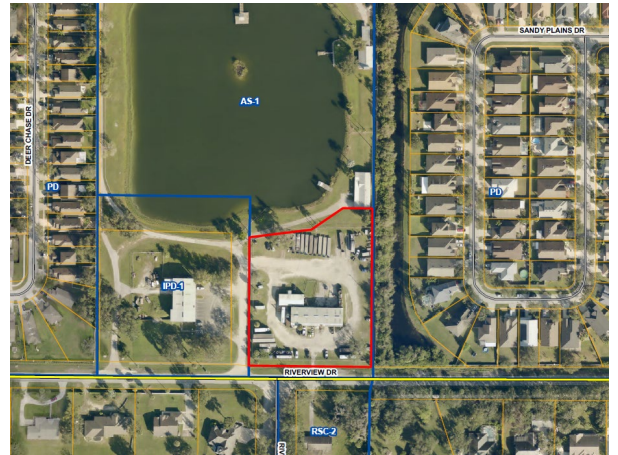


Rezoning Application: PD 24-0932
Zoning Hearing Master Date: October 28, 2024
BOCC Land Use Meeting Date: December 10, 2024

1.0 APPLICATION SUMMARY

Applicant: Hayden and D’Amico LLC
FLU Category: CMU-12
Service Area: Urban
Site Acreage: Approximately 2.34 acres
Community Plan Area: Southshore Community Planning Area
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 2.34-acre property located on the north side of Riverview Drive and south of Brigman Avenue. The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of a 50,965-square-foot mini-warehouse and open storage.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	SF Residential, Agricultural	Mini-warehouse / Open Storage
Acreage	2.34 acres	2.34 acres (Mini-warehouse)/
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	0.50 FAR
Mathematical Maximum*	2 single-family homes	50,965 sf mini-warehouse & open storage

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 50 ft. Side: 15 ft.	Mini-warehouse, 35-ft. max. ht. Front: Min. 30’ Side: Min. 15’ Rear: Min. 0’ Buffers: Rear (North)/Side (East)— 0’-wide buffer with 8’ foot fence
Height	50 ft. Max. Ht.	35 ft. Max. Ht.
Additional Information:		
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)	
Waiver(s) to the Land Development Code	None.	

APPLICATION NUMBER: PD 24-0932

ZHM HEARING DATE: October 28, 2024

BOCC LUM MEETING DATE: December 10, 2024

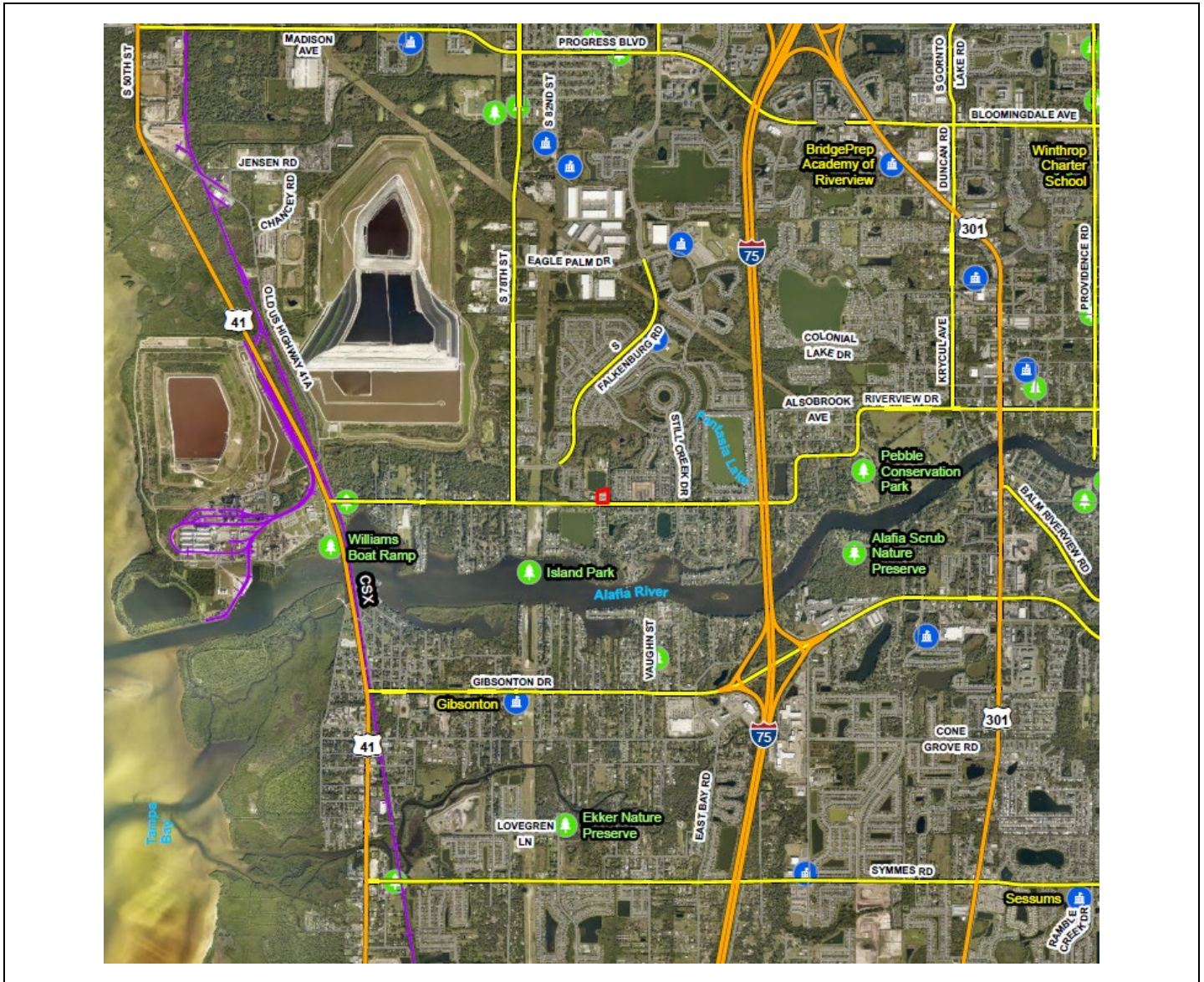
Case Reviewer: Tim Lampkin, AICP

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



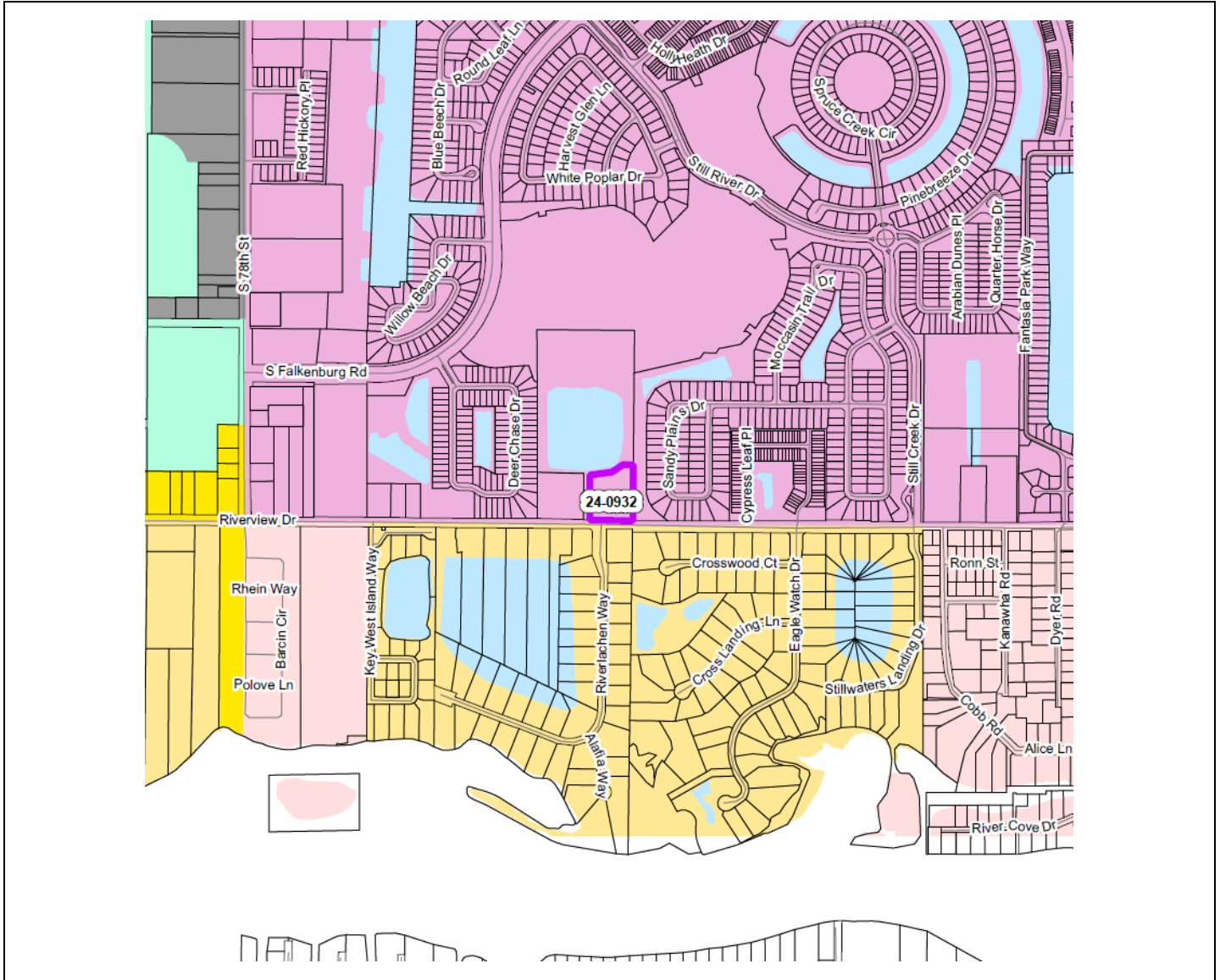
Context of Surrounding Area:

The subject property is located on the north side of Riverview Drive, approximately 2,400 feet east of S. 78th Street and north of the Alafia River. The subject property is within the Urban Service Area and within the limits of the Southshore Community Planning Area.

The subject property is surrounded by a mix of uses including agricultural uses, single-family neighborhoods, and commercial/light industrial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 du per acre / Maximum 0.5 FAR
Typical Uses:	Typical uses include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

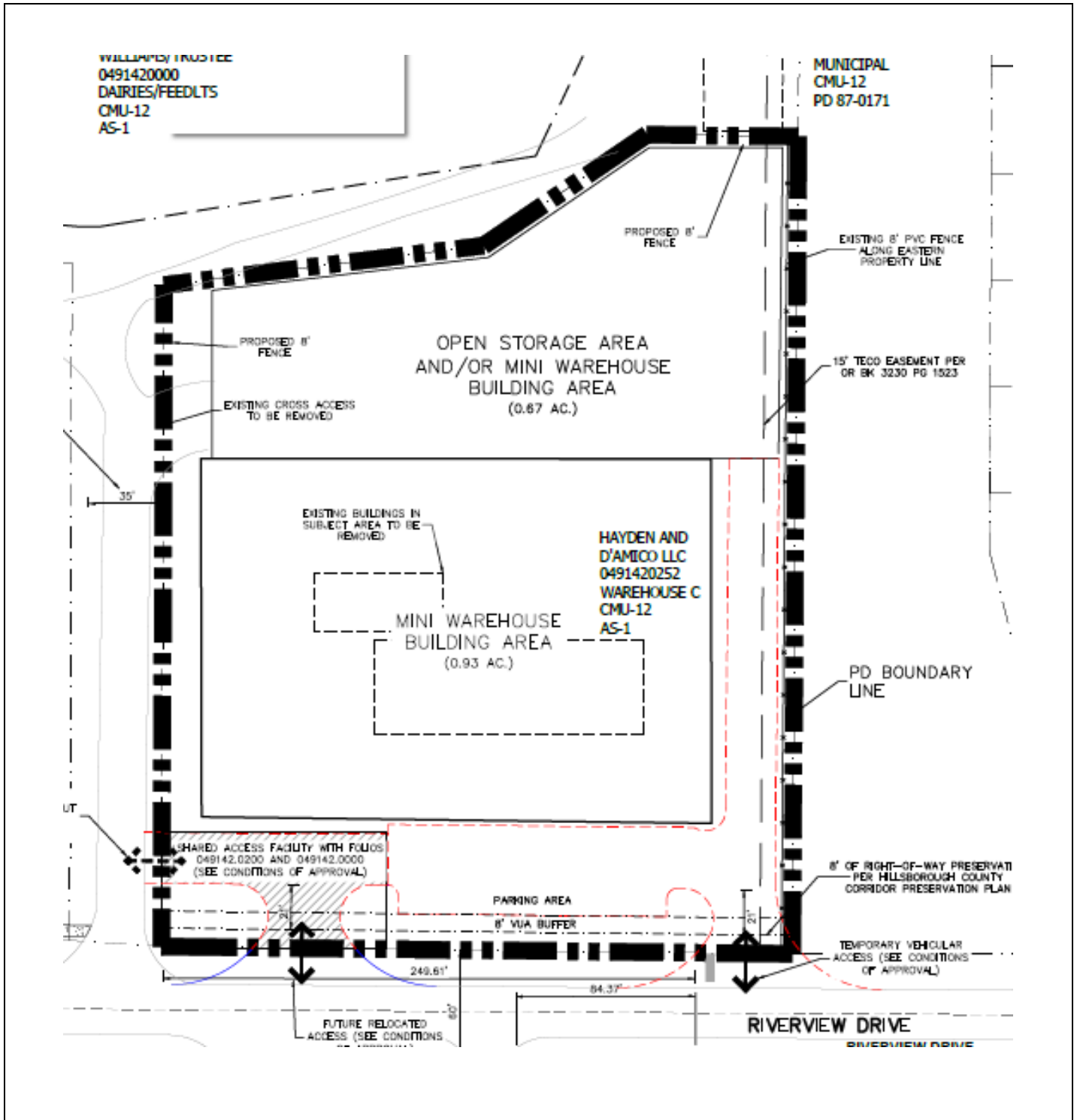
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Agricultural and Single-family Residential
South	River Dr. ROW & RSC-2	Min. Lot Area: 0.5 acre	SF Residential	Single Family Residential
East	PD 87-0171	1,105 SF; DRI #146 allows trade-off mechanism for non-res./res.	Single Family Residential (Immediate East)	Single Family Residential and conservation open space (Immediate East)
West	PD 90-0027	Two 5,000 sf buildings	Contractor's Office and Outside Storage	Warehouse per PAO website

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Riverview Dr.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	95	6	10
Difference (+/-)	(+) 76	(+) 5	(+) 8

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

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

Notes: Western connectivity represents future condition.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Riverview Dr./ Access Spacing	Administrative Variance Requested	Approvable
Riverview Dr./ Substandard Road	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services comment sheet
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Self-Storage/Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 * 50.695 = \$36,753.88 plus open storage area may be assessable (boat/RV/etc.) at same rate Fire: \$32 * 50.695 = \$1,622.24 plus open storage area may be assessable (boat/RV/etc.) at same rate Credit for prior existing warehouse structure may apply if removed/demolished. Urban Mobility, Central Fire - mini-storage use 50,695 sq ft plus open storage area (unknown sq ft).				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is for a rezoning from Agricultural, Single Family (AS-1) to Planned Development (PD) to allow for the development of a 50,965-square-foot mini-warehouse and open storage on a 2.34-acre property located on the north side of Riverview Drive. The property is located within the Southshore Community Planning Area.

The subject property is surrounded predominately by agricultural uses, single-family neighborhoods and general commercial including open storage. To the immediate east is the location of PD 87-0171, within the Oak Creek DRI #146 which is developed with single-family homes immediately adjacent to the subject property. Between the single-family homes east of the subject site and the proposed development is a buffer area ranging from approximately 88 feet to 200 feet in width. Immediately north is AS-1 zoning developed with agricultural-related uses and sf home. Immediately west is an access easement for the AS-1 property to the north. Located to the immediate west of the access easement (PD 90-0027), allows for a contractor's office (within two, 5,000-sf buildings with outside storage of vehicles and equipment).

The applicant's proposed mini-warehouse will be predominantly located in the front portion of the subject site off Riverview Road. Whereas the outdoor Open Storage area will be restricted to the area designated on the site plan and screened from public view by the proposed mini-warehouse building. Additionally, the applicant proposes a Variation to allow an 8-foot fence further screening and mitigating the Open Storage in the rear of the site from the adjacent properties. These standards will be conditioned, and Open Storage required to be located as shown on the site plan requiring future modifications to the PD if future changes are proposed affecting the location of the proposed Open Storage.

The site plan does not the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 30-foot-wide buffer with Type "C" screening along the eastern and northern boundary of the adjacent to the residential and agricultural zoning because Open Storage is proposed in the rear of the subject site and is considered a Group 6 use. However, the applicant proposes a variation to allow an increase in fence height along the side and rear perimeters to allow an 8-foot fence which will more effectively screen the outdoor storage from the adjacent properties and public right-of-way than a 6-foot fence.

LDC VARIATIONS:

OPEN STORAGE USE

Section 6.06.06 Variation to Allow a Reduced Landscape Buffer

Sec. 6.06.06 "Buffer Screening matrix" requires a 30-foot landscape buffer along the north and east boundary. Specifically, Section 6.06.06.C.5.a requires in part, a row of evergreen trees and Section 6.06.C.5.c requires in part, low growing evergreen plants. The applicant proposes to reduce the required width of the landscaped buffer from 30 feet to 0 feet due to the extensive buffers on adjacent properties to the north and east.

Section 6.06.06 Variation to not install a 6-foot masonry wall

Sec. 6.06.06 "Buffer Screening matrix" requires a Type "C" screening along the north and east boundary. Specifically, the applicant requests a variation of LDC Section 6.06.06.C.5.b, to not provide a 6-foot masonry wall. Instead, the applicant proposes an 8-foot fence. The applicant states that the impact of the variation to Sec. 6.06.06 will be mitigated by the increased fence height from 6 feet to 8 feet if the second variation is approved, and as shown on the site plan along the east side and rear perimeters of the PD.

Section 6.06.06 Variation to allow for an 8-foot fence along the east side and north perimeters

Specifically, LDC Section 6.06.06.C.5.b requires a masonry wall up to 6 feet in height. The applicant requests to allow an increase of 2-foot of height to allow an 8-foot opaque fence. The applicant Variation Criteria Justification notes that there is an existing 8-foot PVC fence along the eastern property perimeter, and they propose to extend it.

MINI-WAREHOUSE USE**Section 6.06.06 Variation to Allow a Reduced Landscape Buffer**

Sec. 6.06.06 "Buffer Screening matrix" requires a 20-foot landscape buffer along the north and east boundary. Specifically, Section 6.06.06.C.4 requires in part, a row of evergreen trees spaced not more than 10-ft. apart and a solid 6-foot-high PVC/wooden fence along with low growing evergreen plants. The applicant proposes to reduce the required width of the landscaped buffer from 20 feet to 0 feet due to the extensive buffers on adjacent properties to the north and east.

Section 6.06.06 Variation to not install a 6-foot fence

Sec. 6.06.06 "Buffer Screening matrix" requires a Type "B" screening along the north and east boundary. Specifically, the applicant requests a variation of LDC Section 6.06.06.C.4, allow for a fence in lieu of Type-B screening/vegetation along the east and north for the mini warehouse use. Instead, the applicant proposes an 8-foot fence. The applicant states that the impact of the variation to Sec. 6.06.06 will be mitigated by the increased fence height from 6 feet to 8 feet.

Section 6.06.06 Variation to allow for an 8-foot fence along the east side and north perimeters

Specifically, LDC Section 6.06.06.C.4 requires a solid 6-foot-high PVC/wooden fence. The applicant requests to allow an increase of 2-foot of height to allow an 8-foot opaque fence. The applicant Variation Criteria Justification notes that there is an existing 8-foot PVC fence along the eastern property perimeter, and they propose to extend it.

Justification was included in the applicant's submittal for the variations. Staff has reviewed the justification statements submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

The Planning Commission found that the proposed rezoning meets the intent of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable.

Prior to Site Plan Certification the following shall be amended:

- Correct the Mini-warehouse acreage under “Proposed Use” from 0.93 ac. to 2.34 ac. for Mini-warehouse.
- Clearly delineate with “dotted lines” area where Open Storage shall be permitted.
- Shift the internal driveway westward off the 15’ TECO easement area.
- Remove 8’ fence shown on site plan along the western property boundary.

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted August 28, 2024.

1. The project shall be developed in general conformance with the August 28, 2024, site plan and be limited to the following uses.
 - Open Storage is allowed as specified on the site plan in the 0.67-acre area located in the northern portion of the subject property.
 - Mini warehouse is allowed on the entire site, limited to a maximum 0.5 FAR (50,965 square feet).
2. Pursuant to NCU 95-0614, approved on October 3, 1995, recognized a Warehouse /Trucking Operation with an office on the subject property located at 8524 Riverview Drive. The non-conforming use may continue on an interim basis under the provision of 11.03.06, until redeveloped in accordance with the conditions of approval.
2. The mini-warehouse shall be in compliance with LDC Section 6.11.60, with the following exception:
 - a. The total designated outdoor storage area shall be considered a second use and shall not be limited to 20 percent of the developed square footage for the enclosed portions of the mini-warehouse facility.
3. The development shall comply with the standards shown on the August 28, 2023, site plan and the following development standards.

a. Maximum FAR:	0.50 FAR
b. Open Storage Minimum Rear Setback:	0 feet
c. Minimum Front Yard Building Setback:	30 feet
d. Minimum Side Yard Building Setback:	15 feet
e. Maximum Impervious:	70 percent
f. Maximum Building Coverage:	35 percent
g. Maximum Building Height:	35 feet*

*Any height greater than 20 feet shall comply with Section 6.01.01, endnote 8.
4. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. A zero-foot buffer with an 8-foot opaque fence shall be allowed along the northern and eastern property boundary for both Open Storage and Mini-warehouse uses.
5. It is the County’s intent to plan for a shared access connection to Riverview Dr., serving the subject PD as well as folios 49142.0000 and 49142.0200, to be completed by others in the future, and which shall take the place of the shared access currently within 49142.0000. In order to facilitate interim access for the subject PD, project access shall be phased as follows:
 - a. Initial project access to Riverview Dr Rd. shall occur in the location shown as “Temporary Vehicular Access” on the PD site plan.

- b. At such time as redevelopment occurs within adjacent folio 049142.0000 which ties into the Shared Access Facility via the Proposed Access/Cross-Access Stubout along the western project boundary, and which completes the Shared Access Facility connection to Riverview Dr., the property owner shall close and remove the Temporary Vehicular Access connection and construct any other improvements necessary to ensure the subject PD takes its sole vehicular access to Riverview Dr. through access labeled "Future Relocated Access".
 - c. Nothing herein this condition shall be construed as prohibiting gated emergency access from the subject PD to Riverview Dr. if required by the Hillsborough County Fire Marshall.
6. The developer shall construct a vehicular and pedestrian access/cross-access stubout to the western boundary as shown on the PD site plan in the location labeled "Proposed Access/Cross-Access Stubout". Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall not be permitted to install a fence or wall across such connection. The developer shall not install the portion of the "Future Relocated Access" connection within the existing right-of-way (i.e. between Riverview Dr. and the area designated as the Shared Access Facility, which shall be constructed by others in the future as described in condition 5, hereinabove).
7. As shown on the PD site plan, the Riverview Dr. access and all internal driveways and drive aisles between this access and the access stubout along the western project boundary shall be considered Shared Access Facilities with folios 049142.0000 and 49142.0200. Prior to or concurrent with the initial increment of development the property owner shall record in the Official Records of Hillsborough County all easement(s) necessary to effectuate the above-described shared access.
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. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 8 feet of right-of-way along its Riverview Dr. project frontage. Only those interim uses may be permitted within the preservation area consistent with LDC Sec. 5.11.09, and all setbacks shall be measured from the future right-of-way boundary.
10. If RZ 24-0932 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 28, 2024) which was found approvable by the County Engineer (on September 5, 2024) for the Riverview Dr. substandard road improvements required pursuant to Sec. 6.04.03.L of the LDC. Once approved, no substandard road improvements along Riverview Dr. shall be required to support the proposed project.
11. If RZ 24-0932 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 28, 2024) which was found approvable by the County Engineer (on September 5, 2024) for the Sec. 6.04.07 access spacing standards for the project's Riverview Dr. access. The variance will permit a temporary access spacing of +/- 84-feet from the driveway serving folio 49932.0000, until such time as the future relocated access is effectuated (as further described in condition 5, hereinabove).
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, unless otherwise stated herein.

- 13. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 14. 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:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

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

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

APPLICATION NUMBER: PD 24-0932

ZHM HEARING DATE: October 28, 2024

BOCC LUM MEETING DATE: December 10, 2024

Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: PD 24-0932

ZHM HEARING DATE: October 28, 2024

BOCC LUM MEETING DATE: December 10, 2024

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/05/2024

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 24-0932

- 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 ZONING APPROVAL

New Conditions

1. It is the County's intent to plan for a shared access connection to Riverview Dr., serving the subject PD as well as folios 49142.0000 and 49142.0200, to be completed by others in the future, and which shall take the place of the shared access currently within 49142.0000. In order to facilitate interim access for the subject PD, project access shall be phased as follows:
 - a. Initial project access to Riverview Dr Rd. shall occur in the location shown as "Temporary Vehicular Access" on the PD site plan.
 - b. At such time as redevelopment occurs within adjacent folio 049142.0000 which ties into the Shared Access Facility via the Proposed Access/Cross-Access Stubout along the western project boundary, and which completes the Shared Access Facility connection to Riverview Dr., the property owner shall close and remove the Temporary Vehicular Access connection and construct any other improvements necessary to ensure the subject PD takes its sole vehicular access to Riverview Dr. through access labeled "Future Relocated Access".
 - c. Nothing herein this condition shall be construed as prohibiting gated emergency access from the subject PD to Riverview Dr. if required by the Hillsborough County Fire Marshall.
2. The developer shall construct a vehicular and pedestrian access/cross-access stubout to the western boundary as shown on the PD site plan in the location labeled "Proposed Access/Cross-Access Stubout". Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the developer shall not be permitted to install a fence or wall across such connection. The developer shall not install the portion of the "Future Relocated Access" connection within the existing right-of-way (i.e. between Riverview Dr. and the area designated as the Shared Access Facility, which shall be constructed by others in the future as described in **condition 1**, hereinabove.
3. As shown on the PD site plan, the Riverview Dr. access and all internal driveways and drive aisles between this access and the access stubout along the western project boundary shall be considered Shared Access Facilities with folios 049142.0000 and 49142.0200. Prior to or concurrent with the initial increment of development the property owner shall record in the Official Records of Hillsborough County all easement(s) necessary to effectuate the above-described shared access.
4. 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.

5. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 8 feet of right-of-way along its Riverview Dr. project frontage. Only those interim uses may be permitted within the preservation area consistent with LDC Sec. 5.11.09, and all setbacks shall be measured from the future right-of-way boundary.
6. If RZ 24-0932 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 28, 2024) which was found approvable by the County Engineer (on September 5, 2024) for the Riverview Dr. substandard road improvements required pursuant to Sec. 6.04.03.L of the LDC. Once approved, no substandard road improvements along Riverview Dr. shall be required to support the proposed project.
7. If RZ 24-0932 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 28, 2024) which was found approvable by the County Engineer (on September 5, 2024) for the Sec. 6.04.07 access spacing standards for the project's Riverview Dr. access. The variance will permit a temporary access spacing of +/- 84-feet from the driveway serving folio 49932.0000, until such time as the future relocated access is effectuated (as further described in **condition 1**, hereinabove).

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone a +/- 2.34 ac. parcel, from Agricultural Single-Family – 1 (AS-1) to Planned Development (PD). The applicant is proposing entitlements to permit up to 50,965 s.f. of mini warehouse uses, and a 0.67 ac. open storage area.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that since the project will generate fewer than 50 peak hour trips at buildout, a detailed transportation analysis was not required. 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. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Staff notes that the applicant's calculations and those shown below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage area is converted into an equivalent square-footage by taking the acreage and applying the maximum FAR of the underlying future land use (in this case a 0.50 FAR allowed pursuant to the CMU-12 designation). This square-footage is then analyzed as mini warehouse.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single-Family Detached Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,965 s.f. Mini Warehouse Uses (ITE LUC 151)	74	5	8
PD, 0.62 ac. Open Storage (14,592 s.f. equivalent) (ITE LUC 151)	21	1	2
Subtotal:	95	6	10

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 76	(+) 5	(+) 8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Riverview Dr. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 60 and +/- 77 feet) in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the north and south sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present on in the vicinity of the proposed project.

Riverview Dr. is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced facility. The right-of-way needed for a 2-lane enhanced collector roadway in within the urban service area is calculated by taking the right-of-way for a 2-lane urban collector roadway (64 feet per TS-4) and adding an additional 12-feet for enhancements (for a total of 76 feet of right-of-way needed). Given the existing minimum right-of-way of 60 feet, a total of 16 feet is needed (i.e. 8 feet each north and south of the existing right-of-way). The applicant has shown the required corridor preservation on the PD site plan as required by the DRPM.

SITE ACCESS

The parcel is presently accessed via a connection through adjacent folio 49142.0000 and via an access to Riverview Dr. The applicant is proposing to close all existing connections and construct a temporary access along the easternmost portion of its project frontage. The applicant will also construct an access/cross-access stubout along the western property boundary, which will be completed (by others) upon redevelopment on the adjacent property. At such time, the temporary access would close as would the connection within folio 49142.0000, in favor of the new shared connection to Riverview Dr. which aligns with Riverlachen Way. This is necessary in order to allow near term development of the subject property while planning for a safer future access option to serve the subject PD and adjacent properties to the west and north.

ADMINISTRATIVE VARIANCE #1 – RIVERVIEW DR. - SUBSTANDARD ROAD

As Riverview Dr. is a substandard roadway, the applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated August 28, 2024) which was found approvable by the County Engineer (on September 5, 2024) for the Riverview Dr. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC.

If PD 24-0932 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

ADMINISTRATIVE VARIANCE #2 – RIVERVIEW DR. – ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated August 28, 2024) from the Sec. 6.04.07 LDC requirement, governing the project’s Riverview Dr. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking a variance of +/- 160 feet, such that the developer will be permitted to construct the temporary vehicular access in a location +/- 85 feet from Riverlachen Way. As a part of this request, the applicant has proffered a Shared Access Facility which will permit closure of the temporary access and consolidation of the access

immediately to this project's west at such time as that property will redevelop (at which time the access which is the subject of this variance would no longer be needed).

If PD 24-0932 is approved, the County Engineer will approve the Administrative Variance.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Riverview Dr.	US 41	US 301	D	D

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, September 5, 2024 9:40 AM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: Lampkin, Timothy; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 24-0932 - Administrative Variances Review
Attachments: 24-0932 AVReq 08-28-24.pdf; 24-0932 AVReq 08-30-24_2.pdf

Vicki/Michael - I have found the attached two Section 6.04.02.B. Administrative Variances (AV) for PD 24-0932 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:39 AM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0932 - Administrative Variances Review

Hello Mike,

The attached AVs are approvable to me, please include the following people in your response:

myates@palmtraffic.com
vcastro@palmtraffic.com
lampkint@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
W: HCFLGov.net

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

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV-Substandard Rd Riverview Drive <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>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.</p>	
Project Name/ Phase	8524 Riverview Drive Rezoning
<p>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.</p>	
Folio Number(s)	49142-0252
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>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").</p>	
Name of Person Submitting Request	Vicki Castro, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	
<p>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.</p>	
Pending Zoning Application Number	24-0932
<p>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.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



August 28, 2024

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

RE: 8524 Riverview Drive Rezoning (PD 24-0932)
Folio: 49142-0252
Administrative Variance Request – Riverview Drive
Palm Traffic Project No. T24045

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance 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 north of Riverview Drive and east of 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on August 08, 2024, with Hillsborough County staff.

The proposed rezoning will allow for up to 50,965 square feet of self-storage and 0.67 acres of open storage.

The project proposes to have the following access:

- One (1) full access to Riverview Drive.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section of Riverview Drive from Still Creek Drive to the project driveway, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Riverview Drive is approximately 60 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Riverview Drive has approximately 11-foot travel and open drainage on both the north and south sides and a 5-foot sidewalk along the north side roadway. This segment of Riverview Drive was recently repaved by Hillsborough County. Due to the constrained right of way on Riverview Drive, the additional travel lane width and sidewalk cannot be provided. Therefore, the requirement to improve Riverview Drive is unreasonable.

Mr. Michael Williams, P.E.
August 28, 2024
Page 2

b) The variance would not be detrimental to the public health, safety and welfare.

Riverview Drive currently has 11-foot travel lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 40 and 45 mph, 11-foot lanes may be used. The posted speed limit on Riverview Drive is 45 mph. The existing 11-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Given the information outlined in this section, the existing roadway section would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

The proposed project will have only the one (1) full access to Riverview Drive. Again, without the variance, reasonable access cannot be provided.

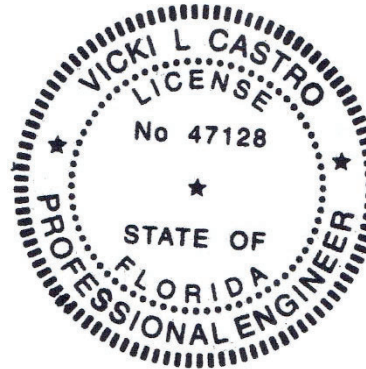
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed by
Vicki L Castro
Date: 2024.08.28
12:47:18 -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

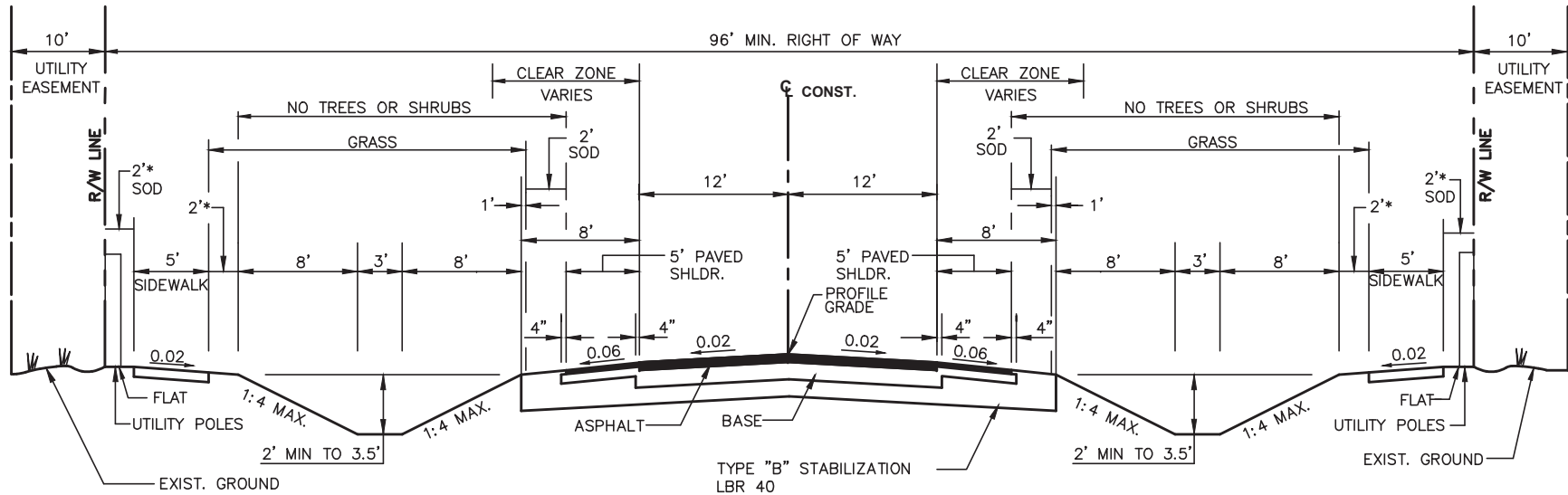
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

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.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- 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)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV-Access Spacing on Riverview Dr <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>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.</p>	
Project Name/ Phase	8524 Riverview Drive Rezoning
<p>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.</p>	
Folio Number(s)	49142-0252
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>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").</p>	
Name of Person Submitting Request	Vicki Castro, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	
<p>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.</p>	
Pending Zoning Application Number	24-0932
<p>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.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>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".</p>	



August 28, 2024

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

RE: 8524 Riverview Drive Rezoning (PD 24-0932)
Folio: 49142-0252
Administrative Variance Request – Minimum Spacing – Riverview Drive
Palm Traffic Project No. T24045

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for the access to Riverview Drive for the project. The project is located north of Riverview Drive and east of 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on August 29, 2024 with Hillsborough County staff.

The proposed rezoning will allow for up to 50,965 square feet of self-storage and 0.67 acres of open storage.

The subject property is currently occupied by an approximate 6,350 square foot warehouse use that has one (1) full access to Jen Chiofalo Road (private driveway) and one (1) full access to Riverview Drive (that is currently gated and not being used as the primary access). Based on research of the easement to Jen Chiofalo Road, this property does not have access rights to the private driveway. Therefore, the proposed project will construct a temporary driveway on the eastern property line, approximately 84 feet east of Riverlachen Way. However, this project is providing a shared access facility with folios 049142-0200 and 049142-0000 to allow the driveway to be relocated in the future to the west to align with Riverlachen Way and removal of the Jen Chiofalo connection.

The proposed access on Riverview Drive will be approximately 84 feet east of the Riverlachen Way and approximately 760 feet west of Cypress Leaf Place, as shown in Figure 2.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Riverview Drive. Based on Section 6.04.07, the connection spacing for Riverview Road is 245 feet for a Class 6 road.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

This request is to remove the existing driveway to Jen Chiofalo Road and relocate the one (1) full access on Riverview Drive to the eastern property line. The proposed driveway location on Riverview Drive will provide approximately 84

feet of separation with Riverlachen Way to the south. However, this project is providing a shared access facility with folios 049142-0200 and 049142-0000 to allow the driveway to be relocated to the west in the future to align with Riverlachen Way and removal of the Jen Chiofalo connection. Since the access to Riverview Drive serves as the only access to the site, not approving the variance would be an unreasonable burden on the applicant.

b) The variance would not be detrimental to the public health, safety and welfare.

The project driveway is proposed to be located on the eastern property line, to provide the maximum separation between Riverlachen Way and Jen Chiofalo Road in the interim condition. Based on the ITE Trip Generation Manual, the project is anticipated to generate only 95 daily trip ends, 6 AM peak hour trip ends and 10 PM peak hour trip ends. Given the limited traffic anticipated to use the driveway, the design layout of the site, and the future driveway relocation feasibility, the temporary driveway spacing would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

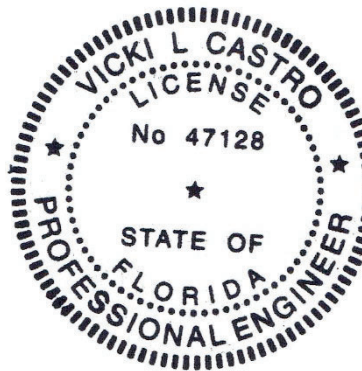
The access spacing variance is requested to provide a functional site layout with the initial redevelopment of the site and allow for a future relocation of the driveway when the preferred alternate location is feasible. Without the variance, reasonable to the property could not be provided.

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: 2024.08.30
10:44:52 -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.

Vicki L Castro, P.E.
Principal

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

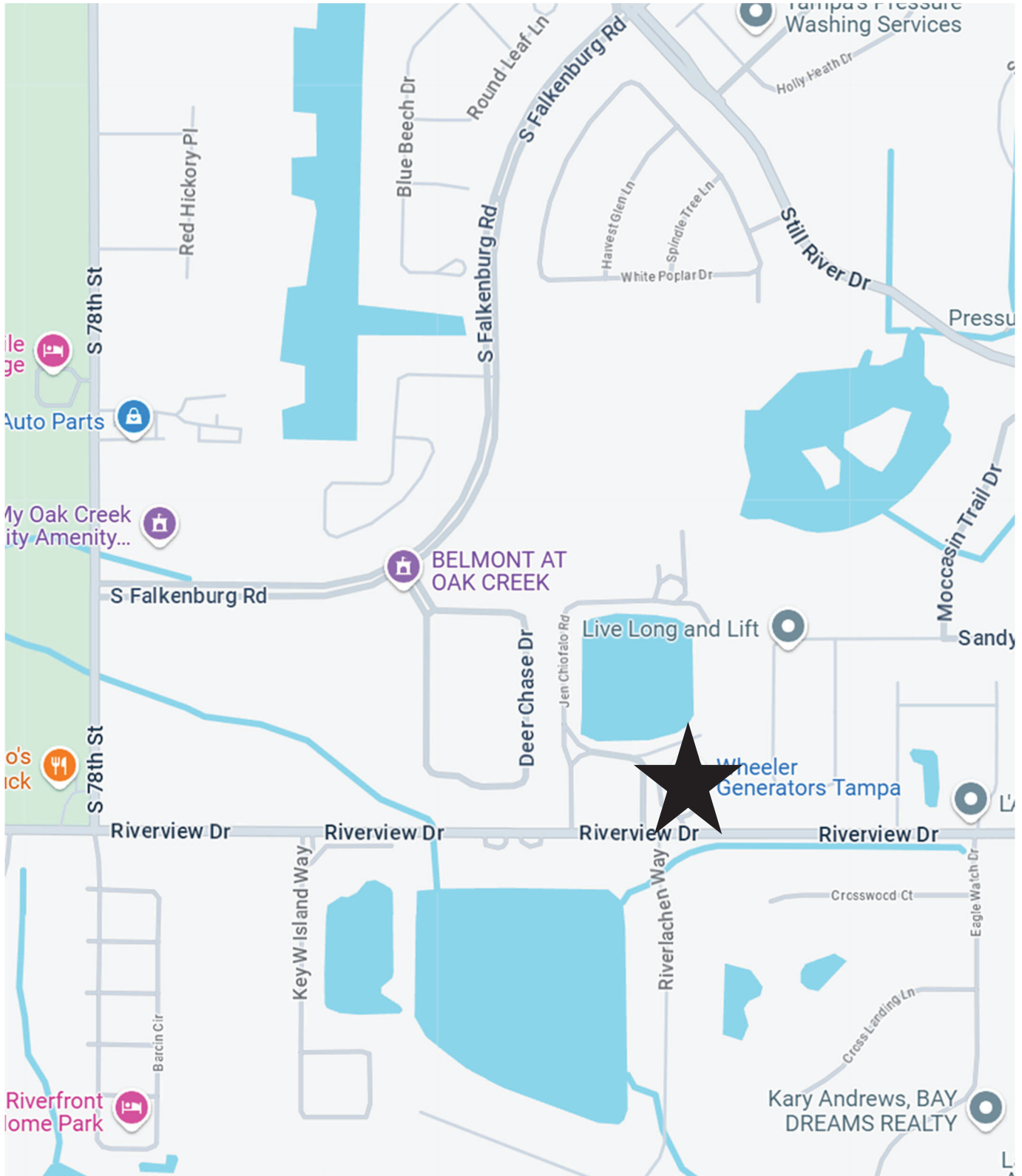
_____ Disapproved _____ Approved with Conditions _____ Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Riverview Dr.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	95	6	10
Difference (+/-)	(+) 76	(+) 5	(+) 8

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

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

Notes: Western connectivity represents future condition.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Riverview Dr./ Access Spacing	Administrative Variance Requested	Approvable
Riverview Dr./ Substandard Road	Administrative Variance Requested	Approvable

Notes:

Transportation Comment Sheet

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



**Hillsborough County
City-County
Planning Commission**

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601 E Kennedy Blvd
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Tampa, FL, 33602

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: October 15, 2024 Report Prepared: October 3, 2024	Case Number: PD 24-0932 Folio(s): 49142.0252 General Location: North of Riverview Drive, east of Deer Chase Drive, west of Sandy Plains Drive, and south of White Poplar Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12.0 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan(s)	SouthShore Areawide Systems
Rezoning Request	Rezone from AS-1 to a PD to allow for mini-warehouse and open storage uses.
Parcel Size	2.34 ± acres
Street Functional Classification	Deer Chase Drive – Local Sandy Plains Drive – Local Riverview Drive – County Collector White Poplar Drive – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	C

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	AS-1	Light Industrial
North	Community Mixed Use-12	AS-1 + PD	Agricultural
South	Residential-4	RSC-2 + IPD-1	Single Family Residential
East	Community Mixed Use-12	PD	Single Family Residential + Public/Quasi-Public/Institutions
West	Community Mixed Use-12	IPD-1 + PD	Single Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 2.34 ± acre subject site is located north of Riverview Drive, east of Deer Chase Drive, west of Sandy Plains Drive, and south of White Poplar Drive. The site is in the Urban Service Area and is located within the SouthShore Areawide Systems Community Plans. The applicant is requesting a Planned Development (PD) to allow for mini-warehouse and open storage uses.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County’s growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that “compatibility does not mean “the same as” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The site is currently used for light industrial related uses. There are single-family uses directly east of the site and on the south side of Riverview Road. There is an agricultural use to the north with a body of water in the northern parcel separating the light industrial uses from the agricultural use. On the eastern border, there are single family residential uses but separated by a long and narrow wooded parcel likely uses for stormwater management. To the western border, there are existing light industrial uses which currently borders single family residential uses. The southern border is all single-family residential uses but are separated by Riverview Drive. The proposed mini-warehouse and open storage use is compatible with the surrounding area and meets Objective 1 and Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of

each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 category allows for the consideration of residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Per the request, uploaded into Optix on September 30, 2024, the proposal is to allow up to 50,695 square feet of mini warehouse and open storage uses, which is the maximum intensity for CMU-12 at the Floor Area Ratio (FAR) of 0.50, therefore, it meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

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

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is of mixed use but comprised mostly of light industrial, public/quasi-public/institutions uses, single-family residential and agriculture.

The site is within the limits of the SouthShore Areawide Systems Community Plans. The proposed mini-warehouse and open storage uses would be complementary to the mix of uses in the surrounding area and would support residential uses in the area; therefore, it meets the intent of Goal 2 of the Transportation Objective of the SouthShore Areawide Systems Community Plan, which seeks to coordinate transportation planning and greenway trails planning, right-of-way and corridor protection whenever possible and/or feasible to accommodate future development.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the SouthShore Areawide Systems Community Plans. The proposed Planned Development allows for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed 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 ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1:

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

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

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

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

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

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

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY PLAN

Transportation Objective

The communities within the SouthShore Areawide Systems Plan boundary desire to be served by a balanced transportation system. A thoughtfully planned system of roadways accommodates existing automobile traffic, supports strategically placed activity centers, connected by efficient public transit and is designed to connect to a rapid transit system. Community groups actively participate in planning transportation facilities, resulting in a harmonious integration of roads and communities. People living here have mobility choices; they can safely walk, bicycle, drive a car, and take the bus or rail transit. The whole array of transportation options is designed to be user-friendly with sidewalks, bike lanes, and tree-shaded environments everywhere.

The community desires to:

- *Identify, where appropriate, "co-location" of greenways and corridor coexistence is achievable.*
- *Preserve current and future rights-of-way to meet existing and future transportation system needs while accommodating pedestrian traffic (i.e. sidewalks, trails and bike paths). These preserved corridors should be acquired, as development is planned or occurs, supplementing the established system of acquiring right-of-way during project implementation.*

Goal 2. Coordination - *Coordinate transportation planning and greenway trails planning, right-of-way and corridor protection whenever possible and/or feasible to accommodate future development. In order to protect the rights-of-way needed to implement the Countywide Corridor plan map and to avoid encroachment into such rights-of-way by buildings, parking areas and other types of developments, acquiring the needed rights-of-way in advance of development is necessary.*

- a. *Support the provision of adequate space for alternative modes of transportation such as bikeways, and sidewalks along appropriate transportation corridors.*
- b. *Support the review of new development to determine if the development is within or adjacent to rights-of-way identified on the map to ensure adequate space is available for alternative modes.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0932

all other values

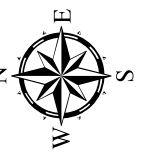
Rezoning

STATUS	Color
APPROVED	Yellow
CONTINUED	Green
DENIED	Red
WITHDRAWN	Blue
PENDING	Purple

Tampa Service Area	Dark Blue
Urban Service Area	Medium Blue
Shoreline	Light Blue
County Boundary	White
Jurisdiction Boundary	White
Roads	White
Parcels	White
WATER NATURAL LULC_We_L Poly	Light Green
AGRICULTURAL/MINING-120 (.25 FAR)	Light Green
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)	Light Green
AGRICULTURAL-1/10 (.25 FAR)	Light Green
AGRICULTURAL/RURAL-1/5 (.25 FAR)	Light Green
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)	Light Green
RESIDENTIAL-1 (.25 FAR)	Light Green
RESIDENTIAL-2 (.25 FAR)	Light Green
RESIDENTIAL PLANNED-2 (.35 FAR)	Light Green
RESIDENTIAL-4 (.25 FAR)	Light Green
RESIDENTIAL-6 (.25 FAR)	Light Green
RESIDENTIAL-9 (.35 FAR)	Light Green
RESIDENTIAL-12 (.35 FAR)	Light Green
RESIDENTIAL-16 (.35 FAR)	Light Green
RESIDENTIAL-20 (.35 FAR)	Light Green
RESIDENTIAL-35 (1.0 FAR)	Light Green
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)	Light Green
NEIGHBORHOOD MIXED USE-6 (.35 FAR)	Light Green
COMMUNITY MIXED USE-12 (.50 FAR)	Light Green
URBAN MIXED USE-20 (1.0 FAR)	Light Green
REGIONAL MIXED USE-35 (2.0 FAR)	Light Green
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)	Light Green
RESEARCH CORPORATE PARK (1.0 FAR)	Light Green
OFFICE COMMERCIAL-20 (.75 FAR)	Light Green
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)	Light Green
LIGHT INDUSTRIAL PLANNED (.75 FAR)	Light Green
LIGHT INDUSTRIAL (.75 FAR)	Light Green
HEAVY INDUSTRIAL (.75 FAR)	Light Green
PUBLIC/QUASIPUBLIC	Light Green
NATURAL PRESERVATION	Light Green
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)	Light Green
CITRUS PARK VILLAGE	Light Green

Legend

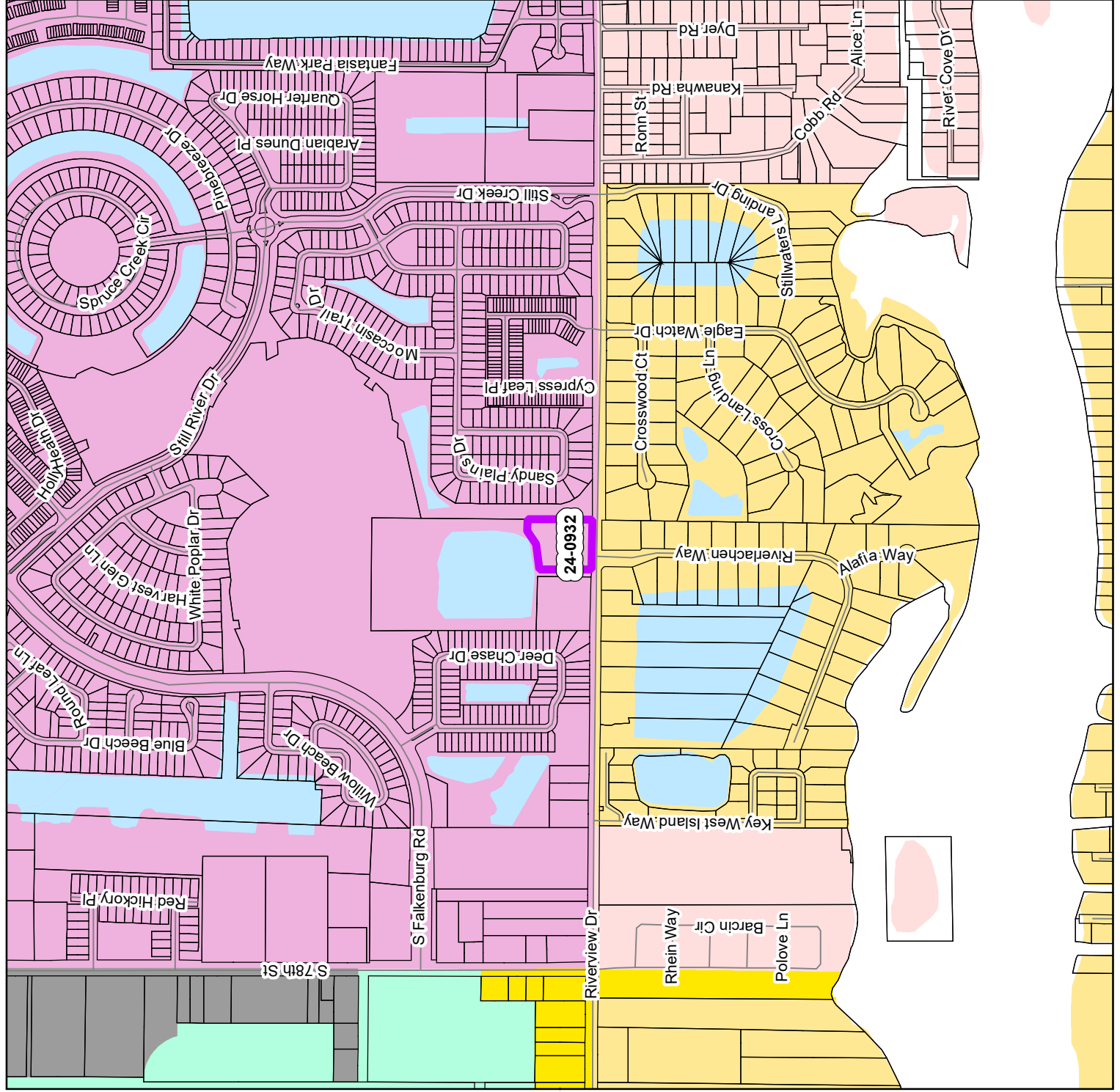
- WATER NATURAL LULC_We_L Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 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)
- NEIGHBORHOOD MIXED USE-6 (.35 FAR)
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- 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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only. It is intended that the rezoning map be approved without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the rezoning map be approved without specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. The rezoning map is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 6/28/2024
 Author: Beverly F. Daniels
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