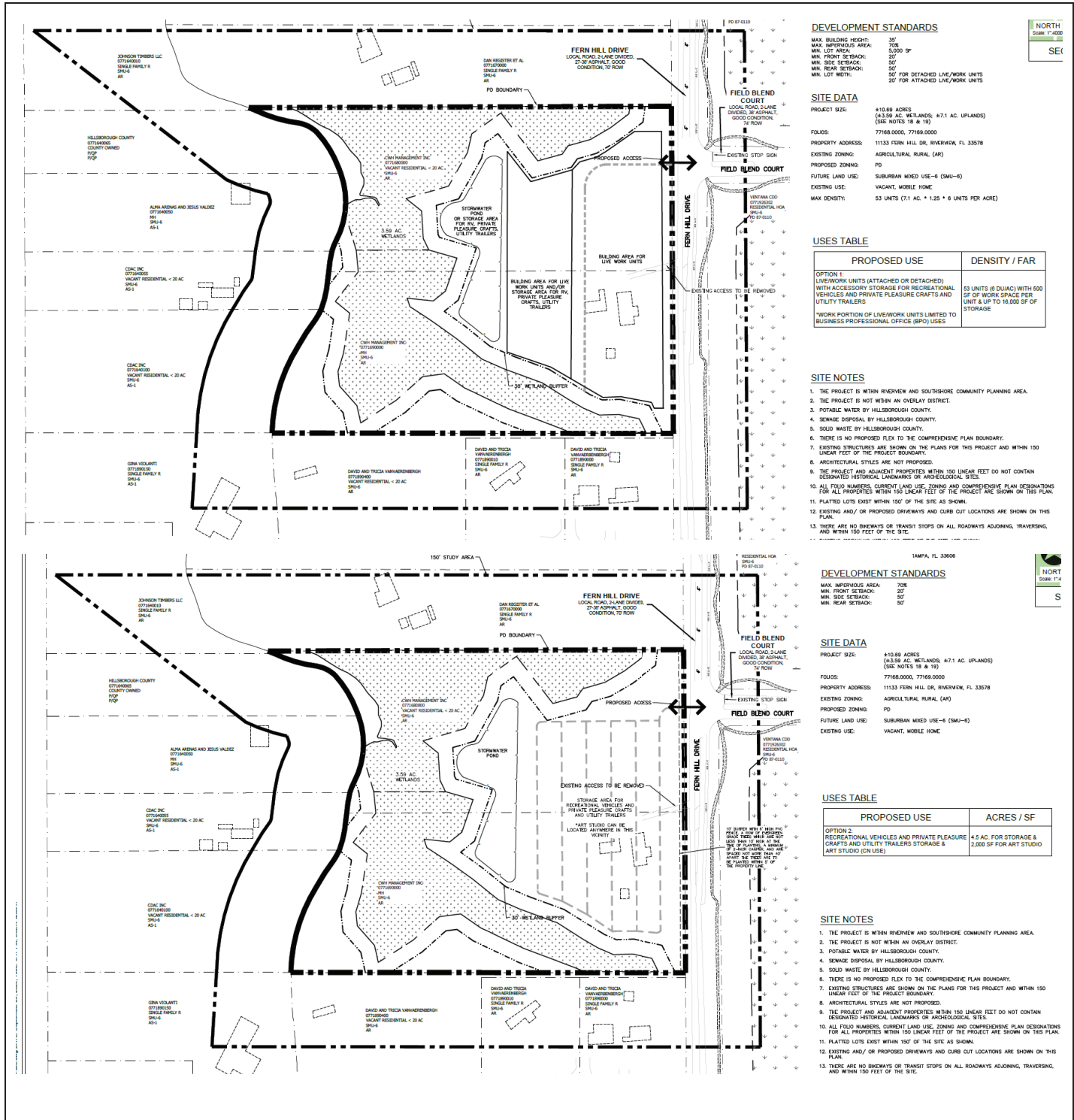


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 DU per 5 GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R
South	AR	1 DU per 5 GA/ FAR: NA	Agricultural, Single-Family	MH
East	PD	3.56 DU per 1 GA/ FAR: NA	Single-Family	RESIDENTIAL HOA, SINGLE FAMILY R
West	AS-1	1 DU per 1 GA/ FAR: NA	Agricultural, Single-Family	COUNTY OWNED, MH, RESIDENTIAL

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: RZ-PD 25-0932

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 09, 2025

Case Reviewer: Carolanne Peddle

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Fern Hill Dr.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	482	41	53
Difference (+/-)	(+) 464	(+) 40	(+) 51

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Fern Hill Dr./ Substandard Rd.	Design Exception Requested	Approvable
	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	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☒ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐ Density Bonus Requested ☒ Consistent ☐ Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed Planned Development is located on the west side of Fern Hill Drive across from the intersection with Field Blend Court in an area comprised primarily of single-family residential uses at various lot sizes. While to the south along Fern hill Drive there is the private school Riverview Academy of Math and Science and to the north there are commercial uses including a warehouse and a construction equipment dealer.

Due to the large, heavily vegetated wetlands along the northern, western, and southern property lines, which will require an additional 30' wetland setback/buffer, staff does not find the variation request for the required screening would pose a significant impact on the surrounding residential properties. For Option 1, since the accessory storage shall be for the residents, staff deems the proposal compatible with the surrounding uses. Furthermore, Option 2 should pose little noise and traffic impact on the surrounding properties.

Proposed storage of operable RVs, boats and utility trailers is no longer considered open storage per the Land Development Code.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS”

*WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES” to instead state

“OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC”;
 - Within “Density/FAR” column of the “Uses Table”, revise the language “53 UNITS (6 DU/AC) WITH 500 SF OF WORK SPACE PER UNIT & UP TO 16,000 SF OF STORAGE” to instead state “53 UNITS (6 DU/AC) AND UP TO 16,000 S.F. OF ACCESSORY STORAGE – SEE CONDITIONS OF APPROVAL”;
 - Revise Note 15 to add “roadways and/or” before the word “drive aisles”; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
- On PD Site Plan Sheet 2 of 2:
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)” to instead state “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO”.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 30, 2025.

1. Option 1 (Page 1) - The development shall be permitted a maximum of 53 single-family units and a maximum of 16,000 square feet for Accessory Storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers. The accessory storage shall serve residents within the project and not available for the general public.
 - The project shall be subject to the following development standards:

Front yard setback:	20 feet
Side yard setback:	5 feet
Rear yard setback:	10 feet
Maximum height:	35 feet
Maximum impervious surface:	70 percent
Minimum Lot Width:	50' for detached units

Minimum Lot Size:20' for attached ~~Live/Work~~ units5,000 sf for detached ~~Live/Work~~ units1,500 sf for attached ~~Live/Work~~ units

2. Option 2 (Page 2) - The development shall be permitted storage for Operable Recreational Vehicles and Operable Private Pleasure Crafts and Operable Utility Trailers Storage & 2,000 square feet for an Art Studio.
 - The project shall be developed where depicted on the site plan. The Art Studio shall be developed in compliance with CN zoning district standards.
3. No buffering or screening shall be required for either option, unless otherwise referenced herein.
 - The following shall be provided for Option 2 along Fern Hill Drive:
 - i. A 10' wide buffer with a 6' tall PVC fence, and
 - ii. A row of evergreen shade trees which are not less than 10' tall at the time of planting, at a minimum 2-inch caliper, and are spaced no more than 40' apart. The trees shall be planted within 5' of the property line, unless otherwise required by Hillsborough County.
4. 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.
5. 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.
6. 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).
7. 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.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries
9. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
10. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
11. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following

improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:

- a. a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-footlong gap in the existing bicycle lane along the east side of the roadway;
- b. b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multipurpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
- c. c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

Zoning Administrator Sign Off:

J. Brian Grady

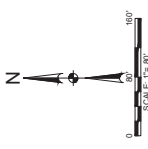
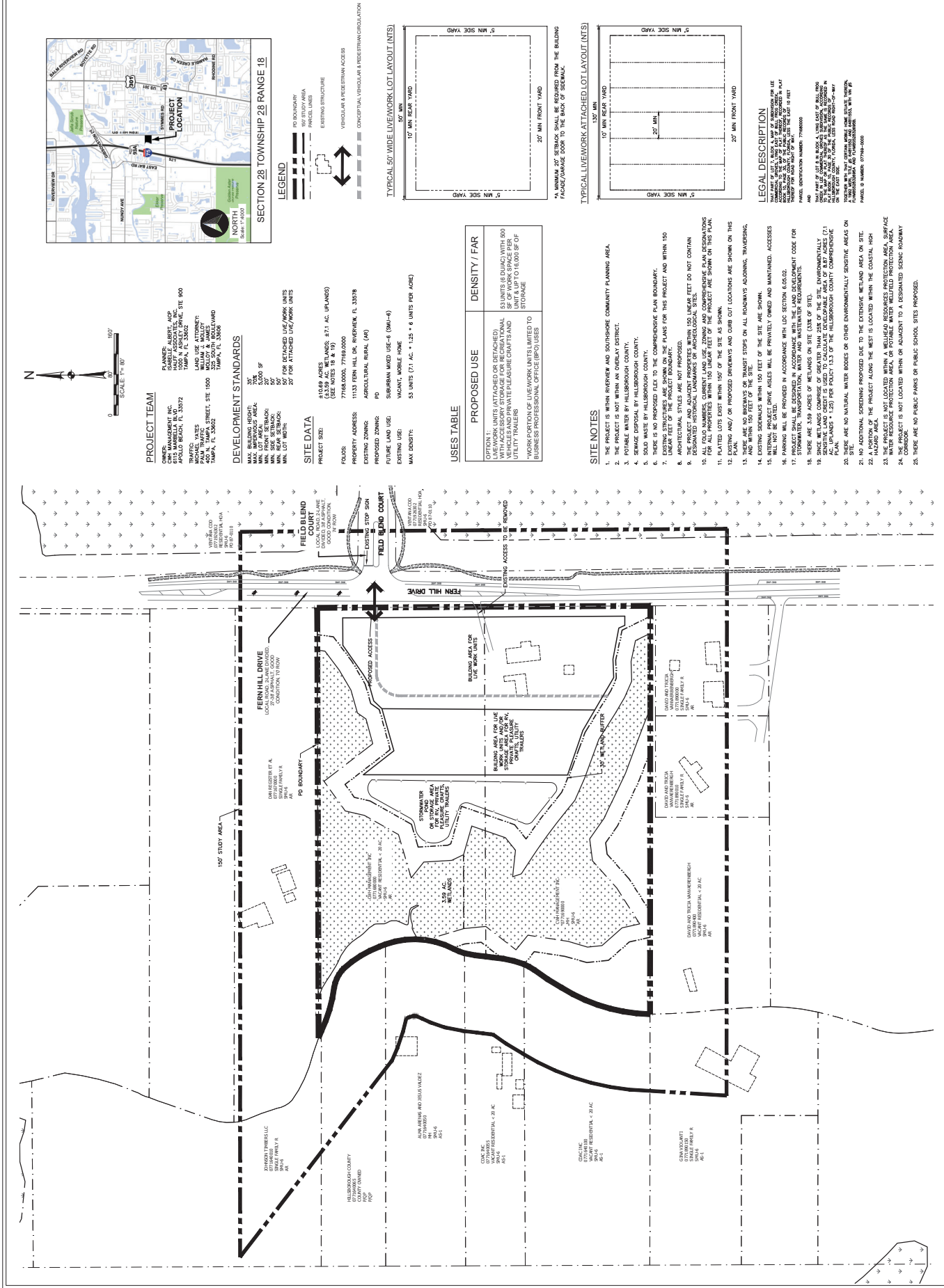
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Option 2 is considered a commercial use, requiring a 20-foot wide buffer and Type B screening to the north, south and west. The applicant proposes no buffering and screening due to the internal location of the development and significant areas of open space and wetlands within the northern, southern, and western areas of the subject site.

8.0 PROPOSED SITE PLAN (FULL)



PROJECT TEAM

OWNER:
CWH MANAGEMENT INC.
1000 N. ASHLEY DRIVE, STE 900
APOLLO BEACH, FL 33672

DESIGNER:
HARRIS ALBERT, ACP
1000 N. ASHLEY DRIVE, STE 900
APOLLO BEACH, FL 33672

TRAFFIC ANALYST:
LANS USE ASSOCIATES
WILLIAM E. MALLOY
330 SOUTH BOULEVARD
TAMPA, FL 33602

DEVELOPMENT STANDARDS

MAX. BUILDING HEIGHT: 35'
MAX. LOT AREA: 5,000 SF
MIN. LOT AREA: 500 SF
MIN. SIDE SETBACK: 50' FOR DETACHED LIV./WORK UNITS
MIN. LOT WIDTH: 20' FOR ATTACHED LIV./WORK UNITS

SITE DATA

PROJECT SIZE: 414.60 ACRES
(43.59 AC. METLANDS; 2.1 AC. UPLANDS)
(SEE NOTES 18 & 19)

PARCELS: 77168-0000, 77169-0000

PROPERTY ADDRESS: 11133 FERN HILL DR., INVERVIEW, FL 33578

EXISTING ZONING: AGRICULTURAL RES. (AR)

PROPOSED ZONING: PD

FUTURE LAND USE: VACANT, MOBILE HOME

EXISTING USE: SUBURBAN MISC. USE-4 (SMU-4)

MAX. DENSITY: 53 UNITS (7.1 AC. * 1.25 * 4 UNITS PER ACRE)

USES TABLE

PROPOSED USE	DENSITY / FAR
OPTION 1: LIV./WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES, BOATS, ETC., AND/OR STORAGE FOR UTILITY TRAILERS *WORK PORTION OF LIV./WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES	53 UNITS IS DUPLICATED WITH 500 SQUARE FEET OF LIV./WORK UNIT AND UNIT A UP TO 16,000 SF OF STORAGE

SITE NOTES

1. THE PROJECT IS WITHIN INVERVIEW AND SOUTHSIDE COMMUNITY PLANNING AREA.
2. THE PROJECT IS NOT WITHIN AN OVERLAY DISTRICT.
3. POTABLE WATER BY HILLSBOROUGH COUNTY.
4. SEWAGE DISPOSAL BY HILLSBOROUGH COUNTY.
5. THERE IS NO PROPOSED FILL TO THE COMPREHENSIVE PLAN BOUNDARY.
6. THERE IS NO PROPOSED FILL TO THE COMPREHENSIVE PLAN BOUNDARY.
7. LINEAR FEET OF THE PROJECT BOUNDARY.
8. ARCHITECTURAL STYLES ARE NOT PROPOSED.
9. DISADVANTAGED HISTORICAL LANDMARKS OR ANTHROPOLOGICAL SITES.
10. ALL FLOOD HAZARDS, CURRENT LAND USE, ZONING AND COMPREHENSIVE PLAN DESIGNATIONS ARE SHOWN ON THE PLAN.
11. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
12. EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
13. EXISTING AND/OR PROPOSED TRUCK STOPS ON ALL ROADWAYS ADJOINING, TRaversing, AND WITHIN 150 FEET OF THE SITE ARE SHOWN.
14. EXISTING SIDEWALKS WITHIN 150 FEET OF THE SITE ARE SHOWN.
15. INTERNAL PROJECT DRIVE ASILES WILL BE PRIVATELY OWNED AND MAINTAINED. ACCESSES TO THE PROJECT DRIVE ASILES WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
17. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE PROJECT ZONING DISTRICT, AND MEET ALL REQUIREMENTS.
18. THERE ARE NO ADJACENT UNITS (LIVE OR WORK) OF 15,000 SF OR GREATER.
19. SINCE METLANDS COMPOSE OF GREATER THAN 25% OF THE SITE, ENVIRONMENTALLY SENSITIVE LAND CREDIT IS USED TO CALCULATE DEVELOPABLE AREA OF 8.87 ACRES (7.1 AC. * 1.25 * 4 UNITS PER ACRE = 11.32 AC. * 1.25 = 14.15 AC. * 1.25 = 17.69 AC. * 1.25 = 22.11 AC. * 1.25 = 27.64 AC. * 1.25 = 34.55 AC. * 1.25 = 43.19 AC. * 1.25 = 54.00 AC. * 1.25 = 67.50 AC. * 1.25 = 84.38 AC. * 1.25 = 105.47 AC. * 1.25 = 131.84 AC. * 1.25 = 164.80 AC. * 1.25 = 205.99 AC. * 1.25 = 257.49 AC. * 1.25 = 321.86 AC. * 1.25 = 402.33 AC. * 1.25 = 502.91 AC. * 1.25 = 628.64 AC. * 1.25 = 785.80 AC. * 1.25 = 984.75 AC. * 1.25 = 1230.94 AC. * 1.25 = 1538.68 AC. * 1.25 = 1923.35 AC. * 1.25 = 2391.69 AC. * 1.25 = 2964.61 AC. * 1.25 = 3655.76 AC. * 1.25 = 4569.70 AC. * 1.25 = 5737.13 AC. * 1.25 = 7171.41 AC. * 1.25 = 8964.26 AC. * 1.25 = 11205.33 AC. * 1.25 = 13981.66 AC. * 1.25 = 17477.08 AC. * 1.25 = 21846.35 AC. * 1.25 = 27257.94 AC. * 1.25 = 33847.43 AC. * 1.25 = 41809.29 AC. * 1.25 = 51523.86 AC. * 1.25 = 63279.83 AC. * 1.25 = 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APPLICATION NUMBER: RZ-PD 25-0932

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 09, 2025

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/14/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 25-0932

- ☐ 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 on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular access connection to Fern Hill Dr. Such access shall align with Field Blend Ct.
3. Construction access shall be limited to those access points shown on the PD site plan. The developer shall include a note indicated same on each site/construction plan submittal.
4. If PD 25-932 is approved, the County Engineer will approve a Design Exception (dated July 29, 2025 and last revised October 13, 2025) which was found approvable by the County Engineer (on October 14, 2025) for the Fern Hill Dr. substandard roadway improvements. As Fern Hill Dr. is a substandard collector roadway, the developer will be required to construct the following improvements prior to or concurrent with the initial increment of development, consistent with the Design Exception request:
 - a. On the east side of Fern Hill Dr., the developer shall fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
 - b. On the west side of Fern Hill Dr., the developer shall construct a 10-foot-wide multi-purpose pathway along the PD frontage and continue along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk terminus to the south); and,
 - c. The developer shall install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

Other Conditions

- Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- On PD Site Plan Sheet 1 of 2:
 - Remove all references to live/work units within the site plan;
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 1: LIVE/WORK UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*WORK PORTION OF LIVE/WORK UNITS LIMITED TO BUSINESS PROFESSIONAL OFFICE (BPO) USES” to instead state

“OPTION 1: SINGLE-FAMILY DWELLING UNITS (ATTACHED OR DETACHED) WITH ACCESSORY STORAGE FOR RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS

*HOME BASED BUSINESSES SHALL BE PERMITTED PURSUANT TO SEC. 6.11.48 OF THE LDC”;

 - Within “Density/FAR” column of the “Uses Table”, revise the language “53 UNITS (6 DU/AC) WITH 500 SF OF WORK SPACE PER UNIT & UP TO 16,000 SF OF STORAGE” to instead state “53 UNITS (6 DU/AC) AND UP TO 16,000 S.F. OF ACCESSORY STORAGE – SEE CONDITIONS OF APPROVAL”;
 - Revise Note 15 to add “roadways and/or” before the word “drive aisles”; and,
 - Revise the lot layouts graphics to make the footnote regarding the 20-foot building setback to be applicable to both typical layout graphics.
-
- On PD Site Plan Sheet 2 of 2:
 - Within the “Proposed Use” column of the “Uses Table”, revise the language stating “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)” to instead state “OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO”.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone two (2) parcels, totaling +/- 10.69 acres, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing two development options as follows:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 g.s.f. of Art Studio uses

Consistent with the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The analysis included a trip generation and site access analysis for a

different development proposal than is currently under consideration. That analysis included traffic generation due to the open storage and live/work components. Transportation Review Section staff was informed by zoning staff that the applicant has rescinded the live/work proposal, instead opting to potentially pursue home base businesses as permitted pursuant to state law and LDC Sec. 6.11.48, and will be amending the site plan accordingly. Given this, the applicant's analysis still represents a worst-case scenario and is valid for the purposes of determining whether turn lanes are required to serve the subject site.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff notes that development Option 1 represents the worst-case scenario from a trip generation perspective, and so the below comparison was based on that Option. Data shown below is based on the 12th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 single-family dwelling units (ITE LUC 210)	18	1	2

Proposed Zoning (Option 1, Worst Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 53 Single-Family Detached Dwelling Units (ITE LUC 210)	482	41	53

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 464	(+) 40	(+) 51

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fern Hill Dr. is a publicly maintained, 2-lane, undivided, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle facilities along portions of the west and east sides of the roadway in the vicinity of the proposed project. Other sections have no bicycle lanes or paved shoulders (which would otherwise accommodate bicyclists). There are +/- 5-foot-wide sidewalks along portions of the east and west side of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing one (1) vehicular access connection to Fern Hill Dr. which aligns with an existing intersection (Field Blend Ct.) in order to facilitate compliance with Sec. 6.04.07 (access spacing) of the LDC and provide for optimal site access.

There are no additional opportunities for connectivity, given Bull Frog Creek runs along the western project boundary and an extensive wetlands system (which is proposed to be preserved) surrounds the building envelope to the north, south and west.

No auxiliary (turn) lanes are warranted pursuant to Sec. 6.04.04.D. of the LDC.

DESIGN EXCEPTION #1 – FERN HILL DR. SUBSTANDARD RD.

As Fern Hill Dr. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 29, 2025 and last revised October 13, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on October 14, 2025). The developer will be required to make certain improvements to Fern Hill Dr. consistent with the Design Exception. The Design Exception authorizes deviations from the 2021 Transportation Technical Manual (TTM) Typical Section – 4 (TS-4) (for 2-lane, Urban Collector Roadways) standards governing such roadways. Specifically:

1. The developer shall be permitted to maintain the 10-foot-wide travel lanes in lieu of the 11-foot-wide travel lanes required by TS-4;
2. On the east side of Fern Hill Dr., the developer shall be permitted to utilize 4-foot-wide bicycle lanes in lieu of the 7-foot-wide buffered bicycle lanes required pursuant to TS-4, and is proposing to fill in an approximately 350-foot-long gap in the existing bicycle lane along the east side of the roadway;
3. On the west side of Fern Hill Dr., the developer shall be permitted to construct a 10-foot-wide multi-purpose pathway in lieu of the 5-foot-wide sidewalk and 7-foot-wide buffered bicycle lane required per TS-4, and is proposing to install the pathway along their project frontage and continuing along the west side of Fern Hill Dr. for an additional +/- 210-feet south of the southern PD boundary (to connect with the existing bicycle lane and sidewalk);
4. On the west side the developer is also proposing to eliminate the 5-foot-wide grass strip/separator between the back of the "Type F" curb and the closest edge of the multi-purpose pathway as required by TS-4, as well as reduce the 2-foot grass strip between the multi-purpose pathway and the closest edge of the right-of-way (as required by TS-4) down to 1-foot; and,
5. The developer will be required to install Type "F" curb along both sides of Fern Hill Dr. (specifically along those areas where bicycle lanes and multi-purpose paths are being constructed).

If PD 25-0932 is approved, the County Engineer will approve the Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Fern Hill Dr. is not available, since the facility was not included in the LOS report. Information for the next closest segment is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	D

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, October 14, 2025 12:04 PM
To: Vicki Castro; Michael Yates
Cc: Peddle, Carolanne; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 25-0932 - Design Exception Review
Attachments: 25-0932 DEAdd 10-13-25.pdf

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 25-0932 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Tuesday, October 14, 2025 11:46 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: RZ-PD 25-0932 - Design Exception Review

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

myates@palmtraffic.com
vcastro@palmtraffic.com
vcastro@palmtraffic.com
peddle@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site intake Manager
Development Services

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [Instagram](#) | [HCFL Stay Safe](#)

Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. DE-Substandard Rd - Fern Hill Dr ☐ 4. ☒ 2. DE updated for staff comment ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Fern Hill PD
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	77168-0000, 77169-0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Vicki Castro, P.E.
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 25-0932
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



Revised October 13, 2025
July 29, 2025

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

RE: Fern Hill PD – PD 25-0932
Folio: 77168-0000, 77169-0000
Design Exception – Fern Hill Drive
Palm Traffic Project No. T25041

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located west of Fern Hill Drive and north of Symmes Road, as shown in Figure 1, which will consist of the following development scenarios:

Option 1:

- 53 Single-Family attached or detached units with Home Based Businesses; and,
- Accessory storage (to the residential uses) for RV and private pleasure crafts and utility trailers

Option 2:

- Up to 4.5 ac. Storage of Recreational Vehicle and Private Pleasure Crafts and Utility Trailers; and,
- Up to 2,000 square feet of Art Studio uses

This request is made based on our virtual meeting on July 24, 2025, with Hillsborough County staff.

The project proposes to have one (1) full access to Fern Hill Drive, aligning with Field Blend Court. Fern Hill Drive is not identified in the Hillsborough County Functional Classification Map, but functions as a collector roadway and was identified during our meeting as a substandard road. Fern Hill Drive has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, F-type curb (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project on the west side), a 5-foot sidewalk on the east side of the roadway and to the south of the property on the west side, and a 4-foot bike lane (missing 360 foot section on the east side and missing from the Riverview Academy charter school to the project driveway on the west) in approximately 62 feet of right of way (ROW reduces to 54' from north of the creek to southern property line).

This request is a design exception to the Hillsborough County Transportation Technical Manual for Fern Hill Drive from Symmes Road to the project boundary (just north of Field Blend Court). The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The typical TS-4 section for a collector, two-lane undivided roadway requires a minimum of 64 feet of ROW with 11-foot travel lanes, 7-foot buffered bike lanes, F type curb, 5-foot grass strip and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 11-foot. Based on Table 210.2.1 of the FDOT Design Manual, the 10-foot travel lanes are identified as acceptable.
3. On the east side of Fern Hill Drive, the request is to maintain and complete the missing sections of the 4-foot bike lane instead of the 7-foot buffered bike lanes. This will add approximately 350 feet on the east side of Fern Hill Drive.
4. On the west side of Fern Hill Drive, the request is to construct a 10-foot multi-use path instead of the 7-foot buffered bike and 5-foot sidewalk. This will add approximately 850 feet of 10-foot multi-use path (550 feet along project frontage and 300 feet off site)
5. The request is to maintain and complete the missing sections of the F type curb. This will add approximately 850 feet of modified F type curb on the west side and approximately 350 feet of F type curb on the east side of Fern Hill Drive.
6. The request is to maintain and complete the missing sections of the grass strip at the back of sidewalk. Along the east side of Fern Hill Drive, the grass width varies between 5 and 20 feet. No modification along the east side is proposed. Along the west side, a minimum 1-foot strip will be provided from the project boundary (just north of Field Blend Court) south approximately 850 feet.
7. The request is to maintain the 5-foot sidewalk along the east side of Fern Hill Drive, therefore no modification is proposed.

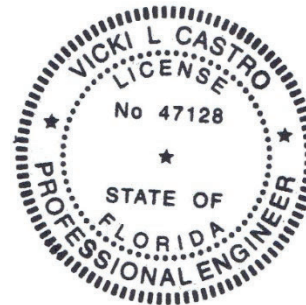
The proposed site plan and typical sections are attached. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L
Castro
Date: 2025.10.13 17:32:39
-04'00'

Vicki L Castro, P.E.
Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

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

Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved with Conditions _____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

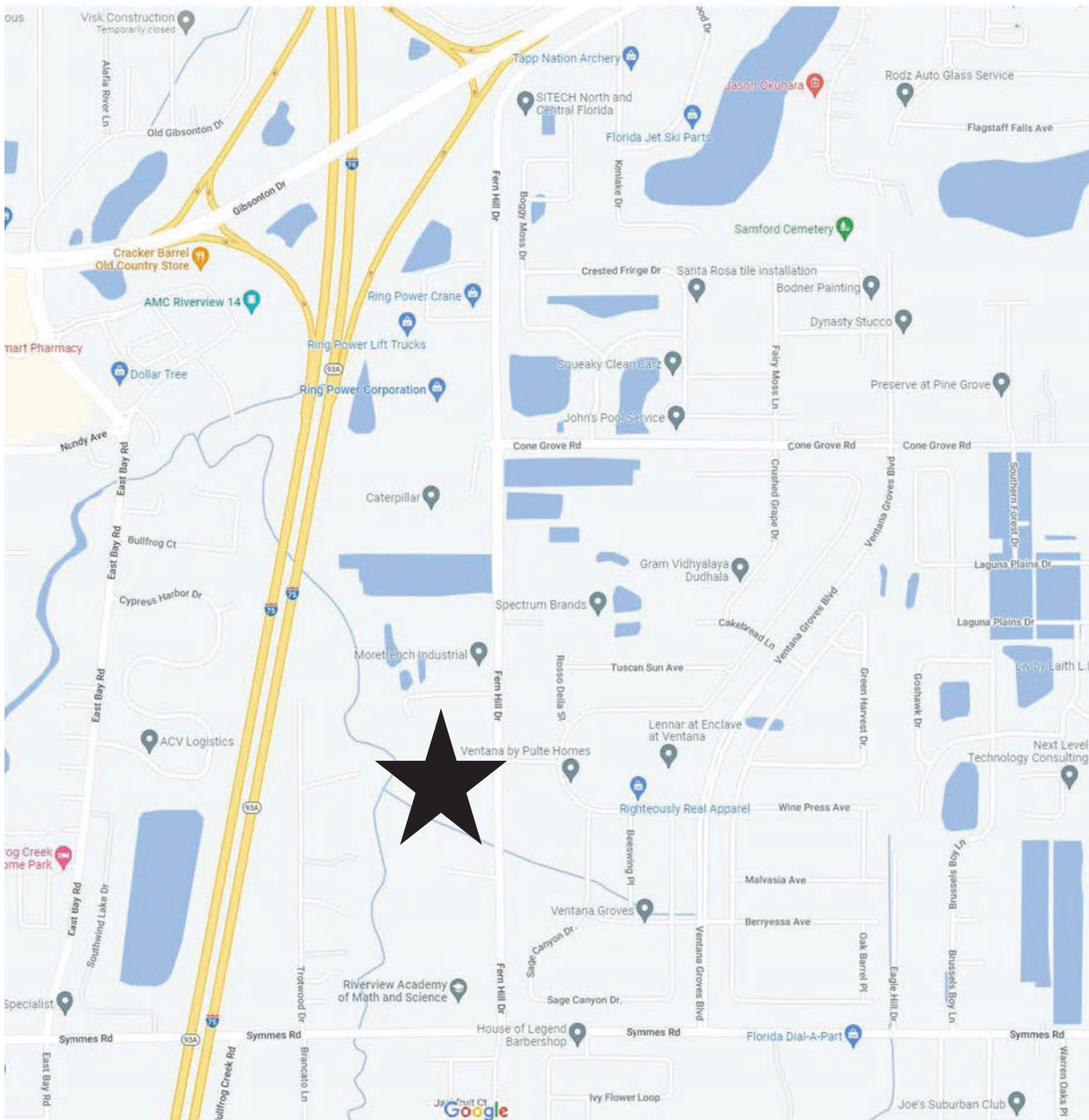
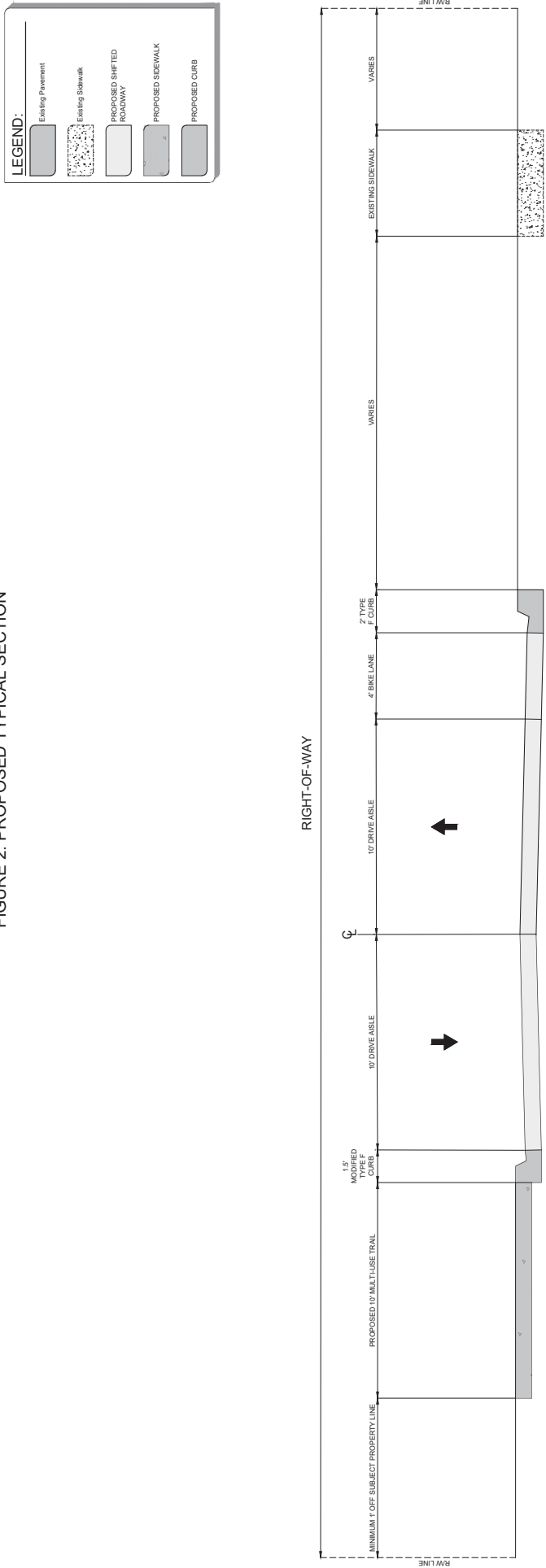


FIGURE 2: PROPOSED TYPICAL SECTION



FERN HILL DRIVE - TYPICAL SECTION

NOT TO SCALE
JULY 2025



1000 N. ASHLEY DR.
SUITE 900
DENVER, CO 80202
TEL: (303) 326-4200

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



FERN HILL DRIVE - DE EXHIBIT



1000 N. ASHLER DR.
SUITE 900
TEL: (615) 326-4500

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



PROPOSED USE	ACRES / SF
OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)	4.5 AC. FOR STORAGE & 2,000 SF FOR ART STUDIO

25. THERE ARE NO PUBLIC PARKS OR PUBLIC SCHOOL SITES PROPOSED.

1 of 2

1

[illegible]

CONCEPTUAL VEHICULAR & PEDESTRIAN

USES TABLE

PROPOSED USE	ACRES / SF
OPTION 2: RECREATIONAL VEHICLES AND PRIVATE PLEASURE CRAFTS AND UTILITY TRAILERS STORAGE & ART STUDIO (CN USE)	4.5 AC. FOR STORAGE & 2,000 SF FOR ART STUDIO

SITE NOTES

1. THE PROJECT IS WITHIN RIVERVIEW AND SOUTHSIDE COMMUNITY PLANNING AREA.
2. THE PROJECT IS NOT WITHIN AN OVERLAY DISTRICT.
3. POTABLE WATER BY HILLSBOROUGH COUNTY.
4. SEWAGE DISPOSAL BY HILLSBOROUGH COUNTY.
5. SOLID WASTE BY HILLSBOROUGH COUNTY.
6. THERE IS NO PROPOSED FLEX TO THE COMPREHENSIVE PLAN BOUNDARY.
7. EXISTING STRUCTURES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN LINEAR FEET OF THE PROJECT BOUNDARY.
8. ARCHITECTURAL STYLES ARE NOT PROPOSED.
9. THE PROJECT AND ITS ADJACENT PROPERTIES WITHIN 150' LINEAR FEET ARE NOT CONTAINED

9. THE EXISTING AND PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
10. ALL FOLIO NUMBERS, CURRENT LAND USE, ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150' LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
11. PLATTED LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
12. EXISTING AND / OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.

13. THERE ARE NO BIKEWAYS OR TRANSIT STOPS ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE.
14. EXISTING SIDEWALKS WITHIN 150 FEET OF THE SITE ARE SHOWN.

15. INTERNAL PROJECT DRIVE AISLES WILL BE PRIVATELY OWNED AND MAINTAINED. ACCESSES WILL NOT BE GATED.

16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.

17. PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR STORMWATER, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.

18. THERE ARE 3.59 ACRES OF WETLANDS ON SITE (33% OF SITE).

19. SINCE WETLANDS COMPRISE OF GREATER THAN 25% OF THE SITE, ENVIRONMENTALLY SENSITIVE LAND CREDIT IS USED TO CALCULATE DEVELOPABLE AREA OF 8.87 ACRES (7.1 AC. UPLANDS * 1.25) PER POLICY 13.3 OF THE HILLSBOROUGH COUNTY COMPREHENSIVE ZONING ORDINANCE.

20. THERE ARE NO NATURAL WATER BODIES OR OTHER ENVIRONMENTALLY SENSITIVE AREAS ON SITE.

21. NO ADDITIONAL SCREENING PROPOSED DUE TO THE EXTENSIVE WETLAND AND APEA ON SITE.

22. A PORTION OF THE PROJECT ALONG THE WEST IS LOCATED WITHIN THE COASTAL HIGH HAZARD AREA.

24. THE PROJECT IS NOT LOCATED WITHIN OR ADJACENT TO A DESIGNATED SCENIC ROADWAY CORRIDOR.

25. THERE ARE NO PUBLIC PARKS OR PUBLIC SCHOOL SITES PROPOSED.

LEGAL DESCRIPTION

THAT PART OF LOT 7, BLOCK 4, MAP OF SUBDIVISION FOR LEE COMMERCIAL GROVES, LYING EAST OF BULL FROG CREEK, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 10 FEET THEREOF FOR ROAD RIGHT OF WAY.

PAGES, IDENTIFICATION NUMBER: 7716/0000

AND

THAT PART OF LOT 8 IN BLOCK 4, LYING EAST OF BULL CREEK IN LEE COMMERCIAL GROVES SUBDIVISION, ACCORDING TO THE MAP OR PLAN THEREOF AS THE SAME IS RECORDED IN PLAT BOOK NO. 26, PAGE NO. 24, AS BEING ACCORDING TO

PLANT ROOTS IN PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY ON THE EAST SIDE.

TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATION. THEREON, A 1902 WGR, TITLE #S 64811562 AND 64811553, WITH VW #S FLMB8523832890A AND FLMB8523832890B.

PAPER: ID NUMBER: 077N4-0050

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:**Travel Lanes:**

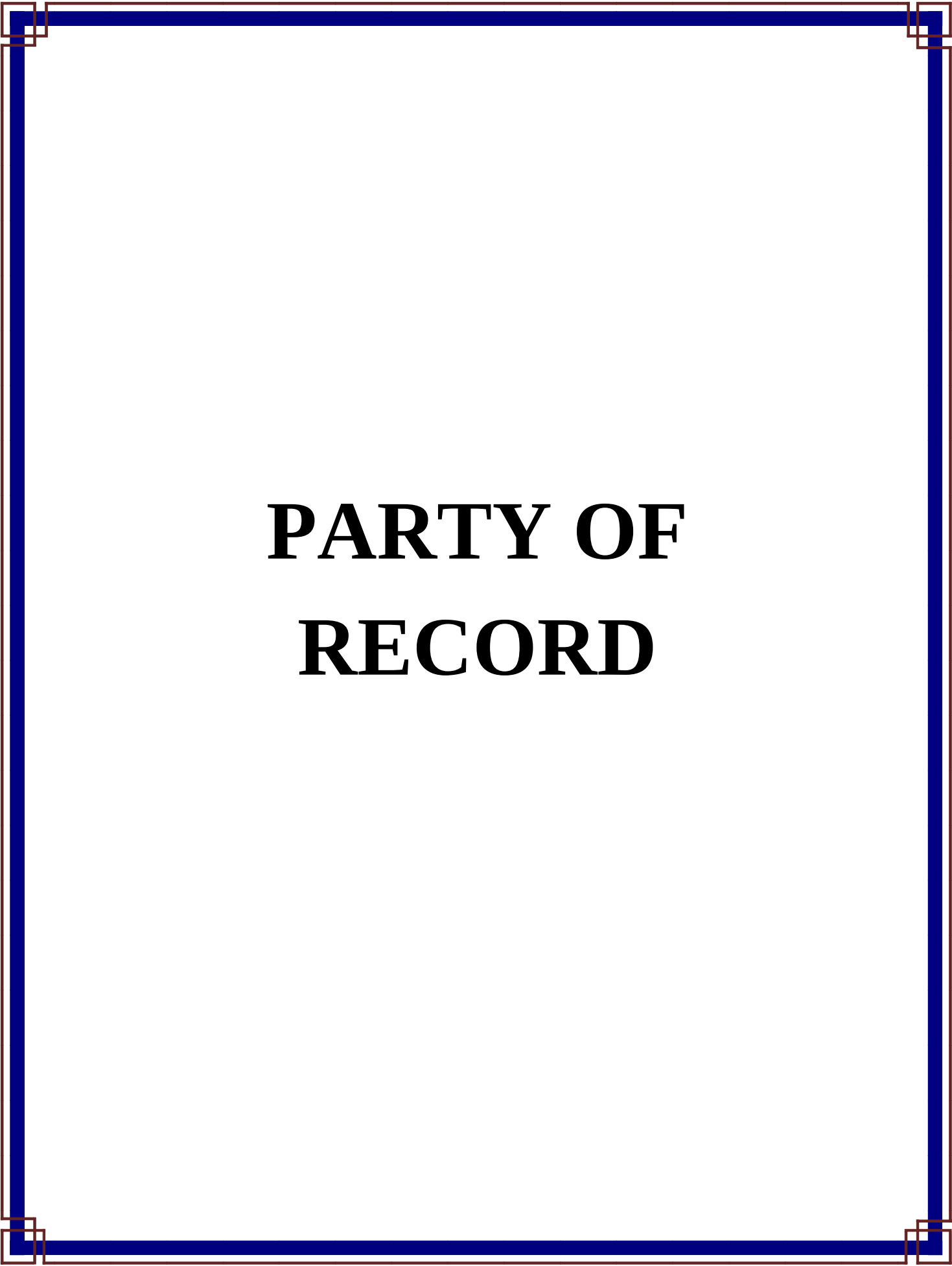
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



PARTY OF RECORD

Rivas, Keshia

From: janvb grant <janvb4life@gmail.com>
Sent: Sunday, August 31, 2025 10:06 AM
To: Hearings
Subject: RZ-PD 25-0932 - Attention of Zoning Hearing Master

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

-Application number: RZ-PD 25-0932
-Attention of Zoning Hearing Master

Good day

As a parent of RAMS and a resident of Riverview, I am concerned about the re zoning of this area off of Fern Hill in Riverview.

The traffic is already EXTREMELY congested during school hours and this makes the morning and afternoon commute EXTREMELY difficult and dangerous for the children that have to walk home.

There have been no widening of roads to facilitate traffic and it's not feasible to have all these drivers and not enough space to support the traffic.

People do not pay attention to the speed limit or even slow to let the kids cross.

The new construction at the end of Fern Hill to get onto I75 is backed all the way past CAT in the morning which leaves Symmes as the only alternative and that route gets congested as well.

Please re think this.

Thank you.

Rivas, Keshia

From: Bruce O <gatorfood22@hotmail.com>
Sent: Tuesday, October 7, 2025 2:13 PM
To: Hearings
Subject: Zone hearing

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

Application Number: RZ-PD 25-0932
Attention: Zoning Hearing Master

Hello,

I am writing to formally oppose the proposed rezoning of the single-family property located at 11133 Fern Hill Drive to allow the construction of a residential neighborhood. My concerns center on the environmental consequences of such a change, particularly the loss of natural habitat and the increasing risk of flooding along Bullfrog Creek. The increased traffic to the area would further overwhelm an area that can't handle the traffic and already has another development currently under construction in the same area. Stop this insanity!!

The land surrounding the proposed site provides crucial habitat and movement corridors for local wildlife. Many species rely on the remaining green spaces for foraging, nesting, and seasonal migration. Converting this area into a higher-density development would further reduce the already limited natural habitats available to birds, small mammals, reptiles, and pollinators. As development continues to encroach on these spaces, wildlife is forced into smaller, fragmented areas, increasing mortality and destabilizing local ecosystems.

Vegetation and open soil help absorb stormwater, reduce runoff, and maintain soil stability. Replacing these natural features with buildings, driveways, and paved surfaces would eliminate important buffers that protect both wildlife and neighboring properties. This change would also reduce the ability of the land to support native plant and insect populations that form the foundation of the local food chain.

Bullfrog Creek has already experienced more frequent and severe flooding in recent years. Additional development and the loss of permeable ground cover would only increase runoff into the creek during heavy rainfall. This not only threatens nearby homes and infrastructure, but also further damages the creek's ecosystem and the species that depend on it.

Without substantial environmental assessments and infrastructure improvements, allowing a multi-unit development in this location would intensify existing flooding concerns and irreversibly harm the natural landscape.

For these reasons, I respectfully urge you to deny the rezoning request. Preserving the current single-family zoning will help protect sensitive habitats, prevent further flooding, and ensure responsible stewardship of our shared environment.

Thank you for considering these concerns. I appreciate your commitment to sustainable planning and the protection of our local ecosystems.

Bruce

Get [Outlook for Android](#)

From: Dustin Buck <buckdustin89@gmail.com>
Sent: Tuesday, October 7, 2025 10:46 AM
To: Hearings
Subject: RZ-PD 25-0932 Rezoning Hearing

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

Attention: Zoning Hearing Master,

I am a concerned resident of Ventana who opposes the rezoning of the single-family home at 11133 Fern Hill Drive to allow a multi-unit housing complex or storage.

The area surrounding the proposed site is heavily used by students walking to and from school. The roadways and limited sidewalks are already crowded during peak school hours and increasing the number of vehicles in this zone would heighten the risk of accidents involving children and teenagers who rely on safe walking routes every day.

Traffic is already strained during student drop-off and pick-up times, as well as during after-school events and activities. Daily, families line up along Fern Hill Drive, creating congestion and reduced visibility. Adding additional residential units would further complicate these situations and reduce the margin of safety.

The existing road infrastructure is not equipped to handle the additional volume of vehicles that this development would generate. Narrow streets, limited turning lanes, and minimal traffic control features already create bottlenecks at Symmes and Gibsonton Drive. Without substantial improvements—which are not currently planned—the added burden would compromise safety, create longer travel times, and increase wear on roadways.

Bullfrog Creek has already experienced more frequent and severe flooding in recent years. Additional development and the loss of permeable ground cover would only increase runoff into the creek during heavy rainfall. This not only threatens nearby homes and infrastructure, but also further damages the creek's ecosystem and the species that depend on it.

Without substantial environmental assessments and infrastructure improvements, allowing a multi-unit development in this location would intensify existing flooding concerns and irreversibly harm the natural landscape.

For these reasons, I urge you to deny the rezoning request. Preserving the existing single-family residence protects the safety of students, supports responsible planning, protects sensitive habitats, prevent further flooding, ensures responsible stewardship of our shared environment, and ensures neighborhood conditions do not endanger young pedestrians or drivers.

Thank you for your attention to this important matter. I appreciate your service to our community and ask that you carefully consider the safety concerns of families and students directly impacted by this proposal.

Dustin Buck

Rivas, Keshia

From: Shaquira Robinson <shay0924@aol.com>
Sent: Tuesday, October 7, 2025 7:55 AM
To: Hearings
Subject: Zoning Hearing Master- Application RZ-PD 25-0932

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

To the Zoning Hearing Master and Board of Hillsborough County,

Zoning Hearing Master- Application RZ-PD 25-0932

I am a concerned resident of Ventana Homes who opposes the rezoning of the single-family home at 11133 Fern Hill Drive to allow a multi-unit housing complex or storage.

The area surrounding the proposed site is heavily used by students walking to and from school. The roadways and limited sidewalks are already crowded during peak school hours and increasing the number of vehicles in this zone would heighten the risk of accidents involving children and teenagers who rely on safe walking routes every day.

Traffic is already strained during student drop-off and pick-up times, as well as during after-school events and activities. Daily, families line up along Fern Hill Drive, creating congestion and reduced visibility. Adding additional residential units would further complicate these situations and reduce the margin of safety.

The current road infrastructure is not designed to support additional vehicle traffic of this scale. Narrow streets and existing congestion make this area particularly ill-suited for increased density without significant upgrades—which are not currently planned.

For these reasons, I urge you to deny the rezoning request. Preserving the existing single-family residence protects the safety of students, supports responsible planning, and ensures neighborhood conditions do not endanger young pedestrians or drivers.

Thank you for your attention to this important matter. I appreciate your service to our community and ask that you carefully consider the safety concerns of families and students directly impacted by this proposal.

Shaquira Robinson

Rivas, Keshia

From: Mallory Sullivan <mpirolozzi88@gmail.com>
Sent: Tuesday, October 7, 2025 6:20 AM
To: Hearings
Subject: 10/20/25 application #RZ-PD 25-0932

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

Application Number: RZ-PD 25-0932

Attn: Zoning Hearing Master

I am a concerned resident of Ventana who opposes the rezoning of the single-family home at 11133 Fern Hill Drive to allow a multi-unit housing complex or storage.

The area surrounding the proposed site is heavily used by students walking to and from school. The roadways and limited sidewalks are already crowded during peak school hours and increasing the number of vehicles in this zone would heighten the risk of accidents involving children and teenagers who rely on safe walking routes every day.

Traffic is already strained during student drop-off and pick-up times, as well as during after-school events and activities. Daily, families line up along Fern Hill Drive, creating congestion and reduced visibility. Adding additional residential units would further complicate these situations and reduce the margin of safety.

The current road infrastructure is not designed to support additional vehicle traffic of this scale. Narrow streets and existing congestion make this area particularly ill-suited for increased density without significant upgrades—which are not currently planned.

For these reasons, I urge you to deny the rezoning request. Preserving the existing single-family residence protects the safety of students, supports responsible planning, and ensures neighborhood conditions do not endanger young pedestrians or drivers.

Thank you for your attention to this important matter. I appreciate your service to our community and ask that you carefully consider the safety concerns of families and students directly impacted by this proposal.

Mallory Sullivan
10310 Berryessa Ave, Riverview, FL 33578

Rivas, Keshia

From: leroy whatley <leroy_whatley@yahoo.com>
Sent: Tuesday, October 7, 2025 7:32 AM
To: Hearings
Subject: Attention: Zoning Hearing Master Application Number: RZ-PD 25-0932

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

I am a nearby resident of Riverview and a daily commuter who uses the roadway near the proposed rezoning site to access the interstate. I am writing to express my strong opposition to changing the zoning of the single-family property located at 11017 Sage Canyon Drive to allow development that will cause more chaos on an already overcrowded road.

This corridor is already one of the most congested access points in South County, particularly during peak hours for those traveling to and from I-75. Any additional density in this area will worsen traffic backups, extend commute times, and create further safety concerns on roads that are already overburdened.

Beyond transportation impacts, I am deeply concerned about the safety for student pedestrian and student drivers on this road.

Given the existing road congestion, commuter reliance on this route, this rezoning is neither practical nor responsible. I respectfully urge you to deny the request and preserve the current single-family home in the interest of public safety and sustainable growth.

Thank you for your time and consideration. I appreciate your dedication to the Riverview community and ask that you weigh these concerns carefully as you review this proposal.

Take care and have a blessed day.

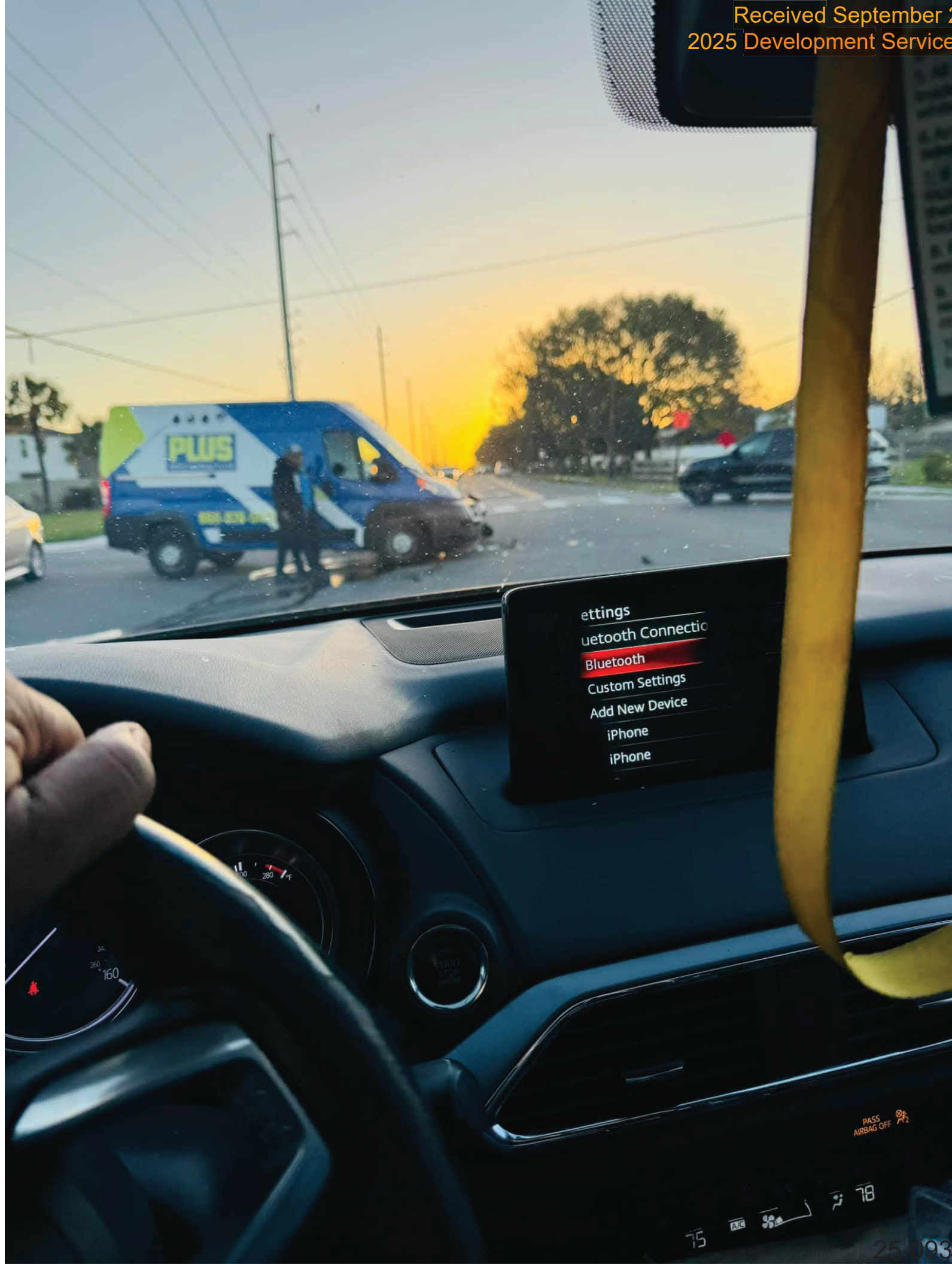
Rivas, Keshia

From: paige wilford <paigewilford483@gmail.com>
Sent: Sunday, August 31, 2025 4:02 PM
To: Hearings
Subject: Attention of zoning hearing master
Attachments: 2064.jpg; 2065.jpg

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

Application number 25-0932

As a resident of Ventana we cannot handle anymore traffic on fern hill!! The school traffic is already grid locked every single morning and afternoon with multiple accidents. We cannot handle ANOTHER NEIGHBORHOOD! Please stop adding more! We are over crowded!!



PASS
AIRBAG OFF

75 A/C 78

25-0932



Rivas, Keshia

From: Annesha Holness <annesha.white@hotmail.com>
Sent: Thursday, October 9, 2025 1:57 PM
To: Hearings
Subject: APPLICATION NUMBER: RZ-PD 25-0932

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

Dear Zoning Hearing Master,

I am writing to strongly oppose the proposed rezoning of 11133 Fern Hill Drive. This change would negatively impact our community for several important reasons:

Traffic: The roads near this address are already congested. Rezoning for a different use would add more vehicles, worsening traffic and safety issues. Vehicles already back up past this address during school hours.

Wetlands: The property includes sensitive wetlands that support local wildlife and help filter water. Development would destroy these habitats and harm our environment.

Flooding: The area already floods during heavy rain. Building on this land would increase runoff and put nearby homes and streets at greater risk.

For these reasons, I respectfully ask you all to deny the rezoning request and maintain the current zoning. Protecting our infrastructure and natural areas benefits the entire community.

Respectfully,
Annesha Holness

Sent from my iPhone

Rivas, Keshia

From: Marion Howard <howard86.marion@gmail.com>
Sent: Tuesday, October 7, 2025 4:47 PM
To: Hearings
Subject: ZONING HEARING MASTER

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

Hello,

I am writing as a concerned resident to oppose the proposed rezoning of the current single-family property located at 11133 Fern Hill Drive to allow the proposed construction of a 53 unit housing complex.

While I understand the need for responsible growth, this particular proposal raises serious concerns regarding traffic safety, infrastructure capacity, and community impact.

This property is located within an already congested school zone. During morning arrival and afternoon dismissal, traffic along Fern Hill backs up past the property in question. These current backups are creating delays and posing risks to students, pedestrians, and drivers. Introducing a multi-unit complex would significantly increase the number of vehicles entering and exiting this area each day, intensifying congestion during peak times and further straining traffic flow around the schools.

The existing road infrastructure is not equipped to handle the additional volume of vehicles that this development would generate. Narrow streets, limited turning lanes, and minimal traffic control features already create bottlenecks at Symmes and Gibsonton Drive. Without substantial improvements—which are not currently planned—the added burden would compromise safety, create longer travel times, and increase wear on roadways.

For these reasons, I urge you all to deny the rezoning request. A decision to maintain the current single-family home reflects a commitment to public safety, sustainable development, and the protection of neighborhood character.

Thank you for your time and attention to this important matter. I appreciate your service to our community and respectfully ask that you give careful consideration to the concerns of residents affected by this proposal.

Marion Howard

"Every day is a good day to start being a better you!"

Rivas, Keshia

From: Andrea Melendez <andreajuliana.melendez@gmail.com>
Sent: Tuesday, October 7, 2025 6:20 PM
To: Hearings
Subject: Opposition to Rezoning Request for Fern Hill Drive

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

Hello Members of the Zoning Board,

I am writing to respectfully express my opposition to the proposed rezoning of the property located at Fern Hill Drive. While I understand the desire for growth and development, I believe this particular rezoning would have serious negative consequences for our community.

Traffic Impacts: The roads in this area are already congested, particularly during school pick-up and drop-off hours. Additional development would increase traffic volume, leading to further congestion and heightened safety concerns for residents and students.

Environmental Concerns: The property includes wetlands that provide critical environmental functions, including habitat for wildlife and natural water filtration. Rezoning for development would jeopardize these sensitive areas and harm the ecological balance of our neighborhood.

Flooding Risk: The area is known to flood during periods of heavy rain. Further development would likely increase stormwater runoff, raising the risk of flooding for nearby homes and infrastructure.

For these reasons, I respectfully urge the board to deny the rezoning request and preserve the current zoning designation. Maintaining responsible land use decisions helps protect the long-term health, safety, and sustainability of our community.

Application number: RZ-PD 25-0932

Zoning hearing Master

Thank you for your time and consideration.

Sincerely,

Andrea Melendez

Rivas, Keshia

From: Kristina Merritt <kristinammerritt@gmail.com>
Sent: Tuesday, October 7, 2025 1:10 PM
To: Hearings
Subject: Please Deny Application: RZ-PD 25-0932

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

Attn: Zoning Hearing Master
Application: RZ-PD 25-0932

I am a concerned resident of Ventana who opposes the rezoning of the single-family home at 11133 Fern Hill Drive to allow a multi-unit housing complex or storage.

The area surrounding the proposed site is heavily used by students walking to and from school. The roadways and limited sidewalks are already crowded during peak school hours and increasing the number of vehicles in this zone would heighten the risk of accidents involving children and teenagers who rely on safe walking routes every day.

Traffic is already strained during student drop-off and pick-up times, as well as during after-school events and activities. Daily, families line up along Fern Hill Drive, creating congestion and reduced visibility. Adding additional residential units would further complicate these situations and reduce the margin of safety.

The current road infrastructure is not designed to support additional vehicle traffic of this scale. Narrow streets and existing congestion make this area particularly ill-suited for increased density without significant upgrades—which are not currently planned.

For these reasons, I urge you to deny the rezoning request. Preserving the existing single-family residence protects the safety of students, supports responsible planning, and ensures neighborhood conditions do not endanger young pedestrians or drivers.

I appreciate your service to our community and ask that you carefully consider the safety concerns of families and students directly impacted by this proposal.

Thank you for your attention to this important matter.

Kristina Merritt
Homeowner, Ventana

Sent from my iPhone

From: noemireyesmorales1 <noemireyesmorales1@gmail.com>
Sent: Tuesday, October 7, 2025 10:54 AM
To: Hearings
Cc: Noemireyesmorales1@gmail.com
Subject: Attention: Zoning Hearing Master

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

Application Number: RZ-PD25-0932

Subject: Formal Opposition to Rezoning Request at 11133 Fern Hill Drive

Dear Commissioners and Planning Staff,

I am writing to formally oppose the proposed rezoning of the single-family property located at 11133 Fern Hill Drive to allow the construction of a new residential neighborhood. My concerns are centered on both the infrastructure inadequacies of the surrounding area and the environmental consequences of such development, particularly regarding traffic congestion, school safety, and flood risks along Bullfrog Creek.

The roadways surrounding this site, including Fern Hill Drive, are not designed to handle the volume of traffic currently generated by existing neighborhoods and nearby schools. During peak hours, heavy congestion creates unsafe conditions for commuters, school buses, and student drivers. The narrow lanes, limited shoulders, and lack of adequate turn lanes already lead to long backups and frequent near-accidents. Introducing additional housing developments will only exacerbate congestion and increase the likelihood of collisions, particularly near school zones where children walk, bike, or are dropped off.

Local schools in this corridor are also directly affected by these traffic patterns. Increased residential density would result in more student enrollment and additional traffic during arrival and dismissal times, worsening gridlock on roads that are already overburdened. Without significant roadway upgrades, expanded traffic control measures, and improved pedestrian safety infrastructure, adding more communities would create an unsafe and unsustainable environment for families, students, and school staff.

Beyond the traffic and safety concerns, this proposed rezoning poses serious environmental risks. The land surrounding the site provides important natural habitat and serves as a flood buffer along Bullfrog Creek. Replacing natural vegetation and open soil with impervious surfaces such as buildings, driveways, and roads will increase runoff and reduce the land's ability to absorb stormwater, heightening flood risks for surrounding homes and damaging the creek's fragile ecosystem.

Bullfrog Creek has already experienced frequent flooding in recent years, and further development without adequate infrastructure improvements would only worsen these issues. Preserving the existing single-family zoning would help protect sensitive habitats, maintain natural drainage systems, and ensure more responsible long-term planning.

Given the current road congestion, school traffic, and environmental vulnerabilities, this rezoning is neither practical nor responsible at this time. I respectfully urge you to deny the rezoning request for

11133 Fern Hill Drive and prioritize infrastructure and environmental improvements before permitting additional residential expansion in this corridor.

Thank you for your time and careful consideration. I appreciate your ongoing commitment to community safety, responsible growth, and environmental stewardship in the Riverview area.

Sincerely,

Noemi Morales

Ventana Community

Riverview, FL 33578

Sent via the Samsung Galaxy S23 Ultra 5G, an AT&T 5G smartphone

Rivas, Keshia

From: Moni Pierre <ento30@yahoo.com>
Sent: Tuesday, October 7, 2025 1:21 PM
To: Hearings
Subject: Application #: RZ-PD 25-0932

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

Attention Zoning Hearing Master:

I have great concerns about the new homes planned on Fern Hill. Anyone who lives in the area of Fern Hill and Symmes Rd knows how carazyvthis area is all day long with traffic. There is a school right on the corner of Fern Hill and Symmes and it is literally a nightmare to see kids try to cross the road. Ring Power is on Fern Hill and many large commercial vehicles, dump trucks, 18 wheelers and many of the Ring Power co suction vehicles use that intersection. Both roads are only two lane roadways that are stifled with the heavy load of traffic. Symmes has become the cut through road to 41 and 75. For those who live in the area we hear the cars in the late night use Symmes and Fern Hill as a personal drag strip. I personally have regularly seen the tire markings circles on Fern Hill and Cone Grove as well as surrounding neighborhoods. Adding additional housing to an already highly overcrowded area with NO road improvements is ludicrous. Please consider doing the work on the infrastructure of roads before approving another housing complex in an area that literally comes to a standstill still and makes it unsafe for those already in the area. I honestly feel like I'm taking my life in my hands when try to exit my neighborhood onto Symmes Rd. The cars are forever coming with hardly a break. Please reconsider the crooning of this land.

Mrs. Philbert

Rivas, Keshia

From: Lauren Fox <foxlauren2689@gmail.com>
Sent: Friday, October 31, 2025 12:29 PM
To: Hearings
Subject: RZ-PD 25-0932 attn zoning hearing master

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

I am writing as a concerned resident to oppose the proposed rezoning of the current single-family property located at 11133 Fern Hill Drive to allow the proposed construction of a 53 unit housing complex.

While I understand the need for responsible growth, this particular proposal raises serious concerns regarding traffic safety, infrastructure capacity, and community impact.

This property is located within an already congested school zone. During morning arrival and afternoon dismissal, traffic along Fern Hill backs up past the property in question. These current backups are creating delays and posing risks to students, pedestrians, and drivers. Introducing a multi-unit complex would significantly increase the number of vehicles entering and exiting this area each day, intensifying congestion during peak times and further straining traffic flow around the schools.

The existing road infrastructure is not equipped to handle the additional volume of vehicles that this development would generate. Narrow streets, limited turning lanes, and minimal traffic control features already create bottlenecks at Symmes and Gibsonton Drive. Without substantial improvements—which are not currently planned—the added burden would compromise safety, create longer travel times, and increase wear on roadways.

For these reasons, I urge you all to deny the rezoning request. A decision to maintain the current single-family home reflects a commitment to public safety, sustainable development, and the protection of neighborhood character.

Thank you for your time and attention to this important matter. I appreciate your service to our community and respectfully ask that you give careful consideration to the concerns of residents affected by this proposal.

Lauren Kumar
Ventana Resident

Rivas, Keshia

From: Leighton Holness <saviola7loy@yahoo.com>
Sent: Thursday, October 9, 2025 10:30 PM
To: Hearings
Subject: APPLICATION NUMBER: RZ-PD 25-0932

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

Dear Zoning Hearing Master,

I am writing to strongly oppose the proposed rezoning of 11133 Fern Hill Drive. This change would negatively impact our community for several important reasons:

Traffic: The roads near this address are already congested. Rezoning for a different use would add more vehicles, worsening traffic and safety issues. Vehicles already back up past this address during school hours.

Wetlands: The property includes sensitive wetlands that support local wildlife and help filter water. Development would destroy these habitats and harm our environment.

Flooding: The area already floods during heavy rain. Building on this land would increase runoff and put nearby homes and streets at greater risk.

For these reasons, I respectfully ask you all to deny the rezoning request and maintain the current zoning. Protecting our infrastructure and natural areas benefits the entire community.

Respectfully,
Leighton Holness

Rivas, Keshia

From: DAN REGISTER <danregister@hotmail.com>
Sent: Tuesday, October 7, 2025 9:44 AM
To: Hearings
Subject: RZ-PD 25-0932

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

Hello,

My name is Dan Register. I live at 11009 Fern Hill Dr. in Riverview. I am next-door to the property that is trying to obtain rezoning. Please do not consider rezoning this property. Our home flooded twice last year from all of the new construction and concrete that is not collecting rainwater now. All of the new developments along Bullfrog Creek dump their retention ponds into the creek, which ends up in my backyard. More construction will cause us to flood more. We have lived in our home for 10 years now and the flooding has gotten worse and worse over the years. We are doing everything we can to avoid another flood, including buying an aqua dam that cost over \$12,000. We don't have a budget to continue to spend money on flood prevention, so please do not allow the rezoning of this property. Thank you,
Dan Register

Get [Outlook for iOS](#)

Rivas, Keshia

From: JC <miamijc@gmail.com>
Sent: Tuesday, October 7, 2025 2:54 PM
To: Hearings
Subject: RZ-PD-25-0932 Concerns Attention: Zoning Hearing Master

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

Good afternoon,

I am a Resident that lives in the Ventana community located off of Symmes Road and FernHill Blvd. The proposed rezoning would be a DISASTER for the ALREADY horrible morning and afternoon commute. I am very fortunate to work from home and the same for my wife. However, many are not that fortunate and have to deal with lines of cars that go halfway down Fern Hill and all the way to 301 and Symmes.

I drive my daughter to school every morning and I get to see a glimpse of what thousands of others have to deal with as well. We already have Riverview Academy of Math and Science at the corner of Symmes and Fern Hill causing MAJOR backups. I have to drive my daughter to SPOTO high school, which makes me either have to go down Symmes to 41 and up or up Fern Hill to Gibsonton Drive and then either on the highway or down to 41 and up. 301 north is not even a viable option 99% of the time due to the insane backups there.

Adding more homes to this already congested little corner will drive the traffic improvements that you have made at Gibsonton and Fern Hill to be useless. We are already saturated, we need to stop building until we either create another connecting road outside of 301 and 41 or add another highway on ramp to alleviate the congestion for Gibsonton and Big Bend.

Respectfully,
Juan Carlos Reyes
10906 Sage Canyon Drive
Riverview, FL 33578

Rivas, Keshia

From: saleeqa shah <saleeqa79@gmail.com>
Sent: Tuesday, October 7, 2025 10:04 AM
To: Hearings
Subject: Re RZ-PD 25-0932 hearing

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

Attn: Zoning Hearing Master
Application number: RZ-PD 25-0932

I am writing to formally oppose the proposed rezoning of the single-family property located at 11133 Fern Hill Drive to allow the construction of a residential neighborhood. My concerns center on the environmental consequences of such a change, particularly the loss of natural habitat and the increasing risk of flooding along Bullfrog Creek.

The land surrounding the proposed site provides crucial habitat and movement corridors for local wildlife. Many species rely on the remaining green spaces for foraging, nesting, and seasonal migration. Converting this area into a higher-density development would further reduce the already limited natural habitats available to birds, small mammals, reptiles, and pollinators. As development continues to encroach on these spaces, wildlife is forced into smaller, fragmented areas, increasing mortality and destabilizing local ecosystems.

Vegetation and open soil help absorb stormwater, reduce runoff, and maintain soil stability. Replacing these natural features with buildings, driveways, and paved surfaces would eliminate important buffers that protect both wildlife and neighboring properties. This change would also reduce the ability of the land to support native plant and insect populations that form the foundation of the local food chain.

Bullfrog Creek has already experienced more frequent and severe flooding in recent years. Additional development and the loss of permeable ground cover would only increase runoff into the creek during heavy rainfall. This not only threatens nearby homes and infrastructure, but also further damages the creek's ecosystem and the species that depend on it.

Without substantial environmental assessments and infrastructure improvements, allowing a multi-unit development in this location would intensify existing flooding concerns and irreversibly harm the natural landscape.

In addition to environmental concerns, there will be a significant impact on traffic on Fern Hill and more specifically residents that reside in the Ventana community. Traffic is already impacted during rush hours due to the school and this will further be affected if yet another new community is built. The infrastructure can not accommodate more houses.

For these reasons, I respectfully urge you to deny the rezoning request. Preserving the current single-

family zoning will help protect sensitive habitats, prevent further flooding, and ensure responsible stewardship of our shared environment.

Thank you for considering these concerns. I appreciate your commitment to sustainable planning and the protection of our local ecosystems.

Rivas, Keshia

From: Brittny Vanvaerenbergh <brittnyvanvaerenbergh@yahoo.com>
Sent: Tuesday, October 7, 2025 11:27 AM
To: Hearings
Subject: Zoning hearing master

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

Hello, i am writing to strongly oppose the proposed rezoning of 11133 Fern Hill Drive. This change would negatively impact our community for several important reasons:

Traffic: The roads near this address are already congested. Rezoning for a different use would add more vehicles, worsening traffic and safety issues. Vehicles already back up past this address during school hours.

Wetlands: The property includes sensitive wetlands that support local wildlife and help filter water. Development would destroy these habitats and harm our environment.

Flooding: The area already floods during heavy rain. Building on this land would increase runoff and put nearby homes and streets at greater risk.

For these reasons, I respectfully ask you all to deny the rezoning request and maintain the current zoning. Protecting our infrastructure and natural areas benefits the entire community.

Rivas, Keshia

From: Sonia Collins <salejandra@icloud.com>
Sent: Friday, November 7, 2025 1:12 PM
To: Hearings
Subject: Application # RZ-PD 25-0932

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

Attention: Zoning Hearing Master

I'm reaching out to voice my concerns over the rezoning across my backyard. I'm extremely concerned because traffic in the morning is already horrific. My commute to work is hectic and not it will only get worse.

In addition, the trees in that area help us keep house temperature at bay because the sunset beams right at my master room and main living room area. Not having those trees there will increase my already overpriced electric bill that I is in the high 400s each month.

The trees also help keep the noise of the highway down. Without them, we will hear them so much more louder. This interrupts the peace around at night when we are home unwinding from our work and commute.

If there is anything else I can do to voice my concerns please let me know.

Please take into account how this will severely affect me and my neighbors on that side of the community. I know I'm not the only one who is concerned.

Sonia Collins
352-428-4624
Salejandra@icloud.com

Rivas, Keshia

From: Kelly Garcia <KellyMarieGarcia@outlook.com>
Sent: Friday, October 31, 2025 1:33 PM
To: Hearings
Subject: Opposing property rezoning on FernHill
Attachments: processed-FC2FA1BD-BB26-4B60-8D3A-8849BE355040.jpeg;
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A0E7-4F952D89CEF7.jpeg

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

RZ-PD-25-0932

Attention: zoning hearing master

I am writing as a concerned resident to oppose the proposed rezoning of the current single-family property located at 11133 Fern Hill Drive to allow the proposed construction of a 53 unit housing complex.

While I understand the need for responsible growth, this particular proposal raises serious concerns regarding traffic safety, infrastructure capacity, and community impact.

This property is located within an already congested school zone. During morning arrival and afternoon dismissal, traffic along Fern Hill backs up past the property in question. These current backups are creating delays and posing risks to students, pedestrians, and drivers. Introducing a multi-unit complex would significantly increase the number of vehicles entering and exiting this area each day, intensifying congestion during peak times and further straining traffic flow around the schools.

The existing road infrastructure is not equipped to handle the additional volume of vehicles that this development would generate. Narrow streets, limited turning lanes, and minimal traffic control features already create bottlenecks at Symmes and Gibsonton Drive. Without substantial improvements—which are not currently planned—the added burden would compromise safety, create longer travel times, and increase wear on roadways.

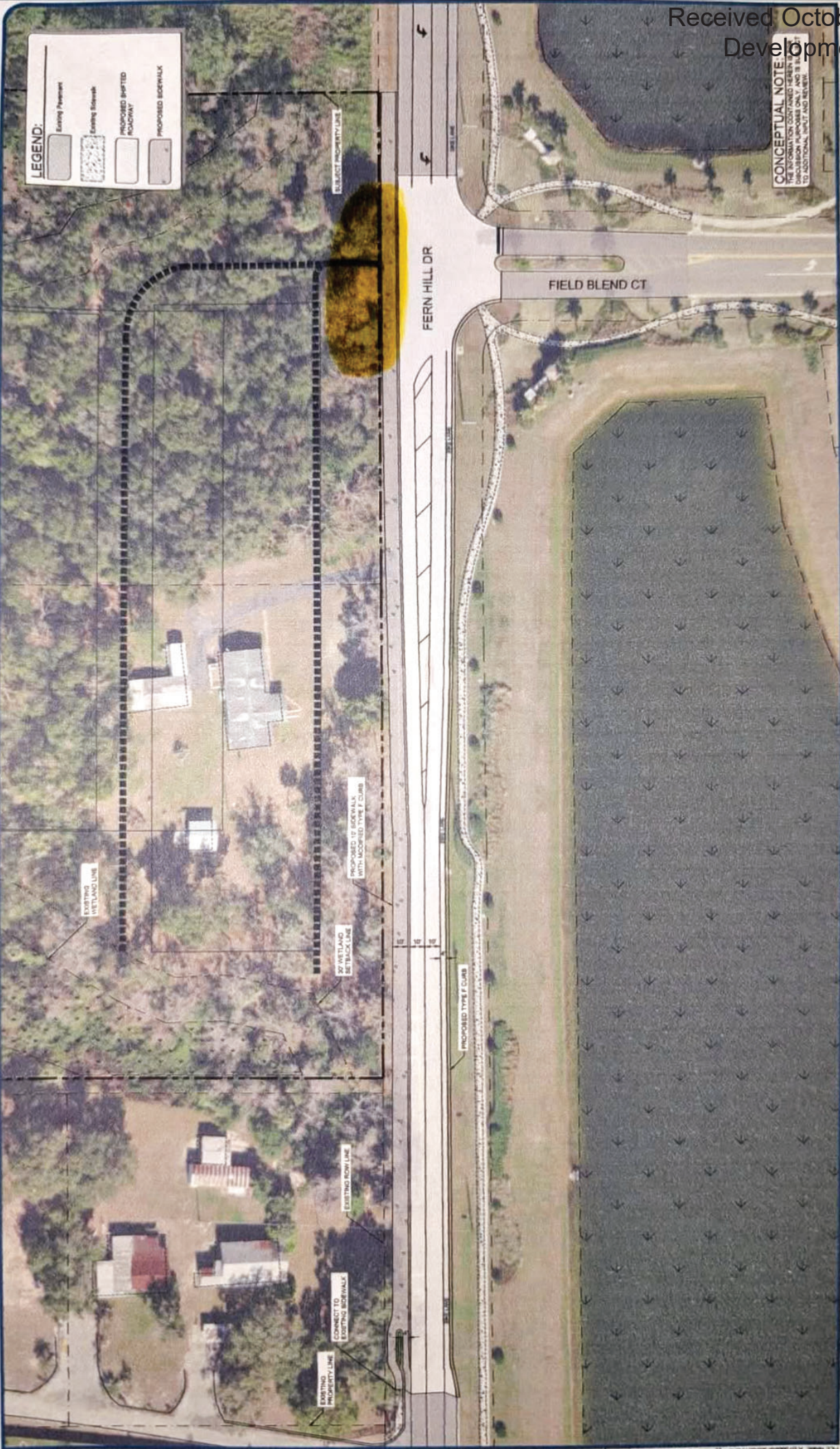
For these reasons, I urge you all to deny the rezoning request. A decision to maintain the current single-family home reflects a commitment to public safety, sustainable development, and the protection of neighborhood character.

Thank you for your time and attention to this important matter. I appreciate your service to our community and respectfully ask that you give careful consideration to the concerns of residents affected by this proposal.

Kelly Timmer

Homeowner
11128 Sage Canyon Dr
Riverview FL 33578





CONCEPTUAL NOTE
THE INFORMATION CONTAINED HEREIN IS FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO ADDITIONAL INPUT AND REVIEW.

CONTINUED TO

11-17-2025 6:00PM

County Center, 2nd Floor

601 East Kennedy Blvd. in Tampa*

***Virtual participation available. For more information, visit**

HCFL.Gov/SpeakUp

21. NO ADDITIONAL
22. A PORTION
23. HAZARDOUS
24. SITE
25. THERE A
26. PLAN
27. SENSITIVE
28. SINCE THE
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TRAFFIC: MICHAEL Y
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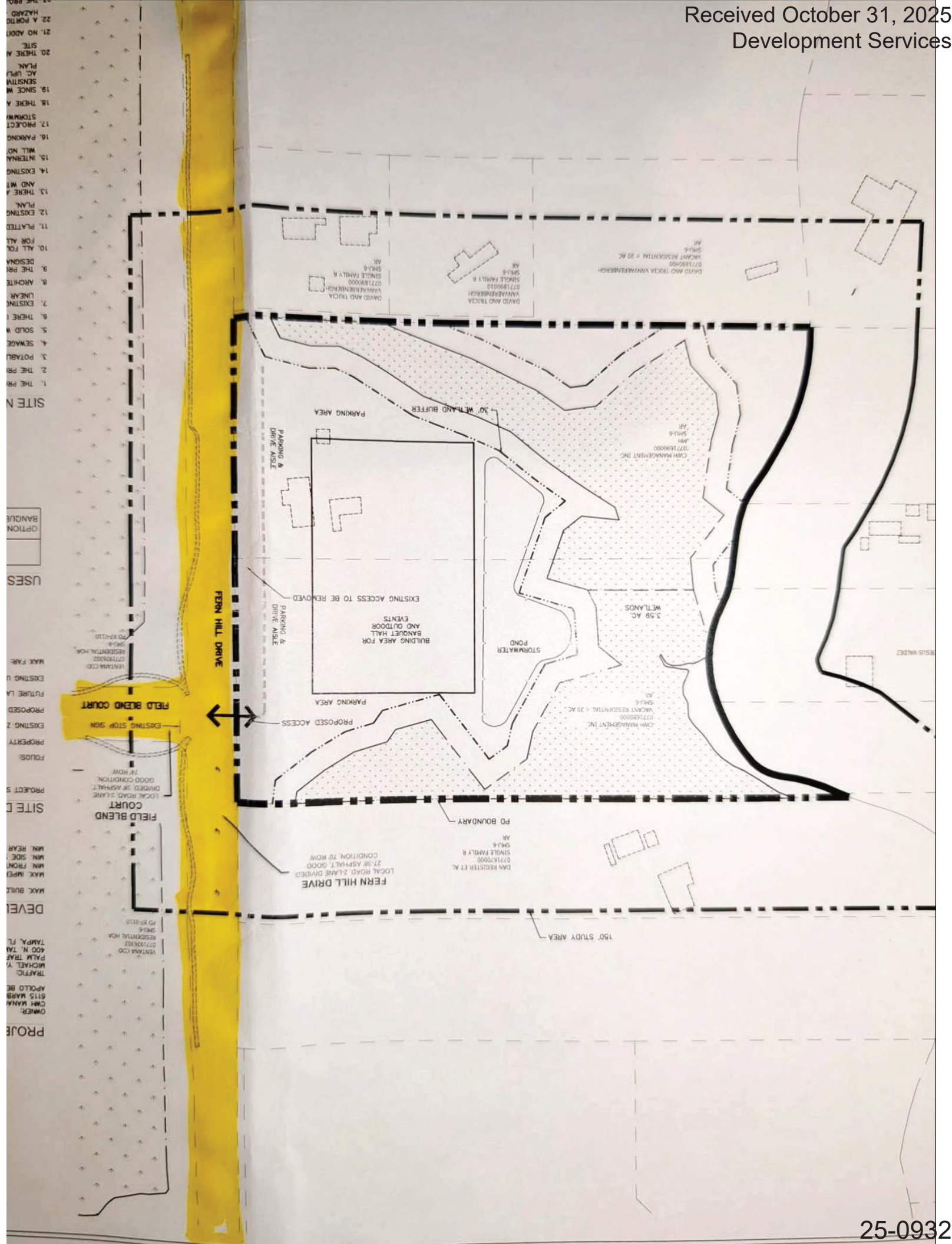
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Rivas, Keshia

From: Brittany & Josue Gernier <gernier2020@gmail.com>
Sent: Friday, October 31, 2025 1:33 PM
To: Hearings
Subject: Zoning Hearing

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

Application Number: RZ-PD 25-0932
Attention: Zoning Hearing Master

I am writing to strongly oppose the proposed rezoning of 11133 Fern Hill Drive. This change would negatively impact our community for several important reasons:

Traffic: The roads near this address are already congested. Rezoning for a different use would add more vehicles, worsening traffic and safety issues. Vehicles already back up past this address during school hours.

Wetlands: The property includes sensitive wetlands that support local wildlife and help filter water. Development would destroy these habitats and harm our environment.

Flooding: The area already floods during heavy rain. Building on this land would increase runoff and put nearby homes and streets at greater risk.

For these reasons, I respectfully ask you all to deny the rezoning request and maintain the current zoning. Protecting our infrastructure and natural areas benefits the entire community.

Respectfully,
Josue Gernier
754-234-2236
&
Brittany Gernier
727-238-2813

Rivas, Keshia

From: Alexis Johnson <lexjohnson0919@gmail.com>
Sent: Friday, October 31, 2025 5:44 PM
To: Hearings
Subject: Attention: Zoning Hearing Master

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

To whom it may concern,

I am a concerned resident of Ventana who opposes the rezoning of the single-family home at 11133 Fern Hill Drive to allow a multi-unit housing complex or storage.

Application Number: RZ-PD 25-0932

The area surrounding the proposed site is heavily used by students walking to and from school. The roadways and limited sidewalks are already crowded during peak school hours and increasing the number of vehicles in this zone would heighten the risk of accidents involving children and teenagers who rely on safe walking routes every day.

Traffic is already strained during student drop-off and pick-up times, as well as during after-school events and activities. Daily, families line up along Fern Hill Drive, creating congestion and reduced visibility. Adding additional residential units would further complicate these situations and reduce the margin of safety.

The current road infrastructure is not designed to support additional vehicle traffic of this scale. Narrow streets and existing congestion make this area particularly ill-suited for increased density without significant upgrades—which are not currently planned.

For these reasons, I urge you to deny the rezoning request. Preserving the existing single-family residence protects the safety of students, supports responsible planning, and ensures neighborhood conditions do not endanger young pedestrians or drivers.

Thank you for your attention to this important matter. I appreciate your service to our community and ask that you carefully consider the safety concerns of families and students directly impacted by this proposal.

Alexis Johnson, MSW

"Where you are, is not who you are."

Rivas, Keshia

From: Alex Moser <apmoser1989@gmail.com>
Sent: Friday, October 31, 2025 1:21 PM
To: Hearings
Subject: RZ DP 25 0932 - Master Hearing

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

To whom it may concern:

I am writing to formally oppose the proposed rezoning of the single-family property located at 11133 Fern Hill Drive to allow the construction of a residential neighborhood. My concerns center on the environmental consequences of such a change, particularly the loss of natural habitat and the increasing risk of flooding along Bullfrog Creek.

The land surrounding the proposed site provides crucial habitat and movement corridors for local wildlife. Many species rely on the remaining green spaces for foraging, nesting, and seasonal migration. Converting this area into a higher-density development would further reduce the already limited natural habitats available to birds, small mammals, reptiles, and pollinators. As development continues to encroach on these spaces, wildlife is forced into smaller, fragmented areas, increasing mortality and destabilizing local ecosystems.

Vegetation and open soil help absorb stormwater, reduce runoff, and maintain soil stability. Replacing these natural features with buildings, driveways, and paved surfaces would eliminate important buffers that protect both wildlife and neighboring properties. This change would also reduce the ability of the land to support native plant and insect populations that form the foundation of the local food chain.

Bullfrog Creek has already experienced more frequent and severe flooding in recent years. Additional development and the loss of permeable ground cover would only increase runoff into the creek during heavy rainfall. This not only threatens nearby homes and infrastructure, but also further damages the creek's ecosystem and the species that depend on it.

Without substantial environmental assessments and infrastructure improvements, allowing a multi-unit development in this location would intensify existing flooding concerns and irreversibly harm the natural landscape.

For these reasons, I respectfully urge you to deny the rezoning request. Preserving the current single-family zoning will help protect sensitive habitats, prevent further flooding, and ensure responsible stewardship of our shared environment.

Thank you for considering these concerns. I appreciate your commitment to sustainable planning and the protection of our local ecosystems.

Sincerely,

Alex Moser
904-521-7767

Rivas, Keshia

From: Mallory Sullivan <mpirolozzi88@gmail.com>
Sent: Friday, November 7, 2025 7:08 AM
To: Hearings
Subject: App # RZ-PD 25-0932

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

Application Number: RZ-PD 25-0932

Attn: Zoning Hearing Master

I am a concerned resident of Ventana who opposes the rezoning of the single-family home at 11133 Fern Hill Drive to allow a multi-unit housing complex or storage.

The area surrounding the proposed site is heavily used by students walking to and from school. The roadways and limited sidewalks are already crowded during peak school hours and increasing the number of vehicles in this zone would heighten the risk of accidents involving children and teenagers who rely on safe walking routes every day.

Traffic is already strained during student drop-off and pick-up times, as well as during after-school events and activities. Daily, families line up along Fern Hill Drive, creating congestion and reduced visibility. Adding additional residential units would further complicate these situations and reduce the margin of safety.

The current road infrastructure is not designed to support additional vehicle traffic of this scale. Narrow streets and existing congestion make this area particularly ill-suited for increased density without significant upgrades—which are not currently planned.

For these reasons, I urge you to deny the rezoning request. Preserving the existing single-family residence protects the safety of students, supports responsible planning, and ensures neighborhood conditions do not endanger young pedestrians or drivers.

Thank you for your attention to this important matter. I appreciate your service to our community and ask that you carefully consider the safety concerns of families and students directly impacted by this proposal.

Mallory Sullivan
10310 berryessa Ave, Riverview, FL 33578