Rezoning Application: RZ-PD 24-1013

Zoning Hearing Master Date: April 15, 2025

BOCC Land Use Meeting Date: June 10, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: R and L Enterprises III of

Tampa

FLU Category: R-1

Service Area: Urban

Site Acreage: 2.5 +/- AC

Community Plan Area: Riverview

Overlay: None Special District: None

Request: Planned Development



Introduction Summary:

The applicant is requesting to rezone 2.5+/- acres from AS-1 (Agricultural, Single-Family) to PD (Planned Development) to allow for a 13,000 square foot shopping and office center development with limited uses.

Zoning:	Existing	Proposed	
District(s)	AS-1	PD	
Typical General Use(s)	Single-Family Residential/Agricultural	Commercial, General (CG) use, restricted	
Acreage	2.5+/- acres	2.5+/- acres	
Density/Intensity	1 DU per GA/ FAR: NA	0 DU per GA/ FAR: 0.12	
Mathematical Maximum*	2 DU per GA/ FAR: NA	13,000 sf	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	43,560 sf / 150'	NA
Setbacks/Buffering and	50' Front	30' Front
	50' Rear	20' Rear
Screening	15' Sides	20' Sides
Height	50′	20', 1 story

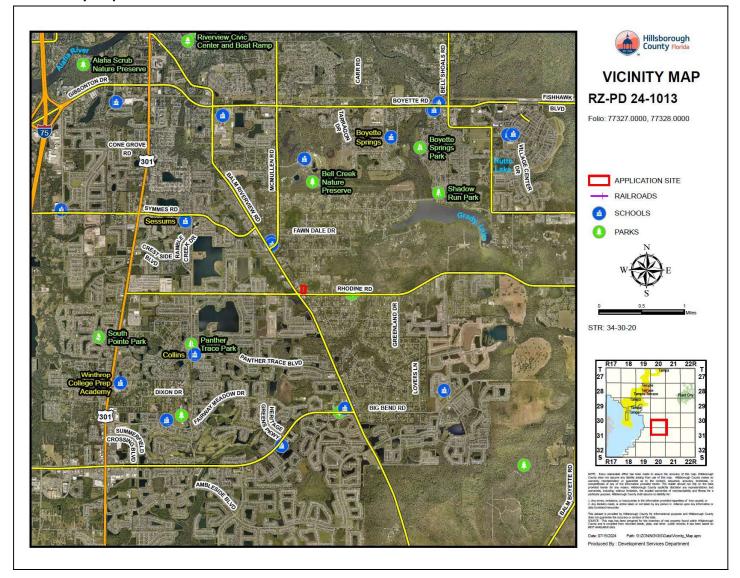
Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

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

Case Reviewer: Carolanne Peddle

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

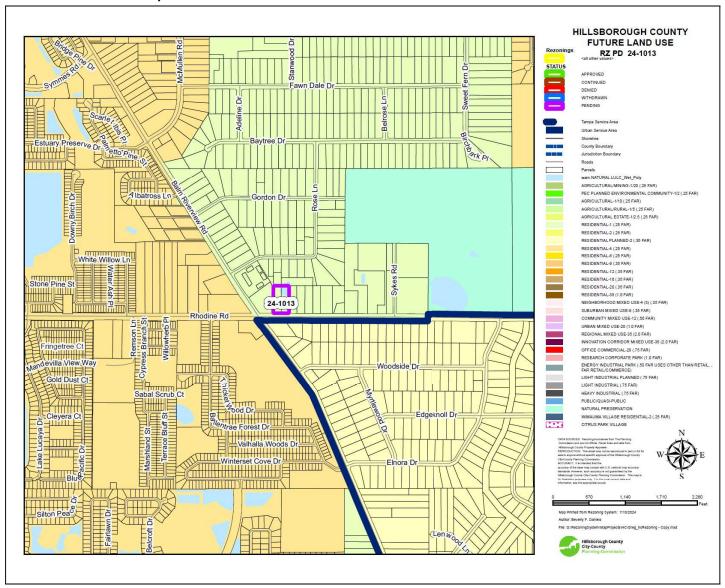


Context of Surrounding Area:

The subject site is located on the north side of Rhodine Road east of the intersection at Balm Riverview Road and Rhodine Road in an area comprised of commercially and residentially zoned properties. Existing uses in the vicinity include a daycare center, convenience store, retail, office park, and residential uses for manufactured and single family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

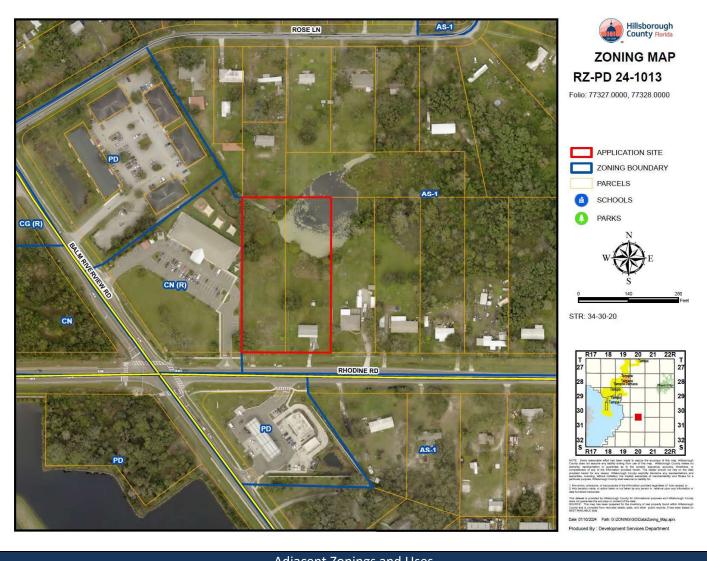


Subject Site Future Land Use Category:	Residential – 1
Maximum Density/F.A.R.:	1 DU per GA/ FAR: 0.25
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

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2.0 LAND USE MAP SET AND SUMMARY DATA

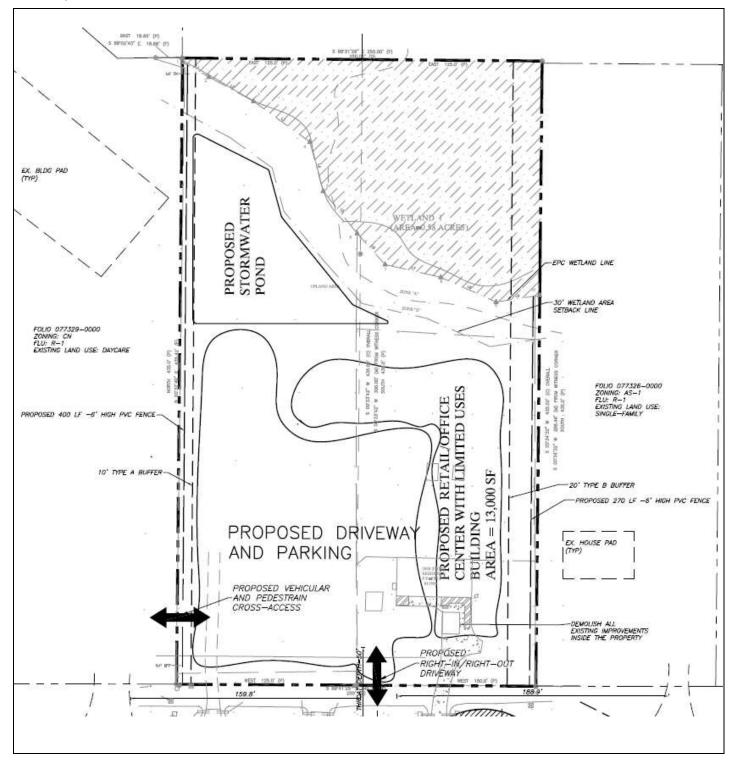
2.3 Immediate Area Map



	Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R, COUNTY OWNED	
South	AS-1, PD	1 DU per GA/ FAR: NA, 0 DU per GA/ FAR: 0.20	Agricultural, Single-Family, Convenience Store, Car Wash	Residential, LIMITED COMMERCIAL	
East	AS-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family	SINGLE FAMILY R,	
West	CN-R	0 DU per GA/ FAR: 0.16 - 0.20	Commercial limited	Day Care Center	

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)



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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	
Rhodine Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☑ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	611	56	63
Difference (+/-)	(+) 592	(+) 51	(+) 61

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

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

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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:	☐ Potable W	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ 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	
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes	□ 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	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The Planned Development is located on the north side of Rhodine Road, east of the intersection at Balm Riverview Road and Rhodine Road in an area comprised of commercially and residentially zoned properties. Existing uses in the vicinity include a daycare center, convenience store, retail, office park, and residential uses allowing for manufactured and signal family homes. The surrounding properties are zoned CN, CN-R (Restricted), CG, BPO, AS-1, AS-0.4, AR, and PD.

The project is restricted to a maximum 20 foot tall, 13,000 Sq. Ft. building with limited uses listed in the conditions of approval. The PD will provide buffering and screening along the eastern property line adjacent to the residentially zoned property and to the west along the property line abutting the childcare center. The proposed stormwater pond and existing wetland area in the northern portion of the property will further buffer the residentially zoned properties north of the subject site.

To further mitigate compatibility concerns the applicant has restricted the sit-down restaurant location to the northwestern end of the strip center farthest way from the residentially zoned properties to the east. Additionally, the Banquet Hall will be prohibiting an outdoor gathering area to reduce the sound produced for the surrounding residentially zoned properties. Furthermore, the applicant has agreed to restrict the hours of operations to several of the limited uses, as provided in the Conditions of Approval.

5.2 Recommendation

Approvable, subject to proposed conditions.

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Requirements for Certification:

- 1. Please revise the general site plan to allow for a west side and rear yard setback that is reflected by the building bubble location.
- 2. Remove "CG Zoning District Standards" from Project Data Table.
- 3. Update Project Data Table and building envelope notation to list uses found in Condition 1.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 25, 2025.

- 1. Development of the project shall be limited to 13,000 square feet of land uses permitted in Commercial, General (CG) zoning category, limited to the following:
 - a. Mail and Package Store, Childcare Services, Bank/Financial Institution, Florist, Eating Establishment, Jewelry Store, Self-Serve Laundry, Optical Services, Watch Repair, Travel Services, Health Practitioners Office, Banquet Hall, Veterinary Clinic, Business Services, Government Office, Personal Services, and Professional Services.
 - i. The Eating Establishment shall be limited to one sit-down restaurant with an outdoor seating area located in the northwestern end of the project.
 - ii. The Banquet Hall shall not be permitted an outdoor gathering area.
- 2. The hours of operation shall be limited to the following:
 - a. Daycare/General Indoor-Outdoor use: 6:00am 7:00 pm Monday Sunday
 - b. Restaurant: 10:00 am 11:00 pm Monday Sunday
 - c. General Retail Uses: 10:00 am 9:00 pm Monday Sunday
 - d. Banquet Hall:
 - i. Monday Wednesday: 10:00 am 6:00 pm
 - ii. Thursday -Sunday: 10:00 am 10:00 pm
- 3. Development shall be developed where the building envelope is depicted on general site plan, unless otherwise specified herein:
 - a. Maximum F.A.R.: 0.12
 - b. Maximum Building Coverage: 0.12
 - c. Maximum Building Height: 20 feet (1 Story)
 - d. East Side Yard Setback: 60 feet
 - e. West Side Yard Setback Minimum: 10 feet
 - f. Front Yard Setback Minimum: 30 feet
 - g. Rear Yard Setback Minimum: 160 feet
- 4. Buffering and screening shall be provided shown on the General Site Plan:
 - a. Eastern property line: 20 foot wide, Type B buffer (exclusive of any wetlands or wetland setback)
 - b. Western property line: 10 foot wide, Type A buffer (exclusive of any wetlands or wetland setback)
- 5. 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.

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- 6. 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.
- 7. 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).
- 8. 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.
- 9. The project shall be permitted 13,000 s.f. of uses permitted under condition 1. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 611 gross average daily trips, 56 gross a.m. peak hour trips, or 63 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 10. 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.
- 11. The project shall be limited to one (1) vehicular access connection to Rhodine Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access stubout along the project's western boundary.
- 12. The developer shall construct the following site access improvements as generally shown on the PD site plan:
 - a. A 4-foot-wide raised concrete separator between the westbound through lane and the existing westbound to southbound left turn lane on Rhodine Rd.; and,
 - b. A "bump out" to be located east of the project driveway and raised concrete separator to facilitate eastbound to westbound U-turning movements on Rhodine. The developer shall also be required to modify/restripe the existing westbound to southbound left turn lane as necessary to accommodate such U-turning movements.
- 13. If RZ 24-1013 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated January 3, 2025) which was found approvable by the County Engineer (on January 8, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Rhodine Rd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Rhodine Rd. access and the next closest roadways (on the same side of the street) as follows:
 - a. A variance of +/- 86 feet from the closest driveway to the west, resulting in an access spacing of +/-

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159 feet; and,

- b. A variance of +/- 62 feet from the closest driveway to the east, resulting in an access spacing of 183 feet.
- 14. If RZ 24-1013 is approved, the County Engineer will approve Design Exception request (dated January 3, 2025), and which was found approvable by the County Engineer (on January 8, 2025), for the Rhodine Rd. substandard road improvements. As Rhodine Rd. is a substandard collector roadway, the developer will be required to construct certain improvements to the roadway as further described in Condition 12, hereinabove. Such improvements shall be constructed in accordance with the Design Exception.
- 15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. 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:

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

J. Brian Grady

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.

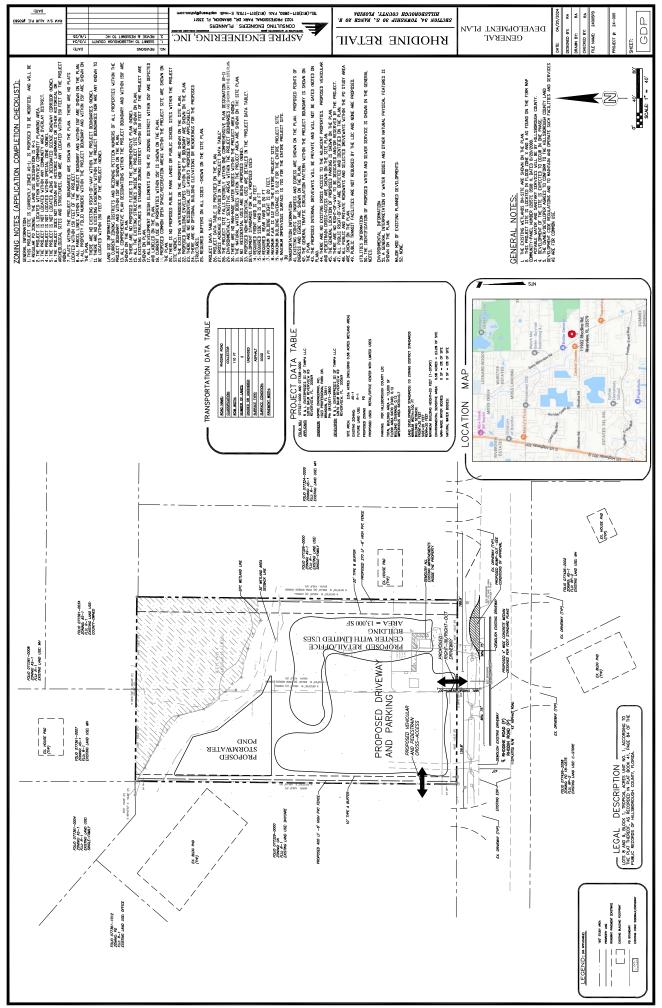
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 PROPOSED SITE PLA	AN (FULL)	



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

D . TT 0 4 /0 7 /0 00 7

10: Z	2: Zoning Technician, Development Services Department DATE: 04/05/20	
REVIEWER: James Ratliff, AICP, Principal Planner AGENCY/DEPT: Transports		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: RV/ South		PETITION NO: RZ 24-1013
	This agency has no comments.	
	This agency has no objection.	
X	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. The project shall be permitted 13,000 s.f. of retail/health practitioner's office/professional service uses, with limited uses. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 611 gross average daily trips, 56 gross a.m. peak hour trips, or 63 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 2. 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.
- 3. The project shall be limited to one (1) vehicular access connection to Rhodine Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access stubout along the project's western boundary.
- 4. The developer shall construct the following site access improvements as generally shown on the PD site plan:
 - a. A 4-foot-wide raised concrete separator between the westbound through lane and the existing westbound to southbound left turn lane on Rhodine Rd.; and,
 - b. A "bump out" to be located east of the project driveway and raised concrete separator to facilitate eastbound to westbound U-turning movements on Rhodine. The developer shall also be required to modify/restripe the existing westbound to southbound left turn lane as necessary to accommodate such U-turning movements.

- 5. If RZ 24-1013 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated January 3, 2025) which was found approvable by the County Engineer (on January 8, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Rhodine Rd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Rhodine Rd. access and the next closest roadways (on the same side of the street) as follows:
 - a. A variance of +/- 86 feet from the closest driveway to the west, resulting in an access spacing of +/- 159 feet; and,
 - b. A variance of +/- 62 feet from the closest driveway to the east, resulting in an access spacing of 183 feet
- 6. If RZ 24-1013 is approved, the County Engineer will approve Design Exception request (dated January 3, 2025), and which was found approvable by the County Engineer (on January 8, 2025), for the Rhodine Rd. substandard road improvements. As Rhodine Rd. is a substandard collector roadway, the developer will be required to construct certain improvements to the roadway as further described in Condition 4, hereinabove. Such improvements shall be constructed in accordance with the Design Exception.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the PD as follows:
 - Substitute all uses of the word "Office" (which staff notes is not a term utilized in the Land Development Code) with the terms "Health Practitioner's Office and Professional Service Uses"; and.
 - Modify the Project Data Table to add an asterisks after "Proposed Uses" and add a footnote underneath which says "Proposed uses are further limited by a trip generation cap – see conditions of approval."

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone two parcels, totaling \pm 2.5 ac. parcel, from Agricultural Single-Family \pm 1 (AS-1) to Planned Development (PD). The applicant is proposing entitlements to permit up to 13,000 s.f. of retail/health practitioner's office/professional service uses, with limited uses.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 13,000 s.f. of fast-foot restaurant uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or

appropriate data exists to determine of generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

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.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total I Hour T AM	
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 I Hour T AM	
PD, Development Pursuant to Trip Cap	611	56	63

Difference:

	24 Hour Two-	Total Peak	
Land Use/Size		Hour 7	Γrips
	Way Volume	AM	PM
Tota	: (+) 592	(+) 51	(+) 61

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Rhodine Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a 110-foot-wide right-of-way 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.

Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane facility. The right-of-way needed for a 4-lane collector roadway within the urban service area is 110 feet (per Transportation Technical Manual TS-6). Given the existing right-of-way width, no additional right-of-way preservation is needed from the subject property.

SITE ACCESS

The parcel is proposing access via a single right-in/right-out connection. There is a +/- 650-foot long existing westbound to southbound left turn lane on Rhodine Rd. onto Balm Riverview Rd. Given the relatively lower traffic volumes generated by the project, the County Engineer is permitting a break in the left turn lane such that (when volumes within the turn lane permit) traffic traveling to the proposed PD will be permitted to cross over the turn lane and utilize a roadway "bump out" to quickly U-turn along the roadway and then enter the right-in/right-out driveway. In addition to the "bump out", the developer will be required to construct a 4-foot-wide concrete separator as generally shown on the PD site plan. This separator is proposed to help enforce the right-in/right out nature of the access, which is needed for safety and operational reasons, and due to access spacing and turning conflicts in the vicinity of the proposed access. This will be in place until the roadway is widening into its future 4-lane configuration, at which time U-turning movements would move to the next available directional or full median opening (which would likely be located further east on Rhodine Rd).

<u>DESIGN EXCEPTION – RHODINE RD. - SUBSTANDARD ROAD</u>

As Rhodine Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated January 3, 2025) determine the specific improvements which would be required by the County Engineer. Based on factors presented in the design exception request, the County Engineer found the request approvable (on January 8, 2025). Deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section -7 (TS-7) (for Rural 2-Lane Local and Collector Roads) include:

- 1. In order to accommodate construction of the 4-foot-wide concrete separator between the thru-lane and left turn lane on Rodine Rd., allow the westbound through lane to 10.25-feet in width, in lieu of the 12-foot-wide travel lane required per TS-7; and,
- 2. Allow the existing 4-foot-wide paved shoulders within 6-foot-wide grass stabilized shoulders to remain, thereby eliminating the required bicycle facilities on paved shoulders, in lieu of the 5-foot-wide paved shoulders within 8-foot-wide stabilized shoulders required per TS-7.

If PD 24-1013 is approved by the Hillsborough County BOCC, the County Engineer will approve the Design Exception.

ADMINISTRATIVE VARIANCE - RHODINE RD. - ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated January 3, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Rhodine Rd. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking a variance of +/- 86 feet from the closest driveway to the west on the same side of the roadway, such that the developer will be permitted to construct the project access in a location +/- 159 feet from that driveway. The applicant is also seeking a variance of +/- 62 feet from the closest driveway to the east on the same side of the roadway, such that the developer will be permitted to construct the project access in a location +/- 183 feet from that driveway. The request was found approvable by the County Engineer (on January 8, 2025).

If PD 24-1013 is approved by the Hillsborough County BOCC, 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	То	LOS Standard	Peak Hour Directional LOS
Rhodine Rd.	Balm Riverview	Boyette Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Wednesday, January 8, 2025 11:06 AM **To:** Elizabeth Rodriguez; lb15@live.com

Cc: Patricia Ortiz; Peddle, Carolanne; De Leon, Eleonor; PW-CEIntake; Ratliff, James **Subject:** FW: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Attachments: 24-1013 AVAd 01-06-25.pdf; 24-1013 DEAd 01-06-25.pdf

Libby/Laurie,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-1013 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Wednesday, January 8, 2025 10:08 AM To: Williams, Michael < Williams M@hcfl.gov> Cc: De Leon, Eleonor < DeLeonE@hcfl.gov>

Subject: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Helo Mike,

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

libbytraffic@yahoo.com lb15@live.com ortizplanningsolutions@gmail.com peddlec@hcfl.gov peddlec@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form.	
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	□1. □4.区 2. D'way Spacing AV - Rhodine Road □5.□3. □6.
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique is. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence. In information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Rhodine Retail	
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.
77328.0000 and	9 077327.0000
Tone Humber(3)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided l	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	
Designation. Typing "N/A" or "Unknown" will result county Zoning Atlas, which is available at https://me	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 24-1013
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	

1 of 1

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

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

Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

January 3, 2025

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (Rhodine Road) - - FOLIO #77328.0000 and 077327.0000 RZ 24-1013

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

"Sec. 6.04.07. - Table: Minimum Spacing –

CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These	>45 mph	All	>45 mph
corridors will be distinguished by existing or desired restrictive	$330 \text{ ft} \leq 45$	Speeds	1320 ft \leq 45
median treatments.	mph 245 ft	660 ft	mph 660 ft
			<u>I</u>

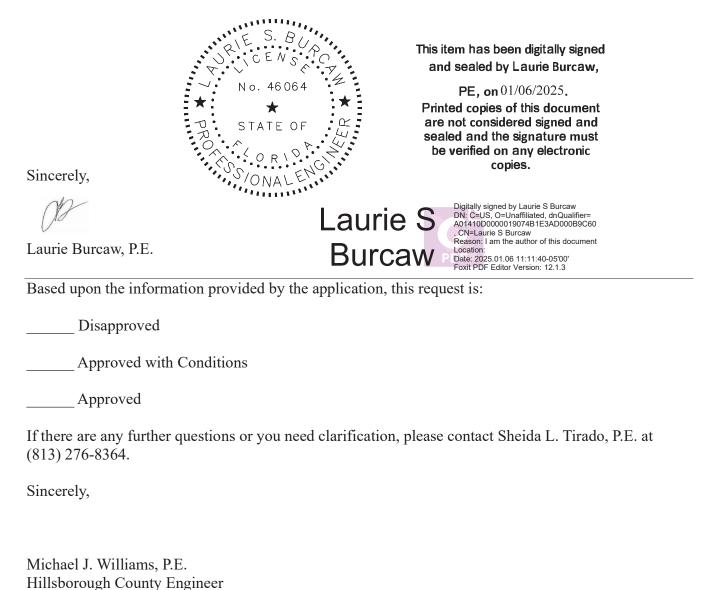
Thus, the minimum spacing on Rhodine road would be 245 feet. The subject property is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO # 77328.0000 and 077327.0000
- 2. Associated Application Numbers: RZ 24-1013

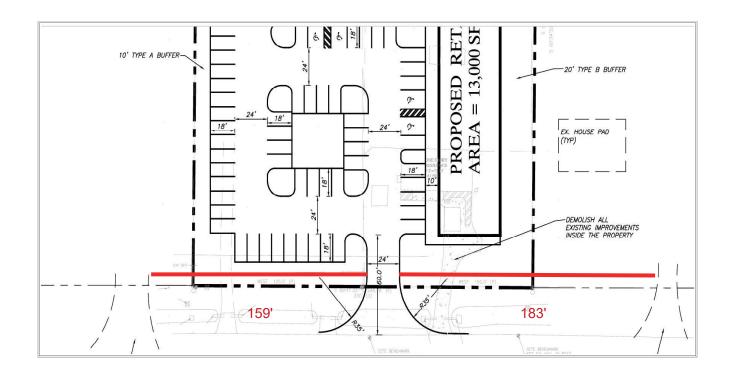
- 3. Type of Request: *Administrative variance per Section 6.04.02B*.
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
- 5. Description of what the LDC/zoning conditions requires: Section 6.04.07 requires the proposed driveways to be 245 feet from other driveways. As the Site Plan shows, on Rhodine Road, the proposed driveway is 159 feet from the driveway to the west, and 183 feet from the driveway to the east, and does not meet required minimum driveway spacing in either direction. This request is not considering the spacing to the south side of Rhodine Road because this development is proposing a right-in/right-out access by the proposal of a traffic separator.
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): Rhodine Road adjacent to this site has 2-12 foot travel lanes and a left turn lane serving the Balm-Riverview Road intersection. This is a rural section (ditches). There are 4 foot paved shoulders that are not marked as bike lanes. There are some sidewalks and some segments of sidewalk are missing. Land use is of a residential nature in the area, although the subject parcels will be retail/office. The right-of-way width at this location is 100 feet.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. The site does not have enough frontage along Rhodine Road to meet spacing in both directions. The spacing is substandard in both directions, such that if spacing were to be met in one direction, the driveway would have to be moved much closer to the adjacent driveway in the other direction. The proposed location is closer to being equidistant between the two (while working with site constraints), and it would be unreasonable to require the proposed driveway to be moved.
 - b. The variance would not be detrimental to the public health, safety, and welfare. The variance would not be detrimental to the public health, safety, and welfare. Crash data were pulled for the location shown in the attached polygon. There were two crashes along the subject segment of Rhodine Road, one in 2010 and one in 2014. The 2010 crash involved the driver swerving to avoid a dog and hitting a fence. The 2014 crash was a rear end collision involving the nearby signalized intersection. This does not constitute a pattern of crashes along this segment. The proposed access is a right-in/right-out with the proposal of a traffic separator.
 - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Three driveways (none of which meet spacing) are being closed and only one is being proposed. The existing driveways are being consolidated, and thus, it would be unreasonable to not approve the proposed new access point.

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

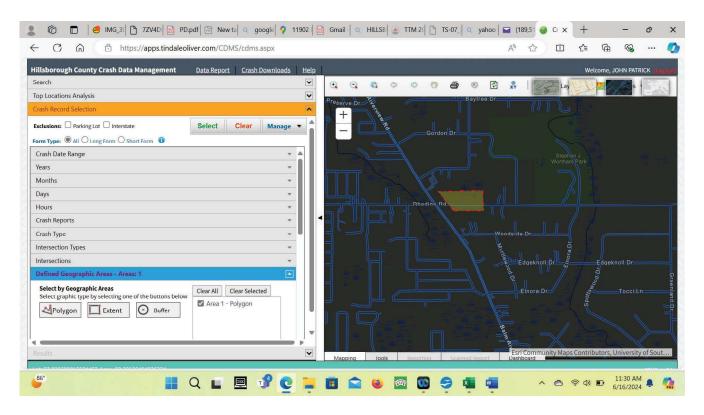




LOCATION MAP



SPACING EXHIBIT



Hillsborough Crash Management System - polygon

Ratliff, James

From: Williams, Michael

Sent: Wednesday, January 8, 2025 11:06 AM **To:** Elizabeth Rodriguez; lb15@live.com

Cc: Patricia Ortiz; Peddle, Carolanne; De Leon, Eleonor; PW-CEIntake; Ratliff, James **Subject:** FW: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Attachments: 24-1013 AVAd 01-06-25.pdf; 24-1013 DEAd 01-06-25.pdf

Libby/Laurie,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-1013 APPROVABLE.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Wednesday, January 8, 2025 10:08 AM To: Williams, Michael < Williams M@hcfl.gov> Cc: De Leon, Eleonor < DeLeonE@hcfl.gov>

Subject: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Helo Mike,

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

libbytraffic@yahoo.com lb15@live.com ortizplanningsolutions@gmail.com peddlec@hcfl.gov peddlec@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form.	
Request Type (check one)	 ☐ Section 6.04.02.B. Administrative Variance ☑ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☑ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	□1. □4.■2. Substandard Road - Rhodine Road □5.□3. □6.
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the
Project Name/ Phase Rhodine Road	
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.
Folio Number(s) 77328.0000 and	077327.0000
Tollo Nulliber(s)	Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided by	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	
Designation. Typing "N/A" or "Unknown" will result to County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 24-1013
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 11M for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	

1 of 1

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

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

Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

January 3, 2025

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

Dear Mr. Williams:

RE: Design Exception for Rhodine Road - FOLIO # 77328.0000 and 077327.0000 PD24-1013

The subject property is being rezoned to Planned Development, as is shown on the attached **Site Plan** and **Location Map** to include 13,000 SF of retail or office. This design exception per the Transportation Technical Manual (TTM) is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. Rhodine Road adjacent to the site will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

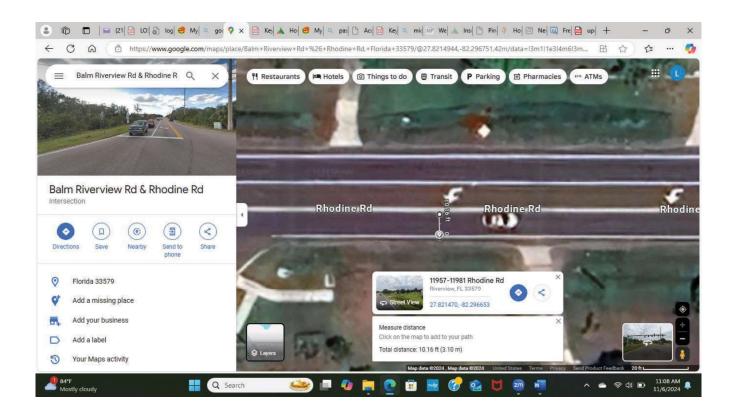
- 1. EXISTING CONDITIONS Rhodine Road adjacent to this site has 2 -10.25 foot travel lanes and a 10.25 foot wide left turn lane serving the Balm-Riverview Road intersection. This is a rural section (ditches). There are 4 foot paved shoulders that are not marked as bike lanes. There are some sidewalks and some segments of sidewalk are missing. Land use is of a residential nature in the area, although the subject parcels will be retail. There are 110 feet of right-of-way.
- 1. PROPOSED IMPROVEMENTS The developer proposes to build a raised concrete separator, between the thru-lane and the left turn lane on Rhodine Road, such that the proposed project driveway operates as a right-in/right-out driveway, and extending at least 75 feet in each direction from that driveway.
 - 3. JUSTIFICATION FOR THE REQUEST The 4 foot wide raised concrete median will keep traffic from turning left in or out of the site, and thereby reduce potentially conflicting

movements. There is a higher potential for conflict associated with left turns as compared with right turns. Constructing the separator will create a right-in/right-out driveway for the site thereby rendering the roadway more safe than if the separator were not to be constructed.

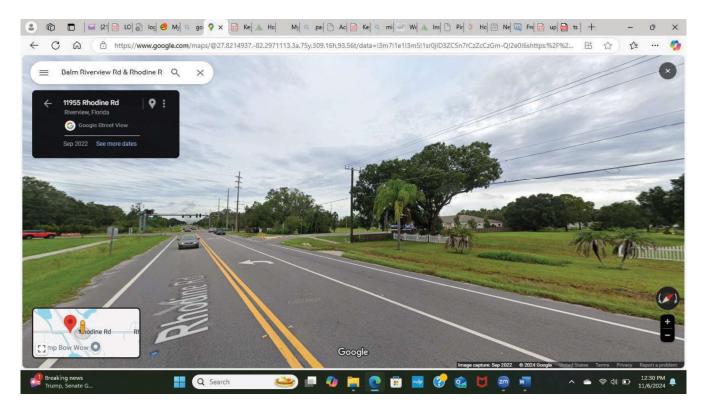
$\alpha^{(1)}$
If you have any questions/comments regarding this letter, please early me at 813.545.3316. This item has been digitally signed by Laurie S Burcaw, DN: Calls Call nafficient digitally signed by Laurie Burcaw,
Sincerely, Laurie Saura, No. 46 06 4 Burcaw Burcaw Reason: 1am the author of this document Location: Date: 2025 01.06 11:12:22-0500' Foxit PDF Editor Version: 12.1.3 Laurie Burcaw, P.E. No. 46 06 4 PE, on 01/06/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E. Hillsborough County Engineer



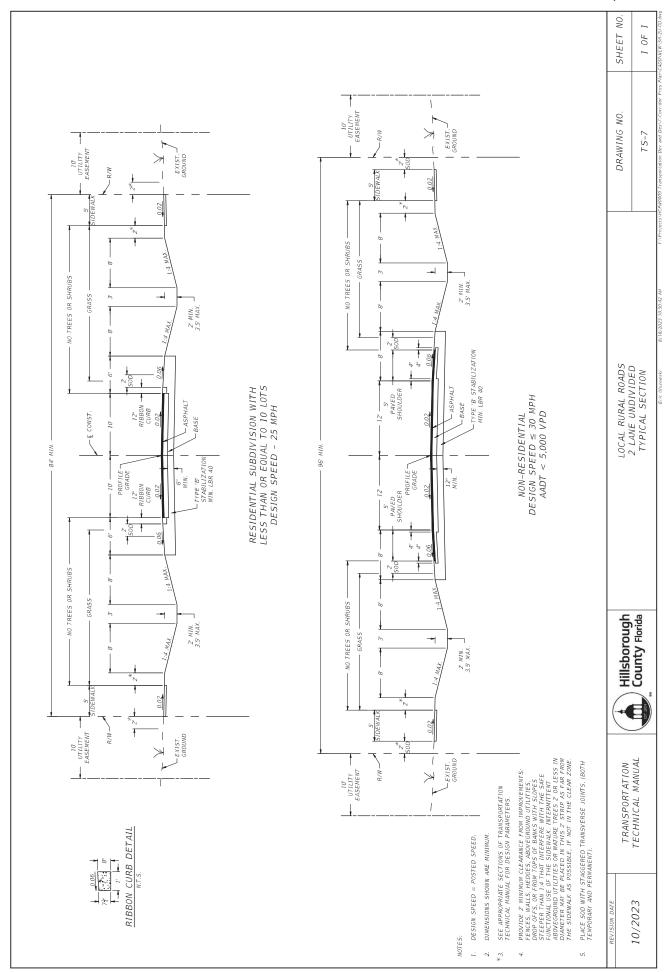
LOCATION MAP

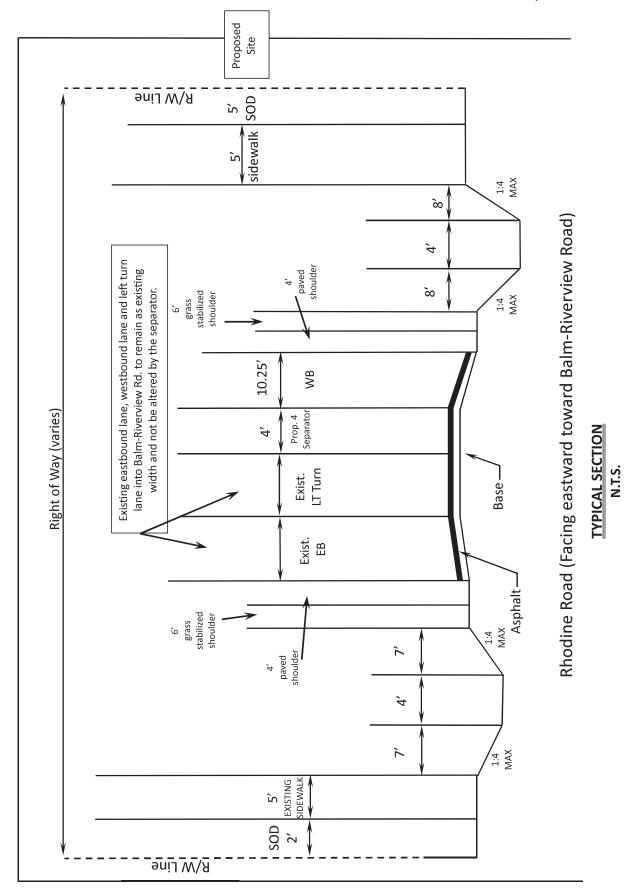


Existing conditions – 3 approximately 10.25 foot lanes



Existing conditions – looking westward





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	
Rhodine Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☐ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	19	1	2	
Proposed	611	56	63	
Difference (+/-)	(+) 592	(+) 51	(+) 61	

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 24-1013
DATE OF HEARING:	April 15, 2025
APPLICANT:	R and L Enterprises III of Tampa
PETITION REQUEST:	The request is to rezone a parcel of land from AS-1 to PD
LOCATION:	11902 & 11904 Rhodine Road
SIZE OF PROPERTY:	2.5 acres m.o.l.
EXISTING ZONING DISTRICT:	AS-1
FUTURE LAND USE CATEGORY:	RES-1

Urban

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: R and L Enterprises III of Tampa

FLU Category: R-1 Service Area: Urban Site Acreage: 2.5 +/- AC

Community Plan Area: Riverview

Overlay: None

Special District: None

Request: Planned Development



Introduction Summary:

The applicant is requesting to rezone 2.5+/- acres from AS-1 (Agricultural, Single-Family) to PD (Planned Development) to allow for a 13,000 square foot shopping and office center development with limited uses.

Additional Information:

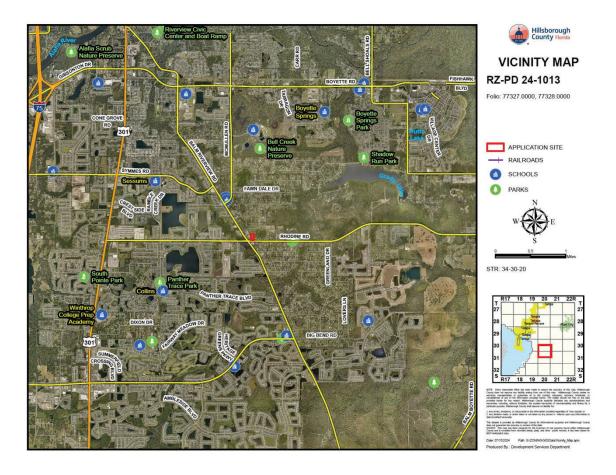
PD Variation(s): None requested as part of this application

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

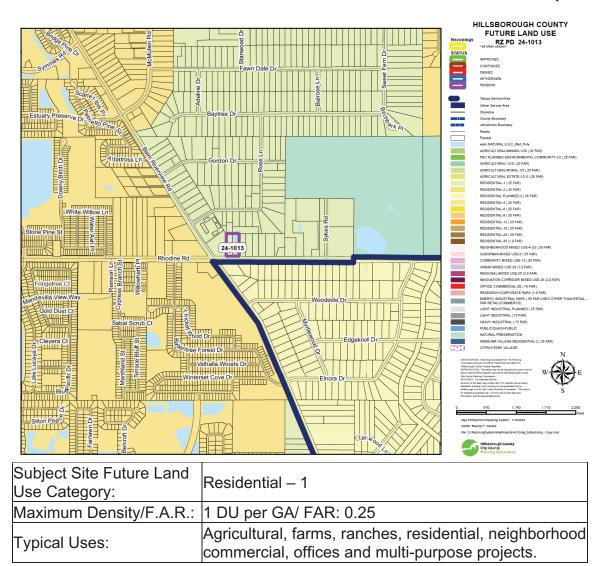
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



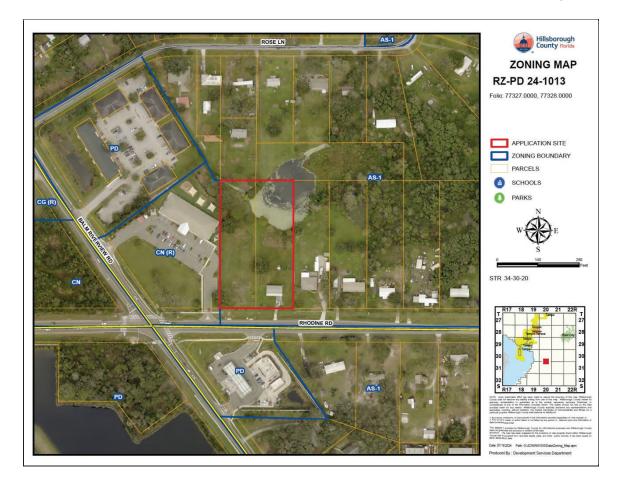
Context of Surrounding Area:

The subject site is located on the north side of Rhodine Road east of the intersection at Balm Riverview Road and Rhodine Road in an area comprised of commercially and residentially zoned properties. Existing uses in the vicinity include a daycare center, convenience store, retail, office park, and residential uses for manufactured and single family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

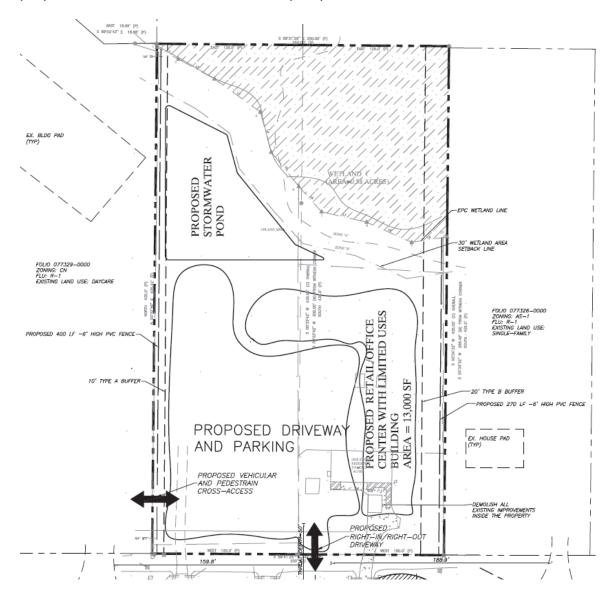


2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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)



Classification Current Conditions Select Future Improvements

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

Adjoining Roadways (check if applicable)

Rhodine Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-	⊠ Yes □ No		⊠ Yes □ No	
site Improvements Provided				
Service Area/ Water & Wastewater ⊠Urban □ City of	⊠ Yes □	□ Yes ⊠No	□ Yes ⊠No	
⊠orbarr ⊡ City of Tampa □Rural □ City of Temple Terrace	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 Fe	ees			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	⊠ Yes □ No	□ Inconsistent ⊠ Consistent	□ Yes ⊠No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The Planned Development is located on the north side of Rhodine Road, east of the intersection at Balm Riverview Road and Rhodine Road in an area comprised of commercially and residentially zoned properties. Existing uses in the vicinity include a daycare center, convenience store, retail, office park, and residential uses allowing for manufactured and signal family homes. The surrounding properties are zoned CN, CN-R (Restricted), CG, BPO, AS-1, AS-0.4, AR, and PD.

The project is restricted to a maximum 20 foot tall, 13,000 Sq. Ft. building with limited uses listed in the conditions of approval. The PD will provide buffering and screening along the eastern property line adjacent to the residentially zoned property and to the west along the property line abutting the childcare center. The proposed stormwater pond and existing wetland area in the northern portion of the property will further buffer the residentially zoned properties north of the subject site.

To further mitigate compatibility concerns the applicant has restricted the sitdown restaurant location to the northwestern end of the strip center farthest way from the residentially zoned properties to the east. Additionally, the Banquet Hall will be prohibiting an outdoor gathering area to reduce the sound produced for the surrounding residentially zoned properties. Furthermore, the applicant has agreed to restrict the hours of operations to several of the limited uses, as provided in the Conditions of Approval.

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 April 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Patricia Ortiz 2810 North Central Avenue Tampa testified on behalf of the applicant. Ms. Ortiz stated that the rezoning was intended to develop a 13,000 square foot retail and office center. She testified that the property is 2.5 acres and located about 250 feet east of the signalized intersection of Balm Riverview Road and Rhodine Road. No waivers or variations are requested. Ms. Ortiz concluded her presentation by stating that the applicant is proposing a limited

array of uses, restricted hours of operation and restrictions regarding the location of the proposed dine-in only restaurant and a prohibition of the banquet hall having an outdoor gathering area to ensure compatibility.

Ms. Carolanne Peddle Development Services staff, testified regarding the County's staff report. Ms. Peddle stated that the applicant is requesting a rezoning from AS-1 to Planned Development. The project is restricted to 13,000 square feet and a maximum height of 20 feet. She stated that the applicant will provide buffering and screening along the eastern property line adjacent to the residentially zoned property and the abutting child care center. Additionally, the applicant has agreed to restrictions regarding the hours of operation for several uses and the sit-down restaurant to the northwest and the banquet hall to the east. Ms. Peddle testified that staff recommends approval.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Urban Service Area and the Riverview Community Planning Area. He testified that the application ensures compatibility with the condition that the eating establishment is limited to one sit-down restaurant with an outdoor seating area located in the northwest end of the strip center. Mr. Royal stated that staff found the rezoning compatible with the development pattern and consistent with 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.

Mr. Todd Medrano 11906 Rhodine Road testified in opposition. Mr. Medrano stated that he has lived there for 23 years. He showed a graphic to discuss the location of his house relative to the subject property and stated that the applicant elevated more than half the subject property to accommodate the parking lot and building. He added that the retention pond is severely taxed currently and the drainage goes down to Rose Lane which is directly behind him and then to Balm Riverview which is a condition that has worsened since the subject property was elevated. Mr. Medrano testified that common sense would dictate that when the applicant decides to develop the property next to him, he will elevate the property which will be detrimental to his property. He concluded his remarks by stating that until Rhodine Road is improved and the drainage system is improved, he opposes future development.

Hearing Officer Finch asked Mr. Perez of the County's transportation review section to comment on the status of Rhodine Road. Mr. Richard Perez testified the Rhodine Road is a substandard collector roadway. The applicant has requested to make certain improvements through the design exception process

and that was reviewed by the County Engineer and found approvable. Those improvements include a 4-foot wide concrete separator between the through land and the left turn lane on Rhodine Road for westbound traffic and also a 4-foot wide paved shoulders with a 6-foot wide grass stabilized shoulders along with sidewalks.

Hearing Master Finch asked Ms. Heinrich of the Development Services Department to address the neighbors concern regarding drainage and the County's review process. Ms. Heinrich stated that if the rezoning were approved, the project would be reviewed through the County's site development process. One of those reviewing agencies is the Stormwater department who has a technical manual that all properties must follow. She added that the PD does not grant relief from those requirements.

Ms. Ortiz testified during the rebuttal period that the zoning conditions address the transportation improvements and the limitation of the land uses. She detailed the condition regarding vehicular trip caps and described the improvements. She added that the project would be required to adhere to the requirements of the Stormwater Technical Manual as well as all other site development regulations.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted 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 2.5 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and is designated Residential-1 (RES-1) 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 develop a 13,000 square foot shopping and office center project with limited land uses. The maximum height of the building is 20-feet.

- 3. The applicant has agreed to zoning conditions that limit the possible Commercial General uses on-site as well as restricting the use of Eating Establishment to one sit-down restaurant with an outdoor seating area to be located at the northwestern end of the project. Further, the land use of Banquet Hall is prohibited from having an outdoor gathering area. The hours of operation are limited in the proposed zoning conditions by land use type.
- 4. No Planned Development variations or waivers are requested as a part of the rezoning application.
- 5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
- 6. The surrounding area is zoned AS-1 to the north, AS-1 and PD to the south, CN-R to the west, and AS-1 to the east.
- 7. Testimony in opposition was provided at the Zoning Hearing Master hearing by an adjacent property owner who had concerns regarding draining and possible flooding in the area as well as the transportation impacts associated with the proposed project.
 - County staff testified in response that the applicant will provide road improvements to Rhodine Road and that the project will be reviewed and required to adhere to the County's Stormwater Technical Manual at the site development review process.
- 8. The rezoning request to PD for the development of a shopping and office project is compatible with the area given the limitations of land uses and hours of operation agreed to by the applicant. The request is 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 to the PD zoning district for the development of a 13,000 square foot shopping and office center. The property is 2.5 acres in size and is currently zoned AS-1 and designated RES-1 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Riverview Community Plan.

The applicant has agreed to zoning conditions which limit the possible Commercial General land uses on-site and the hours of operation.

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

Testimony in opposition was provided at the Zoning Hearing Master hearing from an adjacent property owner who had concerns regarding draining and possible flooding in the area as well as the transportation impacts associated with the proposed project. County staff testified in response that the applicant will provide road improvements to Rhodine Road and that the project will be reviewed and required to adhere to the County's Stormwater Technical Manual at the site development review process.

The rezoning request to PD for the development of a shopping and office project is compatible with the area given the limitations of land uses and hours of operation agreed to by the applicant. The request 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

Sum M. Fine

Land Use Hearing Officer

May 6, 2025

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: April 15, 2025	Case Number: PD 24-1013	
Report Prepared: April 4, 2025	Folio(s): 77327.0000 & 77328.0000	
	General Location : North of Rhodine Road, east of Balm Riverview Road	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan(s)	Riverview & SouthShore Areawide Systems	
Rezoning Request	Agricultural Single Family (AS-1) to Planned Development (PD) to allow a retail and office center with limited uses.	
Parcel Size	2.5 ± acres	
Street Functional Classification	Rhodine Road – County Collector Balm Riverview Road – County Collector	
Commercial Locational Criteria	Meets	
Evacuation Area	N/A	

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-1	AS-1	Vacant Land + -Single Family Residential	
North	Residential-1	AS-1	Single Family Residential + Public/Quasi- Public/Institutions	
South	Residential Planned-2 + Residential-4	AS-1 + PD + CN	Light Commercial + Single Family Residential + Public/Quasi- Public/Institutions	
East	Residential-1 + Natural Preservation	AS-1 + AR	Single Family Residential + Vacant Land + Agriculture + Public/Quasi- Public/Institutions	
West	Residential-1 + Residential- 4	CN + CG + BPO + AS- 0.4 + PD	Educational + Single Family Residential + Vacant Land	

Staff Analysis of Goals, Objectives and Policies:

The 2.5 ± acre subject site is located north of Rhodine Road and east of Balm Riverview Road. The site is in the Urban Service Area and within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to Planned Development (PD) to allow a retail and office center with limited uses. The proposed uses are limited to a Mail and Package Store, Childcare Services, Bank/Financial Institution, Florist, Restaurant, Jewelry Store, Self-Serve Laundry, Optical Services, Watch Repair, Travel Services, Health Practitioners Office, Barber/Beauty Salon, Wedding Banquet Hall, Medical Offices, Veterinary Clinic, Business Services, Diagnostic Center, Electronic Repair, Government Office, Personal Services and/or Professional Services.

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." Single-family uses and vacant land is currently on the site. Single-family uses extend to the east, north and west across Balm Wimauma Road. Vacant land is to the west and northwest. There are light commercial uses are to the north and south across Rhodine Road. An educational use is directly west of the site.

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 Residential-1 (RES-1) Future Land Use category. The RES-1 Future Land Use category allows for the consideration of farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects. Commercial, office, and multi-purpose uses are subject to Commercial Locational Criteria.

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 does not meet the intent of FLUE Objective 16 and its accompanying policies 16.1,16.2, 16.3 and 16.5 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 comprised mostly of single-family uses with some vacant land, light commercial uses and daycare in the immediate area. To enhance compatibility with the surrounding residential, the conditions for the proposed PD will note that the eating establishment shall be limited to one sit-down restaurant with an outdoor seating area located in the northwestern end of the strip center. The Banquet Hall shall not be permitted an outdoor gathering area. The hours of operation shall be limited to the following:

- Daycare/General Indoor-Outdoor use: 6:00am 7:00 pm Daily (7 days a week- keep in mind this is for after school and weekend instruction of karate or dance but there will be competitions and or birthday parties on the weekends).
 - Restaurant: 10:00 am 11:00 pm Daily
 - General Retail Uses: 10:00 am 9:00 pm Daily
 - Banquet Hall:
 - i. Monday Wednesday: 10:00 am 6:00 pm
 - ii. Thursday -Sunday: 10:00 am 10:00 pm

FLUE Policy 16.2 states that 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. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. There will be a 20' setback, Type B buffer along the eastern property line and a 10' setback, Type A buffer along the western property line. FLUE Policy 16.5 directs development of higher intensity non-residential land uses to be restricted to locations external to established and developing neighborhoods. Given the more intensive uses being located on the northwestern corner and the operating characteristics, the proposal meets Objective 16 and the associated policies.

The subject site does meet Commercial Locational Criteria (CLC) as established in FLUE Objective 22. FLUE Policy 22.7 states that neighborhood commercial activities that serve the daily needs of residents in areas

PD 24-1013

designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements. The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center. The closest qualifying intersection is Rhodine Road and Balm Wimauma Road and is about 440 feet away from the subject site which fall under the required 660 feet for the RES-1 Future Land Use category; therefore, the proposed PD is consistent with Objective 22 as the proposal is within the allowed measurement.

The site is located within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. Goal 2 of the Riverview Community Plan reflects 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". The subject site is located in the Residential District which is noted under the plan to encourage attractive residential development that complements the surrounding character and promotes housing diversity. Goal 1.a. under the Economic Objective within the SouthShore Areawide Systems Plan is to analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.) As Goal 1.b. is to recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the Land Development Code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity. The proposed PD would bring an economic component to the surrounding area that is consistent with the goals of the SouthShore Areawide Systems Plan in the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposal is compatible with the existing development pattern found within the surrounding area and does support the vision of the Riverview Community Plan and SouthShore Areawide Systems Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies 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 proposed conditions 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.

COMMERCIAL-LOCATIONAL CRITERIA

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

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

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

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

improvements as well as other factors such as land use compatibility and environmental features of the site.

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

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

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

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: RIVERVIEW COMMUNITY PLAN

IV. Goals

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".

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. **Hwy 301 Corridor** Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
- 2. **Downtown** Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
- 3. **Riverfront** Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
- 4. **Mixed Use** Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
- 5. **Residential** Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
- 6. **Industrial** Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
- 7. **Open Space** Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

The SouthShore community encourages activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

- 1. Land Use/Transportation
 - a. Analyze, identify and market lands that are available for economic development, including: residential commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
 - b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ PD 24-1013

APPROVED

WITHDRAWN DENIED

Urban Service Area County Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR) wam NATURAL LULC Wet Poly

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (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)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE 35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL 20 (75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

Map Printed from Rezoning System: 7/10/2024

Author: Beverly F. Daniels

Fle: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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: PD 24-1013 Rhodine Retail
oning File: RZ-PD (24-1013) Modification: None
Atlas Page: None Submitted: 05/14/25
o Planner for Review: 05/14/25 Date Due: ASAP
Contact Person: Patricia Ortiz Phone: 813-817-8492/OrtizPlanningSolutions@gmail.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: 05/14/2025
Date Agent/Owner notified of Disapproval:

24-1013

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

D . TT 0 4 /0 7 /0 0 7

10: Zoning Technician, Development Services Department DAT		
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation
PLAN	INING AREA/SECTOR: RV/ South	PETITION NO: RZ 24-1013
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached	ed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

New Conditions

- 1. The project shall be permitted 13,000 s.f. of retail/health practitioner's office/professional service uses, with limited uses. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 611 gross average daily trips, 56 gross a.m. peak hour trips, or 63 gross p.m. peak hour trips. Additionally:
 - a. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates. Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.
- 2. 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.
- 3. The project shall be limited to one (1) vehicular access connection to Rhodine Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access stubout along the project's western boundary.
- 4. The developer shall construct the following site access improvements as generally shown on the PD site plan:
 - a. A 4-foot-wide raised concrete separator between the westbound through lane and the existing westbound to southbound left turn lane on Rhodine Rd.; and,
 - b. A "bump out" to be located east of the project driveway and raised concrete separator to facilitate eastbound to westbound U-turning movements on Rhodine. The developer shall also be required to modify/restripe the existing westbound to southbound left turn lane as necessary to accommodate such U-turning movements.

- 5. If RZ 24-1013 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated January 3, 2025) which was found approvable by the County Engineer (on January 8, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Rhodine Rd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Rhodine Rd. access and the next closest roadways (on the same side of the street) as follows:
 - a. A variance of +/- 86 feet from the closest driveway to the west, resulting in an access spacing of +/- 159 feet; and,
 - b. A variance of +/- 62 feet from the closest driveway to the east, resulting in an access spacing of 183 feet
- 6. If RZ 24-1013 is approved, the County Engineer will approve Design Exception request (dated January 3, 2025), and which was found approvable by the County Engineer (on January 8, 2025), for the Rhodine Rd. substandard road improvements. As Rhodine Rd. is a substandard collector roadway, the developer will be required to construct certain improvements to the roadway as further described in Condition 4, hereinabove. Such improvements shall be constructed in accordance with the Design Exception.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the PD as follows:
 - Substitute all uses of the word "Office" (which staff notes is not a term utilized in the Land Development Code) with the terms "Health Practitioner's Office and Professional Service Uses"; and.
 - Modify the Project Data Table to add an asterisks after "Proposed Uses" and add a footnote underneath which says "Proposed uses are further limited by a trip generation cap – see conditions of approval."

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone two parcels, totaling \pm 2.5 ac. parcel, from Agricultural Single-Family \pm 1 (AS-1) to Planned Development (PD). The applicant is proposing entitlements to permit up to 13,000 s.f. of retail/health practitioner's office/professional service uses, with limited uses.

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 13,000 s.f. of fast-foot restaurant uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or

appropriate data exists to determine of generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

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.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total I Hour T AM	
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, Development Pursuant to Trip Cap	611	56	63

Difference:

Land Use/Size	24 Hour Two-	Total Peak	
		Hour Trips	
	Way Volume	AM	PM
Tota	: (+) 592	(+) 51	(+) 61

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Rhodine Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 12-foot-wide travel lanes in average condition. The roadway lies within a 110-foot-wide right-of-way 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.

Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane facility. The right-of-way needed for a 4-lane collector roadway within the urban service area is 110 feet (per Transportation Technical Manual TS-6). Given the existing right-of-way width, no additional right-of-way preservation is needed from the subject property.

SITE ACCESS

The parcel is proposing access via a single right-in/right-out connection. There is a +/- 650-foot long existing westbound to southbound left turn lane on Rhodine Rd. onto Balm Riverview Rd. Given the relatively lower traffic volumes generated by the project, the County Engineer is permitting a break in the left turn lane such that (when volumes within the turn lane permit) traffic traveling to the proposed PD will be permitted to cross over the turn lane and utilize a roadway "bump out" to quickly U-turn along the roadway and then enter the right-in/right-out driveway. In addition to the "bump out", the developer will be required to construct a 4-foot-wide concrete separator as generally shown on the PD site plan. This separator is proposed to help enforce the right-in/right out nature of the access, which is needed for safety and operational reasons, and due to access spacing and turning conflicts in the vicinity of the proposed access. This will be in place until the roadway is widening into its future 4-lane configuration, at which time U-turning movements would move to the next available directional or full median opening (which would likely be located further east on Rhodine Rd).

<u>DESIGN EXCEPTION – RHODINE RD. - SUBSTANDARD ROAD</u>

As Rhodine Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated January 3, 2025) determine the specific improvements which would be required by the County Engineer. Based on factors presented in the design exception request, the County Engineer found the request approvable (on January 8, 2025). Deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section -7 (TS-7) (for Rural 2-Lane Local and Collector Roads) include:

- 1. In order to accommodate construction of the 4-foot-wide concrete separator between the thru-lane and left turn lane on Rodine Rd., allow the westbound through lane to 10.25-feet in width, in lieu of the 12-foot-wide travel lane required per TS-7; and,
- 2. Allow the existing 4-foot-wide paved shoulders within 6-foot-wide grass stabilized shoulders to remain, thereby eliminating the required bicycle facilities on paved shoulders, in lieu of the 5-foot-wide paved shoulders within 8-foot-wide stabilized shoulders required per TS-7.

If PD 24-1013 is approved by the Hillsborough County BOCC, the County Engineer will approve the Design Exception.

ADMINISTRATIVE VARIANCE - RHODINE RD. - ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated January 3, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Rhodine Rd. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking a variance of +/- 86 feet from the closest driveway to the west on the same side of the roadway, such that the developer will be permitted to construct the project access in a location +/- 159 feet from that driveway. The applicant is also seeking a variance of +/- 62 feet from the closest driveway to the east on the same side of the roadway, such that the developer will be permitted to construct the project access in a location +/- 183 feet from that driveway. The request was found approvable by the County Engineer (on January 8, 2025).

If PD 24-1013 is approved by the Hillsborough County BOCC, 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	То	LOS Standard	Peak Hour Directional LOS
Rhodine Rd.	Balm Riverview	Boyette Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Wednesday, January 8, 2025 11:06 AM **To:** Elizabeth Rodriguez; lb15@live.com

Cc: Patricia Ortiz; Peddle, Carolanne; De Leon, Eleonor; PW-CEIntake; Ratliff, James **Subject:** FW: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Attachments: 24-1013 AVAd 01-06-25.pdf; 24-1013 DEAd 01-06-25.pdf

Libby/Laurie,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-1013 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Wednesday, January 8, 2025 10:08 AM To: Williams, Michael < Williams M@hcfl.gov> Cc: De Leon, Eleonor < DeLeonE@hcfl.gov>

Subject: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Helo Mike,

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

libbytraffic@yahoo.com lb15@live.com ortizplanningsolutions@gmail.com peddlec@hcfl.gov peddlec@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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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 <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form.			
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	□1. □4.区'way Spacing AV - Rhodine Road □5.□3. □6.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. It information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Rhodine Retail			
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
77328.0000 and 077327.0000			
Tone Humber(3)	Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation			
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 24-1013		
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)			

1 of 1

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

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

Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

January 3, 2025

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

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (Rhodine Road) - - FOLIO #77328.0000 and 077327.0000 RZ 24-1013

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

"Sec. 6.04.07. - Table: Minimum Spacing –

CLASS 5			
Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These	>45 mph	All	>45 mph
corridors will be distinguished by existing or desired restrictive	$330 \text{ ft} \leq 45$	Speeds	1320 ft \leq 45
median treatments.	mph 245 ft	660 ft	mph 660 ft
			I

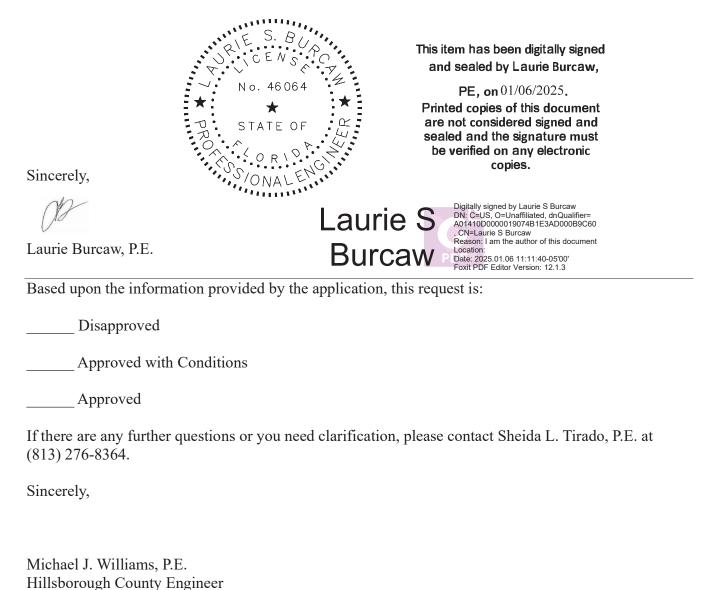
Thus, the minimum spacing on Rhodine road would be 245 feet. The subject property is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

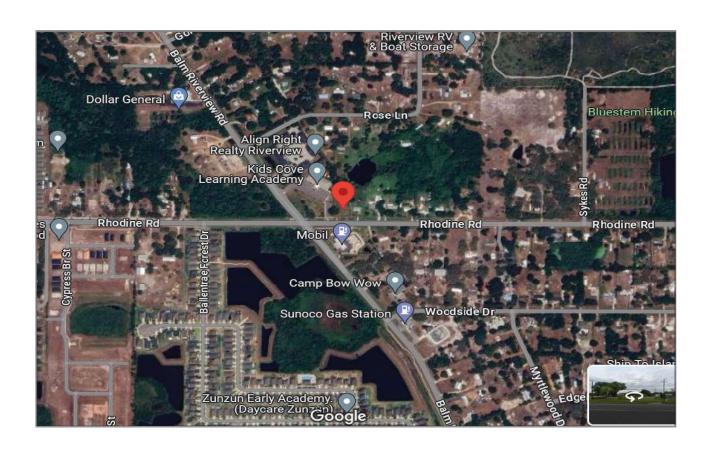
The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

- 1. Site Information: FOLIO # 77328.0000 and 077327.0000
- 2. Associated Application Numbers: RZ 24-1013

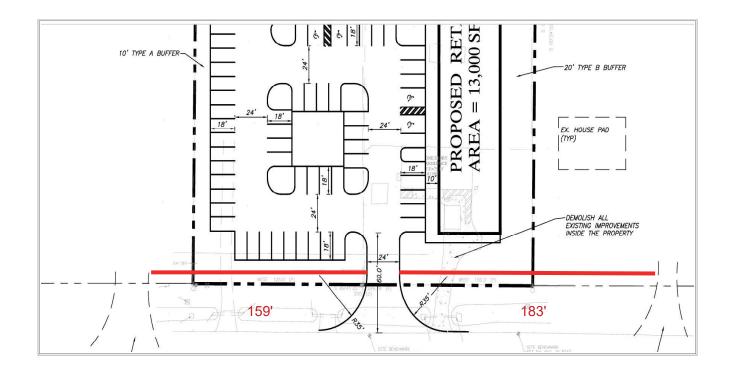
- 3. Type of Request: *Administrative variance per Section 6.04.02B*.
- 4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
- 5. Description of what the LDC/zoning conditions requires: Section 6.04.07 requires the proposed driveways to be 245 feet from other driveways. As the Site Plan shows, on Rhodine Road, the proposed driveway is 159 feet from the driveway to the west, and 183 feet from the driveway to the east, and does not meet required minimum driveway spacing in either direction. This request is not considering the spacing to the south side of Rhodine Road because this development is proposing a right-in/right-out access by the proposal of a traffic separator.
- 6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): Rhodine Road adjacent to this site has 2-12 foot travel lanes and a left turn lane serving the Balm-Riverview Road intersection. This is a rural section (ditches). There are 4 foot paved shoulders that are not marked as bike lanes. There are some sidewalks and some segments of sidewalk are missing. Land use is of a residential nature in the area, although the subject parcels will be retail/office. The right-of-way width at this location is 100 feet.
- 7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. The site does not have enough frontage along Rhodine Road to meet spacing in both directions. The spacing is substandard in both directions, such that if spacing were to be met in one direction, the driveway would have to be moved much closer to the adjacent driveway in the other direction. The proposed location is closer to being equidistant between the two (while working with site constraints), and it would be unreasonable to require the proposed driveway to be moved.
 - b. The variance would not be detrimental to the public health, safety, and welfare. The variance would not be detrimental to the public health, safety, and welfare. Crash data were pulled for the location shown in the attached polygon. There were two crashes along the subject segment of Rhodine Road, one in 2010 and one in 2014. The 2010 crash involved the driver swerving to avoid a dog and hitting a fence. The 2014 crash was a rear end collision involving the nearby signalized intersection. This does not constitute a pattern of crashes along this segment. The proposed access is a right-in/right-out with the proposal of a traffic separator.
 - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Three driveways (none of which meet spacing) are being closed and only one is being proposed. The existing driveways are being consolidated, and thus, it would be unreasonable to not approve the proposed new access point.

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

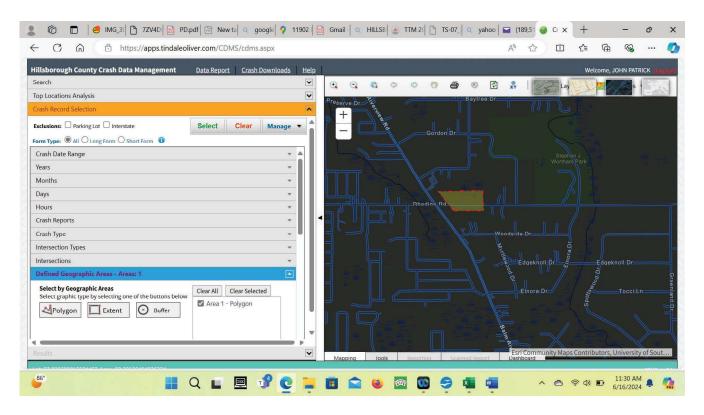




LOCATION MAP



SPACING EXHIBIT



Hillsborough Crash Management System - polygon

Ratliff, James

From: Williams, Michael

Sent: Wednesday, January 8, 2025 11:06 AM **To:** Elizabeth Rodriguez; lb15@live.com

Cc: Patricia Ortiz; Peddle, Carolanne; De Leon, Eleonor; PW-CEIntake; Ratliff, James **Subject:** FW: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Attachments: 24-1013 AVAd 01-06-25.pdf; 24-1013 DEAd 01-06-25.pdf

Libby/Laurie,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-1013 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Wednesday, January 8, 2025 10:08 AM To: Williams, Michael < Williams M@hcfl.gov> Cc: De Leon, Eleonor < DeLeonE@hcfl.gov>

Subject: RZ PD 24-1013 - Administrative Variance & Design Exception Review

Helo Mike,

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

libbytraffic@yahoo.com lb15@live.com ortizplanningsolutions@gmail.com peddlec@hcfl.gov peddlec@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

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

601 E. Kennedy Blvd., Tampa, FL 33602

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form.			
Request Type (check one)	 ☐ Section 6.04.02.B. Administrative Variance ☑ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☑ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	□1. □4.■2. Substandard Road - Rhodine Road □5.□3. □6.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Rhodine Road			
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 77328.0000 and 077327.0000			
Tollo Nulliber(s)	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	Elizabeth Rodriguez		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation			
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 2001/CONTROLOGY/MAPHILLS CONTROLOGY/MAPHILLS CONTROLOGY/MAPHILLS			
Pending Zoning Application Number	PD 24-1013		
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 11M for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)			

1 of 1

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

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

Elizabeth Rodriguez & Associates, Inc. 18156 Sandy Pointe Drive Tampa, Florida 33647

January 3, 2025

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

Dear Mr. Williams:

RE: Design Exception for Rhodine Road - FOLIO # 77328.0000 and 077327.0000 PD24-1013

The subject property is being rezoned to Planned Development, as is shown on the attached **Site Plan** and **Location Map** to include 13,000 SF of retail or office. This design exception per the Transportation Technical Manual (TTM) is to meet Hillsborough County Land Development (LDC) Section 6.04.03.L – Existing Facilities. Rhodine Road adjacent to the site will not be constructed *fully* to TTM standards, but instead the request is to allow for some reasonable improvements as described herein.

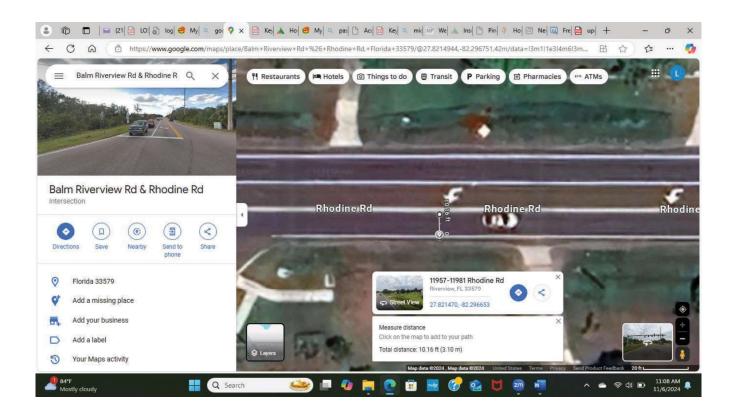
- 1. EXISTING CONDITIONS Rhodine Road adjacent to this site has 2 -10.25 foot travel lanes and a 10.25 foot wide left turn lane serving the Balm-Riverview Road intersection. This is a rural section (ditches). There are 4 foot paved shoulders that are not marked as bike lanes. There are some sidewalks and some segments of sidewalk are missing. Land use is of a residential nature in the area, although the subject parcels will be retail. There are 110 feet of right-of-way.
- 1. PROPOSED IMPROVEMENTS The developer proposes to build a raised concrete separator, between the thru-lane and the left turn lane on Rhodine Road, such that the proposed project driveway operates as a right-in/right-out driveway, and extending at least 75 feet in each direction from that driveway.
 - 3. JUSTIFICATION FOR THE REQUEST The 4 foot wide raised concrete median will keep traffic from turning left in or out of the site, and thereby reduce potentially conflicting

movements. There is a higher potential for conflict associated with left turns as compared with right turns. Constructing the separator will create a right-in/right-out driveway for the site thereby rendering the roadway more safe than if the separator were not to be constructed.

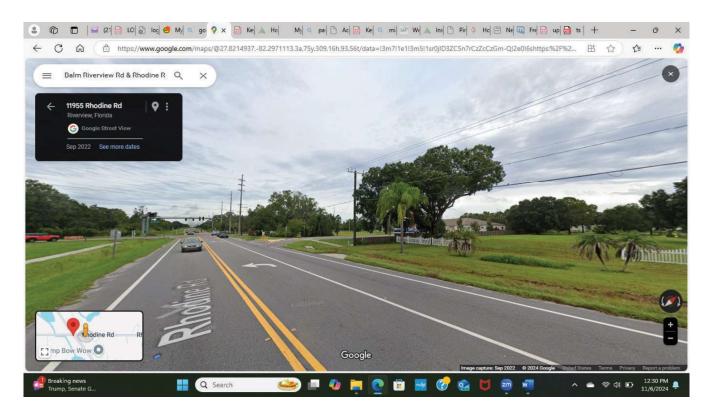
$\alpha^{(1)}$
If you have any questions/comments regarding this letter, please early me at 813.545.3316. This item has been digitally signed by Laurie S Burcaw, DN: Calls Call nafficient digitally signed by Laurie Burcaw,
Sincerely, Laurie Saura, No. 46 06 4 Burcaw Burcaw Reason: 1am the author of this document Location: Date: 2025 01.06 11:12:22-0500' Foxit PDF Editor Version: 12.1.3 Laurie Burcaw, P.E. No. 46 06 4 PE, on 01/06/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Based upon the information provided by the application, this request is:
Disapproved
Approved with Conditions
Approved
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.
Sincerely,
Michael J. Williams, P.E. Hillsborough County Engineer



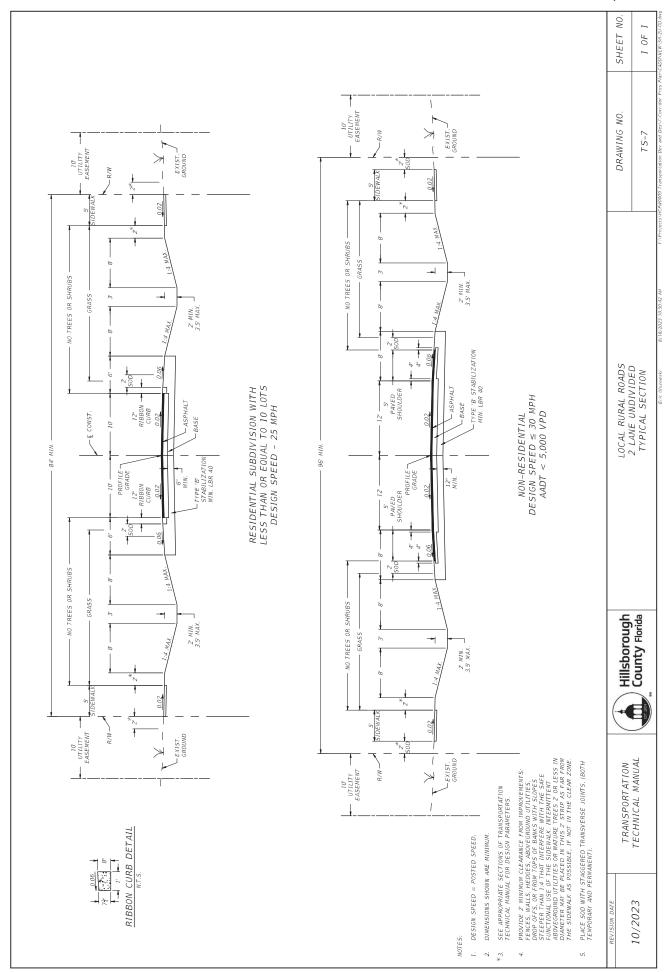
LOCATION MAP

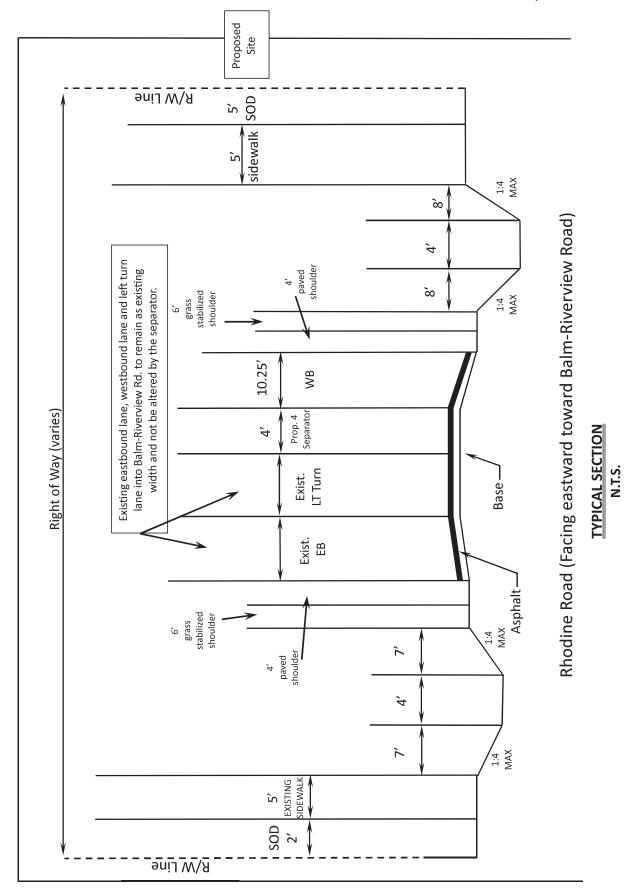


Existing conditions – 3 approximately 10.25 foot lanes



Existing conditions – looking westward





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	
Rhodine Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☐ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	19	1	2	
Proposed	611	56	63	
Difference (+/-)	(+) 592	(+) 51	(+) 61	

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

COMMISSION

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

REQUESTED ZONING: AS-1 to PD



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
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: October 15, 2024	COMMENT DATE: August 1, 2024	
PETITION NO.: 24-1013	PROPERTY ADDRESS: 11902 &11904 Rhodine	
EPC REVIEWER: Abbie Weeks	Rd, Riverview	
CONTACT INFORMATION: (813) 627-2600 X1101	FOLIO #: 0773270000, 0773280000	
EMAIL: weeksa@epchc.org	STR: 34-30S-20E	

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	August 1, 2024	
TATETT AND LINE STATISTES!	NT A	

WETLAND LINE VALIDITY
NA
WETLANDS VERIFICATION (AERIAL PHOTO, Wetlands in the northern portion of the property.

SOILS SURVEY, EPC FILES)

Needs wetland delineation

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
 necessary for the development as proposed will be issued, does not itself serve to justify any
 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

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

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

INFORMATIONAL COMMENTS:

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

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

aow/

ec: OrtizPlanningSolutions@gmail.com

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 7/10/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 7/24/2024

PROPERTY OWNER: R and L Enterprises III of Tampa **PID:** 24-1013

APPLICANT: R and L Enterprises III of Tampa

LOCATION: 11902 Rhodine Rd. Riverview, FL 33569

11904 Rhodine Rd. Riverview, FL 33569

FOLIO NO.: 77327.0000, 77328.0000

AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no recommended conditions and no request for additional information.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 24-1013 REVIEWED BY: Clay Walker, E.I. DATE: 7/15/2024 FOLIO NO.: 77327.0000, 77328.0000						
WATER						
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.					
\boxtimes	A <u>6</u> inch water main exists <u>(approximately _ feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located south of the subject property within the south Right-of-Way of Rhodine Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.					
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.					
WASTEWATER						
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.					
\boxtimes	A <u>16</u> inch wastewater forcemain exists (approximately <u>310</u> feet from the project site), (adjacent to the site) <u>and is located west of the subject property within the west Right-of-Way of Balm Riverview Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.					
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.					
COMN	MENTS: 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.					

AGENCY REVIEW COMMENT SHEET

10: ZONING TECHNICIAN, Planning Growth Management			l	DATE: 11 Jul. 2024		
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management						
APPLIC	CANT: Ortiz Planning Solutions	PETITIO	N NO: <u>RZ</u>	PD 24-1013		
LOCATION: 11904 Rhodine Rd., Riverview, FL 33569						
FOLIO	NO: 77327.0000 and 77328.0000	SEC: <u>34</u>	TWN: <u>30</u>	RNG: <u>20</u>		
⊠ T	his agency has no comments.					
□ т	his agency has no objection.					
□ т	This agency has no objection, subject to listed or attached conditions.					
□ т	his agency objects, based on the listed or atta	ched cond	itions.			
COMMENTS:						



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: 02/06/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: R and L Enterprises III of Tampa **PETITION NO:** 24-1013

LOCATION: 11902 & 11904 Rhodine Rd

FOLIO NO: 77328.0000 77327.0000

Estimated Fees:

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

Retail - Shopping Center Medical Office (10,000 s.f. or less) General Office (Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$13,562.00 Mobility: \$21,860.00 Mobility: \$8,336.00 Fire: \$158.00 Fire: \$158.00

Restaurant Fast Casual Retail - Fast Food w/Drive Thru Hi-Turnover Restaurant

(Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.)

Mobility: \$68,164.00 Mobility: \$104,494.00 Mobility: \$43,893.00

Fire: \$313.00 Fire: \$313.00 Fire: \$313.00

Project Summary/Description:

Urban Mobility, South Fire - retail strip, multi-tenant office center, potential medical office, restaurant. 13k sq ft

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC

DEVELOPMENT SERVICES DEPARTMENT

601 EAST KENNEDY BOULEVARD, 2ND FLOOR

TAMPA, FLORIDA 33601

Reported by:

CRYSTAL REYES, AAERT No. 1660

MS. HEINRICH: Our next item is Item D.2, PD Rezoning 24-1013. The applicant is requesting to rezone property from As-1 to Planned Development. Carolanne Peddle with Development Services will provide staff findings after the applicant's presentation.

HEARING MASTER: Good evening.

2.4

MS. ORTIZ: Good evening. For the record, my name is Patricia Ortiz. My address is 2810 North Central Avenue, Tampa, Florida 33602. I'm representing R and L Enterprises III in this request to rezone from AS-1 to Planned Development.

The intent is to develop a 13,000 square foot retail and office center. The property is 2.5 acres in size and located about 250 feet east of the signalized intersection of Balm Riverview Road and Rhodine Road. The site is on the north side of Rhodine Road.

The property is within the Urban Service Area and the Riverview Community. The site meets the commercial location criteria. We're not proposing any waivers to setback parking, buffering, or screening, but we are requesting to deviate from the driveway spacing requirements and a design exception for substandard roads, that would be for Rhodine Road.

To ensure compatibility, we're proposing a limited array of uses, restricted hours of operation, and some restrictions to the location of the proposed dine-in only restaurant and a restriction that prevents the proposed banquet

1 hall from having an outdoor gathering space. 2 We are before you with favorable recommendations from all reviewing agencies, and I can answer any questions that you 3 may have. HEARING MASTER: No questions at this time. Thank you so much. Please sign in. 6 Development Services? Good evening. 8 9 MS. PEDDLE: Good evening. Carolanne Peddle, 10 Development Services. Again, this is Rezoning PD 24-1013. 11 Again, the applicant is requesting to rezone 2.5 acres from AS-1 12 to Planned Development. The planned development is located on 13 the north side of Rhodine Road, east of the intersection of Balm 14 River Road and Rhodine Road, an area comprised of commercially 15 and residentially zoned properties. 16 The project is restricted to a maximum height of 20 feet and 13,000 square feet of building area. Limited use is 17 18 listed in the conditions of approval. The PD will provide 19 buffering and screening along the eastern property line, 20 adjacent to the residentially zoned property and to the west along the property line abutting the child care center. 21 22 proposed stormwater pond and existing wetland area in the 23 northern portion of the property will further buffer the 2.4 residentially zoned properties to the north of the subject site.

To further mitigate the concerns of the concerns of

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2.4

compatibility, the applicant has restricted the site for the sit-down restaurant located to the north western end of the building envelope for this from the residentially zoned properties. To the east, additionally, the banquet hall will be prohibited an outdoor area for gathering.

Furthermore, the applicant has agreed to restricted hours of operations for several of the limited uses which is provided in the conditions of approval. Staff find it approvable subject to the proposed conditions.

HEARING MASTER: Thank you so much. I appreciate it. Planning Commission?

MR. ROYAL: Good afternoon. Tyrek Royal, Planning
Commission staff. The site is in the urban service area and
within the limits of the Riverview Community Plan and SouthShore
Area Wide Systems Plan. The proposal meets the intent of FLU
Objective 16 and its accompanying policies that require new
development to be compatible with the surrounding area. Goal 12
and Objective 12-1 of the Community Design Component of the FLU
require new developments to recognize existing community and be
designed to relate and be compatible with the predominant
character of the surrounding area.

In this case, the surrounding land use pattern is comprised of mostly single-family uses, with some vacant land, light commercial uses, and daycare in the immediate area. To enhance compatibility with the surrounding residential, the

conditions for the proposed PD will note that the eating 1 establishment shall be limited to one sit-down restaurant with 2 an outdoor seating area located in northwestern end of the strip 3 4 center. Overall, staff finds that the proposal is compatible with the existing development pattern found within the 6 surrounding area and does support the vision of the Riverview Community Plan and the SouthShore Area Wide Systems Plan. 8 The 9 proposed planned development would allow for development that's 10 consistent with the goals, objectives, and policies of Unincorporated Hillsborough County Comprehensive Plan. 11 12 you. 13 HEARING MASTER: Thank you. I appreciate it. Is there anyone in the room or online that would like 14 15 to speak in support? All right. Seeing no one. Anyone in 16 opposition to this request? No one. 17 MR. MEDRANO: Yes. 18 HEARING MASTER: Oh, okay. How many people are online? There's no one in the room. Is it just you, sir, that 19 20 we know of? 21 MR. MEDRANO: Yes, it is. 22 HEARING MASTER: Okay. All right. Give us your name 23 and address, please. 2.4 MR. MEDRANO: My name is Todd Medrano, and I reside at 25 11906 Rhodine Road, Riverview, Florida. I've lived here, I'm a

property owner, and this is my homestead for the past 23 years.

If I can go ahead and present -- if I could go ahead and speak,

I'd like to do that now.

HEARING MASTER: Yes, please do, sir. Go ahead.

MR. MEDRANO: So I'm speaking in opposition of the rezoning. I'm the, obviously, the next door neighbor. I've been here 23 years. We built the current house that we have in 2005. We plan to live here. We've raised our children here. We're raising our grandchildren here.

And I understand that R And L Enterprise III, LLC of Tampa, Reginald, has purchased the property next door and the property next to that. He also owns the daycare at the corner of Riverview and Rhodine Road, which is 12010 Balm Riverview Road.

When they purchased that property back March of 2019, the intent was to develop the property. Doing so, they elevated more than half the property over 36 inches to accommodate the parking lot and the building structure. The reason why I'm mentioning this is because the retention pond that's behind all of our properties is severely taxed currently, and the drainage that goes down next to Rose Lane, which is directly behind us, and then to Balm Riverview, is insufficient anytime a storm comes, especially it seems that it's gotten worse since that property was elevated.

Common sense would dictate that when Reginald -- or

2.4

I'm sorry, R And L Enterprises decides to develop the property next to me and next to that, he more than likely is going to want to elevate that property too, since it floods when the retention pond overflows. If that's the case, then that's going to be detrimental to my property, not only for stormwater runoff, but also for the current situation regarding traffic flow at Rhodine Road and Balm Riverview. These roads are not set up for the traffic that we're currently seeing.

Like I said, I've seen development in the area, but

I've never had to wait an extended amount of time for somebody

to let me in or out of my own driveway. So my stance is until

Rhodine Road is improved and until the drainage system is

improved, I will continue to oppose further development of these

two properties any chance that I have.

I do appreciate the time that you've given me to speak. And again, I believe my concerns are valid and could potentially affect not only my property value, but the quality of life that we have here at the property adjoining R And L Enterprise's properties. Thank you.

HEARING MASTER: Thank you, Mr. Medrano. I appreciate your participation.

All right. Seeing no one else in opposition, we'll move on to Development Services.

Ms. Heinrich, do you have anything based on gentleman's comments?

MS. HEINRICH: No, ma'am. 1 HEARING MASTER: All right. Mr. Perez, we'll make you 2 useful since you're sitting here at the at the dais, if you 3 4 could just comment on the status of Rhodine Road, given the project that the applicant has proposed? MR. PEREZ: Yes. Rhodine Road is a substandard 6 collector roadway. The applicant has requested to make certain 7 improvements through the design exception process to the 8 9 roadway. That was reviewed by the county engineer and found 10 That includes a four-foot wide concrete separator approvable. 11 between the through lane and the left turn lane on Rhodine Road 12 for westbound traffic and also includes a four-foot wide paved 13 shoulders with a six-foot wide grass stabilized shoulders, as 14 well as they would be required to, of course, construct 15 sidewalks along with the project. 16 HEARING MASTER: All right. Thank you, I appreciate 17 that. 18 All right. Ms. Heinrich can you just answer the 19 gentleman's concerns regarding drainage for the project and the 20 review process that this property would be subject to if it were 21 approved? 22 MS. HEINRICH: Sure. Michelle Heinrich, Development Services. 23 2.4 If approved, this would be required to be reviewed 25 through the site development process. And one of those

reviewing agencies is the stormwater department. They have a technical manual that all properties must follow. The PD does not grant them any relief from those. They would need to meet that or otherwise change their project to meet that. So that is handled later in the process after the zoning, if approved.

HEARING MASTER: All right. Thank you. That clarifies things. I appreciate it.

2.4

All right. We'll go back to Ms. Ortiz, the applicant, who has five minutes for rebuttal.

MS. ORTIZ: Yeah, I'd like to thank Staff for giving you those detailed answers. And I'd just like to state that there are conditions of approval included in the staff report, which address the transportation improvements that will be made and the limited amount of uses.

So specifically, let me just get to that page here, the conditions of zoning approval are written so that no -- it says specifically "No development shall be permitted that causes accumulative development to exceed 611 gross average trips, 56 a.m. peak, or 63 gross p.m. peak hours. So the uses have been reviewed to determine the worst case scenario for traffic. And we've kind of gone through that with staff.

There are also conditions that require the four-foot raised concrete separator that Mr. Perez spoke of and also a bump out to facilitate U-turning traffic.

In regard to the drainage issues, as Michelle stated,

1	we, if this PD is approved, we would go next to the site
2	development stage and address all of the criteria in the
3	Stormwater Technical Manual as well as other site development
4	regulations.
5	HEARING MASTER: Okay. Does that conclude your
6	rebuttal testimony?
7	MS. ORTIZ: Yes, ma'am.
8	HEARING MASTER: All right. Thank you.
9	Then with that, we'll close rezoning PD 24-1013 and go
10	to the next case.
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Zoning Hearing Master Hearing March 24, 2025

DROUGH COUNTY, FLORIDA				
County Commissioners				
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X)				
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X				
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
Susan Finch and				
Pamela Jo Hatley Land Use Hearing Master				
Monday, March 24, 2025				
Commencing at 6:02 p.m. Concluding at 11:24 p.m.				
Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602				
1654				

Zoning Hearing Master Hearing March 24, 2025

April 15, 2025 ZHM Hearing. 1 Item A.2, PD 24-0921. This application is out of order to be heard and is being continued to the April 15, 2025 3 ZHM Hearing. 5 Item A.3, PD 24-0924. This application is being continued by the applicant to the April 15, 2025 ZHM hearing. 6 Item A.4, PD 24-1013. This application is out of 7 order to be heard and is being continued to the April 15, 2025 8 ZHM Hearing. 9 Item A.5, PD 24-1116. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 ZHM 12 Hearing. 13 Item A.6, Major Mod 24-1141. This application is out of order to be heard and is being continued to the 14 15 April 15, 2025 ZHM Hearing. Item A.7, Major Mod 24-1152. This application is out 16 17 of order to be heard and is being continued to the 18 April 15, 2025 ZHM Hearing. 19 Item A.8, PD 24-1155. This application is out of 20 order to be heard and is being continued to the April 15, 2025 21 ZHM Hearing. 22 Item A.9, PD 24-1202. This application is being 23 continued by the applicant to the May 19, 2025 ZHM Hearing. Item A.10, PD 24-1240. This application is out of 24 order to be heard and is being continued to the May 19, 2025 ZHM 25

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                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
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    IN RE:
    ZONE HEARING MASTER
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   HEARINGS
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                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
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 9
              BEFORE:
                             Pamela Jo Hatley
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                             Land Use Hearing Master
11
              DATE:
                             Tuesday, February 18, 2025
12
              TIME:
                             Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
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                  LOCATION:
                              Hillsborough County BOCC
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
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    Reported by:
    Crystal Reyes, AAERT No. 1660
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withdrawals and continuance from the agenda.
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              HEARING MASTER: Okay.
              MS. HEINRICH: The first one is Item A.1, PD 24-0591.
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    This application is out of order to be heard and is being
    continued to the May 19, 2025 ZHM hearing.
              Item A.2, Major Mod 24-0675. This application is out
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    of order to be heard and is being continued to the
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    March 24, 2025 ZHM hearing.
              Item A.3, PD 24-1013.
                                     This application is being
 9
    continued by the applicant to the March 24, 2025 ZHM hearing.
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              Item A.4, PD 24-1075. This application is out of
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    order to be heard and is being continued to the April 15, 2025
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    ZHM hearing.
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              Item A.5, PD 24-1116. This application is out of
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    order to be heard and is being continued to the March 24, 2025
    ZHM hearing.
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              Item A.6, PD 24-1139. This application is being
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    continued by the applicant to the March 24, 2025 ZHM hearing.
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              Item A.7, PD 24-1147. This application is out of
    order to be heard and is being continued to the April 15, 2025
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21
    ZHM hearing.
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              Item A.8, Major Mod 24-1152. This application is out
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    of order to be heard and is being continued to the
    March 24, 2025 ZHM hearing.
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              Item A.9, PD 24-1169. This application is out of
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Zoning Hearing Master Hearing January 14, 2025

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

Zoning Hearing Master Hearing January 14, 2025

continuances. 1 Item A.1 is application Rezoning 24-0591. applicant is Allen Goins. This application is out of order to 3 be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing. Item A.2, Major Modification 24-0675. The applicant 6 is Turkey Creeks Preserve, LLC, Dennis Carlton Senior. 7 application is out of order to be heard and is being continued to February 18, 2025 Zoning Hearing Master Hearing. 9 Item A.3, Rezoning 24-0858. The applicant is David 10 11 This application has been withdrawn from the hearing 12 process. 13 Item A.4, Rezoning 24-1013. The applicant is R and L 14 Enterprises III of Tampa. This application is out of order to 15 be heard and is being continued to the February 18, 2025 Zoning Hearing Master Hearing. 16 17 Item A.5, Rezoning 20 -- 24-1075. The applicant is 18 Ram A. Goel. This application is out of order to be heard and 19 is being continued to the February 18, 2025 Zoning Hearing 20 Master Hearing. Item A.6, Major Modification 24-1110. The applicant 21 22 is Todd Pressman. This application is out of order to be heard 23 and being continued to the February 18, 2025 Zoning Hearing Master Hearing. 24 25 Item A.7, Rezoning 24-1116. The applicant is

Zoning Hearing Master Hearing CORRECTED December 16, 2024

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HILLSB	OROUGH COUNTY, FLORIDA			
BOARD OF COUNTY COMMISSIONERS				
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ZONE HEARING MASTER HEARINGS)			
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ZONITNIC	HEARING MASTER HEARING			
	HEARING MASIER HEARING F TESTIMONY AND PROCEEDINGS			
BEFORE:	Pamela Jo Hatley			
	Land Use Hearing Master			
DATE:	Monday, December 16, 2024			
TIME:	Commencing at 6:00 p.m.			
	Concluding at 9:07 p.m.			
LOCATION:	Hill aborough County DOCC			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second			
	Floor Tampa, Florida 33601			
	rampa, Frorrua 33601			
Reported by:				
Crystal Reyes, AAERT No. Digital Reporter	1660			
J				

Zoning Hearing Master Hearing CORRECTED December 16, 2024

order to be heard and is being continued to the January 14, 2025 1 ZHM Hearing. Item A.8, PD 24-0921. This application is out order 3 to be heard and is being continued to the March 24, 2025 ZHM Hearing. Item A.9, PD 24-0924. This application is being 6 continued by the applicant to the January 14, 2025 ZHM Hearing. 7 Item A.10, PD 24-1013. This application is out of 8 order to be heard and is being continued to the January 14, 2025 9 10 ZHM Hearing. 11 Item A.11, PD 24-1075. This application is out of order to be heard and is being continued to the January 14, 2025 12 13 ZHM Hearing. 14 Item A.12, Major Mod 24-1110. This application is out 15 of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. 16 17 Item A.13, PD 24-1116. This application is out of 18 order to be heard and is being continued to the January 14, 2025 19 ZHM Hearing. 20 Item A.14, PD 24-1135. This application is out of 21 order to be heard and is being continued to January 14, 2025 22 ZHM Hearing. 23 Item A.15, Major Mod 24-1137. This application is out of order to be heard and is being continued to the 24 January 14, 2025 ZHM Hearing. 25

Transcript of Proceedings November 12, 2024

November 12, 2024				
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
IN RE: ZONE HEARING MASTER HEARINGS))))))))			
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	SUSAN FINCH Zoning Hearing Master			
DATE:	Tuesday, November 12, 2024			
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.			
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. Notary Public for the St				

Transcript of Proceedings November 12, 2024

Sure. To begin on our published 1 MS. HEINRICH: withdrawals and continuances, the first one is Item A.1. Major Mod 24-0384. This application is being continued by staff to 3 the December 16th, 2024 ZHM hearing. 5 Item A.2. PD 24-0459. This application is out of order to be heard and is being continued to December 16th, 2024 ZHM hearing. Item A.3. Major Mod 24-0468. This application is out 8 of order to be heard and is being continued to December 16th, 9 2024 ZHM hearing. 10 11 Item A.4. PD 24-0537. This application is out of order to heard and is being continued to the December 16th, 2024 12 13 ZHM hearing. 14 Item A.5. Major Mod 24-0788. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing. 16 Item A.6. PD 24-1013. This application is out of 17 18 order to be heard and is being continued to the December 16th, 19 2024 ZHM hearing. Item A.7. PD 24-1040. This application is being 20 21 continued by the applicant to the December 16th, 2024 ZHM 22 hearing. 23 Item A.8. Standard Rezoning 24-1060. This application is out of order to be heard and is being continued to the 24 December 16th, 2024 ZHM hearing. 25

Zoning Hearing Master Hearing October 15, 2024

1177.7.07	
	BOROUGH COUNTY, FLORIDA OF COUNTY COMMISSIONERS
	X
IN RE:))
ZONE HEARING MASTER HEARINGS)))
) X
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Brian Grady Development Services
DATE:	Tuesday, October 15, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	. 1654

Zoning Hearing Master Hearing October 15, 2024

out of order to be heard and is being continued to the 1 December 16, 2024 Zoning Hearing Master Hearing. Item A.13, Rezoning PD 24-0924. This application is 3 out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. Item A.14, Major Mod Application 24-0933. This 6 application is out of order and is being continued to the 7 November 12, 2024 Zoning Hearing Master Hearing. Item A.15, Rezoning PD 24-01013 (sic). 9 This application is out of order to be heard and is being continued 10 11 to the November 12, 2024 Zoning Hearing Master Hearing. Item A.16, Rezoning PD 24-1040. This application is 12 13 out of order to be heard and is being continued to the 14 November 12, 2024 Zoning Hearing Master Hearing. 15 Item A.17, Rezoning Standard 24-1060. This application is out of order to be heard and is being continued 16 17 to the November 12, 24 -- 2024 Zoning Hearing Master Hearing. 18 Item A.18, Rezoning PD 24-1075 -- 1075. application is out of order to be heard and is being continued 19 to the November 12, 2024 Zoning Hearing Master Hearing. 20 Item A.19, Rezoning Standard 24-1142. 21 22 application is out of order to be heard and is being continued 23 to the November 12, 2024 Zoning Hearing Master Hearing. Item A.20, Rezoning Standard 24-1180. 24 application is being continued by the applicant to the 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE