

Rezoning Application: PD 24-0579
Zoning Hearing Master Date: August 19, 2024
BOCC Hearing Meeting Date: October 8, 2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mack Vardaramatos

FLU Category: Residential-6 (RES-6)

Service Area: Urban

Site Acreage: 6.73 MOL

**Community
Plan Area:** Riverview

Overlay: MH



Introduction Summary:

The applicant seeks to rezone three parcels from RSC-9 (Residential Single-Family Conventional), AS-1 (Agricultural Single-Family) and ASC-1 (Agricultural - Single-Family Conventional) to PD 24-0579 (Planned Development) to permit a single-family residential development of up to 40 units with 40-foot-wide minimum lots.

	Existing		Proposed	
District(s)	RSC-9	AS-1	ASC-1	PD 24-0579
Typical General Use(s)	Single-Family Residential	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	0.28 MOL	4.73 MOL	1.72 MOL	6.73 MOL
Density/Intensity	9 du/ga	1 du/ga	1 du/ga	5.94 du/ga
Mathematical Maximum*	2 units	4 units	1 unit	40 units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed	
District(s)	RSC-9	AS-1	ASC-1	PD 24-0579
Lot Size / Lot Width	5, 000 sf / 50'	43,560 sf / 150'	43,560 sf / 150'	4,000 sf / 40'
Setbacks/ Buffering and Screening	20' Front 20' Rear 5' Sides	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides	10' Front 10' Rear 5' Sides
Height	35'	50'	50'	35'

Additional Information:

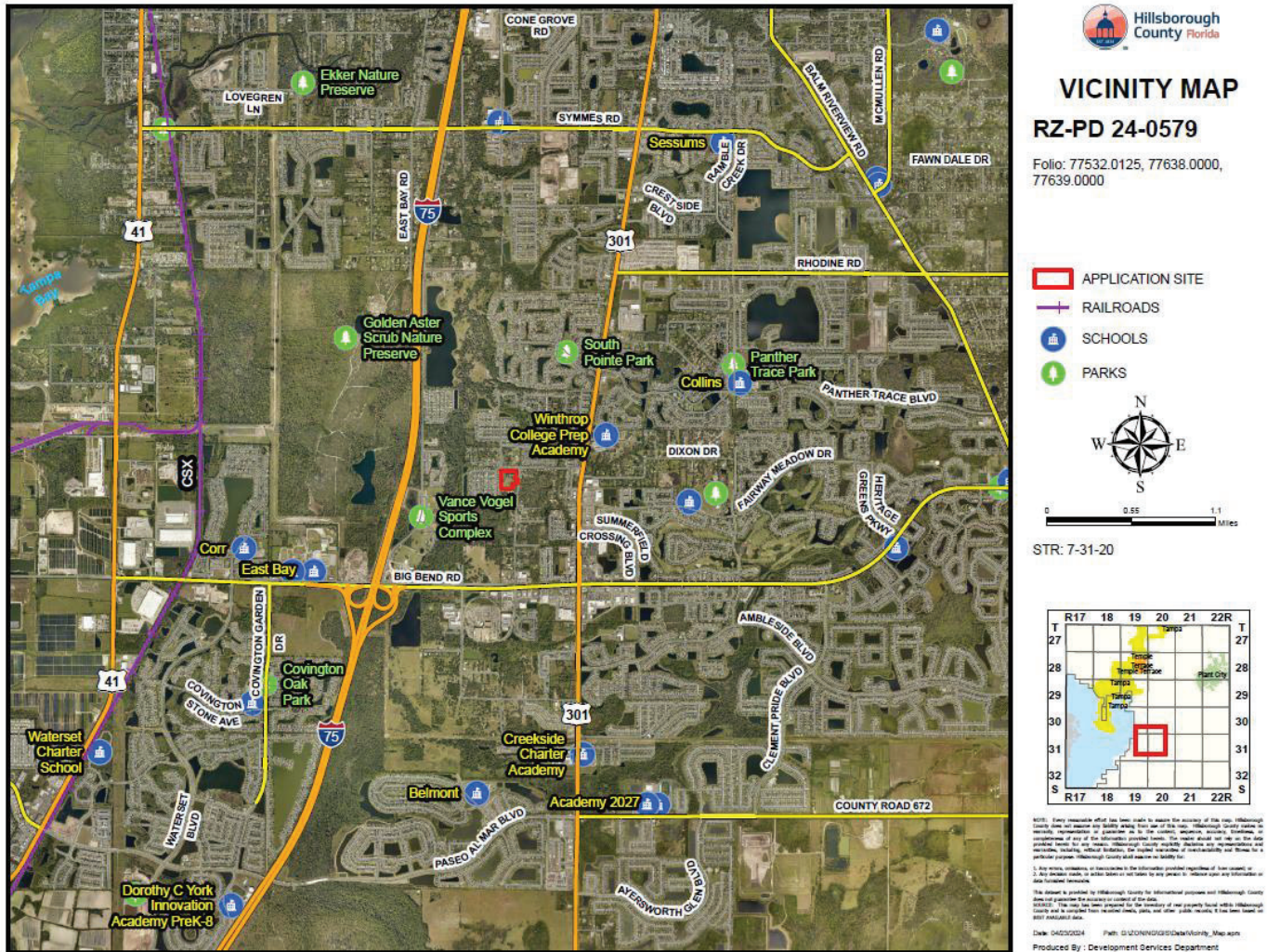
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

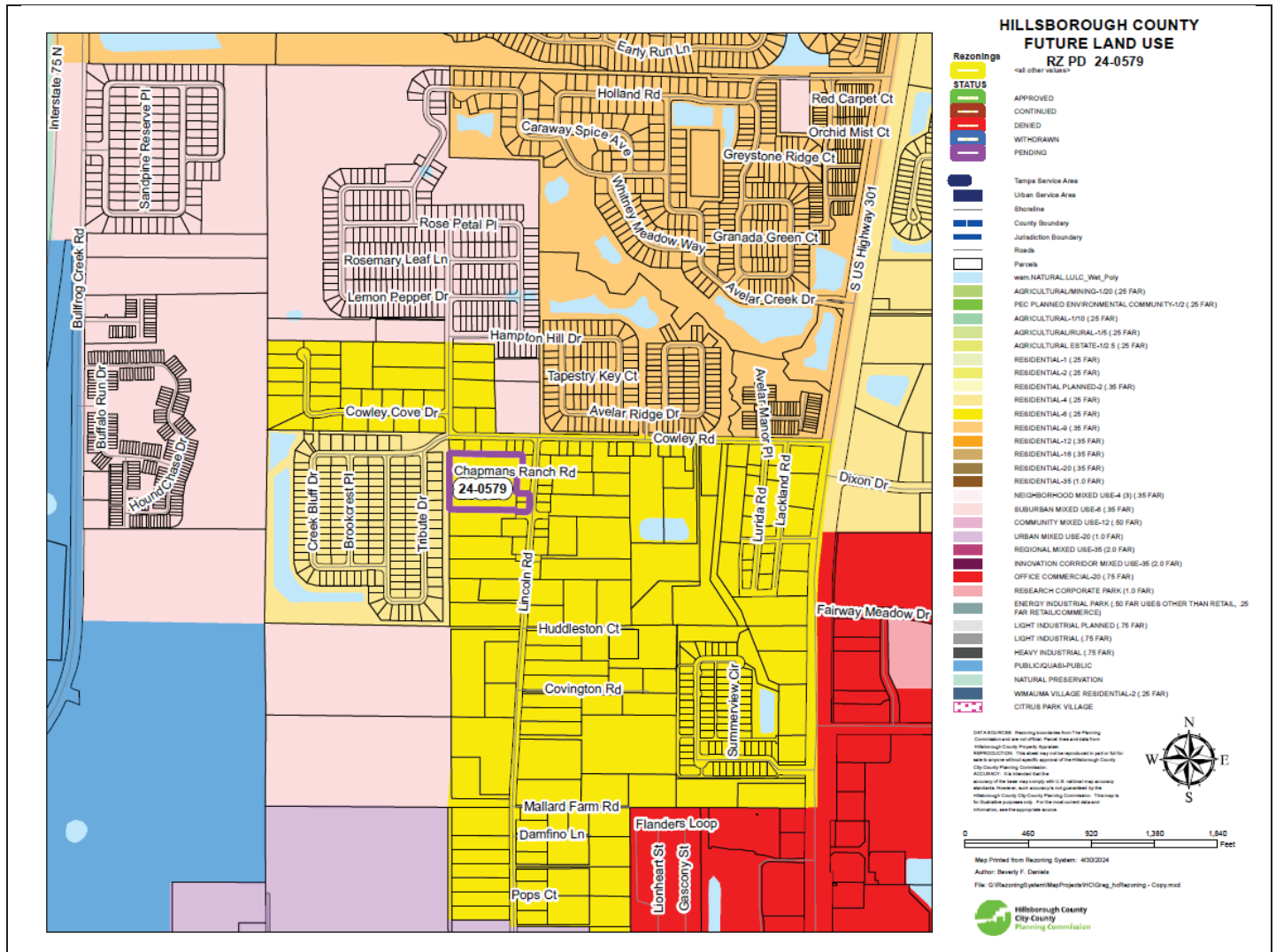
2.1 Vicinity Map



Context of Surrounding Area:

The property contains three parcels and is generally located 150 feet south of the intersection of Lincoln Road and Cowley Road and 120 feet of the west side of Lincoln Road. The parcel to the north with folio# 77532.0125 contains a single-family home and is zoned AS-1 and ASC-1. The northeast parcel with folio# 77639.0000 is vacant and is zoned RSC-9 (MH). The parcel with folio# 77638.0000 directly east is also vacant and is zoned RSC-9 (MH). The area consists of single-family residential. Adjacent to the north is single-family residential zoned RSC-9 and RSC-9 (MH). Adjacent to the south is single-family residential zoned ASC-1. Adjacent to the east is single-family residential zoned RSC-9 (MH). Adjacent to the west is single-family residential zoned PD 03-0433.

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

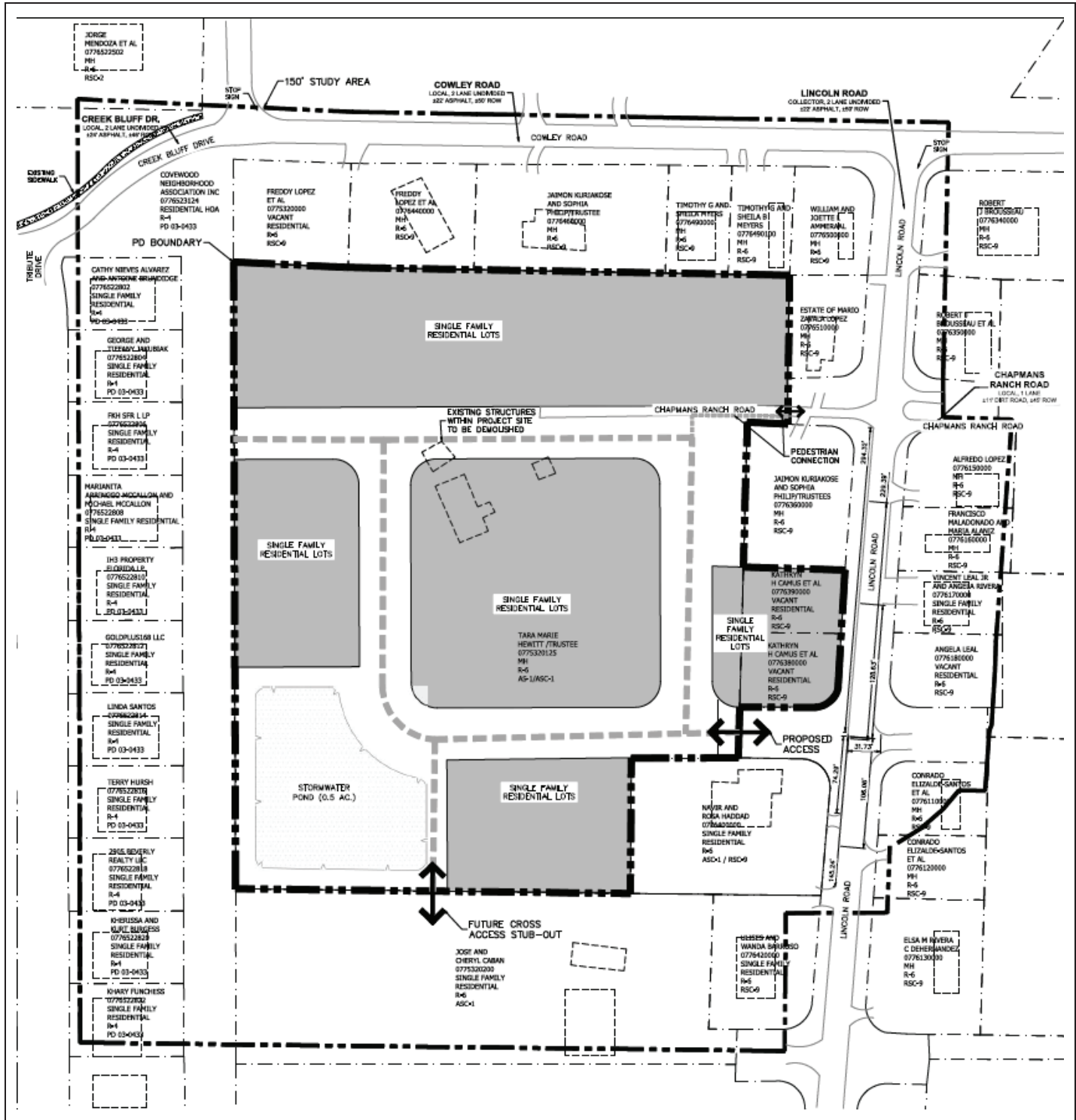


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9, RSC-9 (MH)	9 du/ga	Single-Family Residential (Conventional Only), Single-Family Residential	Single-Family Residential
South	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential
East	RSC-9 (MH)	9 du/ga	Single-Family Residential	Single-Family Residential
West	PD 03-0433	6 du/ga	Single-Family Residential	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0579

ZHM HEARING DATE: August 19, 2024

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
Lincoln Road	County Collector - Rural	2 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	56	7	8
Proposed	377	28	38
Difference (+/-)	+321	+21	+30

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Lincoln Road/ Substandard Road	Design Exception Requested	Approvable
Lincoln Road/ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Potable Water Wellfield Protection Area ☐ Adjacent to ELAPP property ☐ Other: _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report.
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	An individual permit will be required.
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 40 = \$367,320 Parks: \$2,145 * 40 = \$85,800 School: \$8,227 * 40 = \$329,080 Fire: \$335 * 40 = \$13,400 Total per House: \$19,890 * 40 = \$795,600				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 6.73-acre property contains three parcels zoned RSC-9 (Residential Single-Family Conventional), AS-1 (Agricultural Single-Family) and ASC-1 (Agricultural - Single-Family Conventional). The applicant seeks to rezone these parcels to PD 24-0579 (Planned Development) to permit a single-family residential development of up to 40 units with 40-foot-wide minimum lots. The property is generally located 150 feet south of the intersection of Lincoln Road and Cowley Road and 120 feet of the west side of Lincoln Road. The parcel to the north with folio# 77532.0125 contains a single-family home and is zoned AS-1 and ASC-1. The northeast parcel with folio# 77639.0000 is vacant and is zoned RSC-9 (MH). The parcel with folio# 77638.0000 directly east is also vacant and is zoned RSC-9 (MH). The area consists of single-family residential. Adjacent to the north is single-family residential zoned RSC-9 and RSC-9 (MH). Adjacent to the south is single-family residential zoned ASC-1. Adjacent to the east is single-family residential zoned RSC-9 (MH). Adjacent to the west is single-family residential zoned PD 03-0433. The resulting density will be approximately 5.94 dwelling units per acre. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses are similar to the request, single-family residential. Additionally, to the north about 900 feet there is a Planned Development PD 07-1767 that contains 121 single-family detached residential lots that are 40 feet in width. Therefore, the rezoning of the subject parcel from RSC-9, AS-1 and ASC-1 to PD with a single-family residential use of up to 40 units with 40-foot-wide minimum lots would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

1. Add a note on the site plan that reads "Sidewalks to be provided per the LDC."

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted May 21, 2024.

1. Development of the project shall be limited to a maximum of 40 total detached single-family residential dwelling units.
2. Minimum lot size: 4,000 sf
Minimum lot width: 40 feet
Minimum front yard setback: 20 feet*
Minimum side yard setback: 5 feet
Minimum rear yard setback: 10 feet
Maximum building height: 35 feet/2-stories

*Unless otherwise required.

3. Any single-family detached units/lots developed at a width under 50 feet shall comply with the following:
 - a. Single-family detached units shall provide a 2-car garage with a minimum 18-foot-wide driveway. Garages shall be permitted to extend a maximum of 5 feet in front of the front façade if an entry feature over the primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If the garage extends less than 5 feet from the front façade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage façade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front façade.
 - b. Garage doors shall not account for more than 60% of the unit's street facing façade area. Area shall include the width and height of all façade walls that are oriented towards the street. Area shall not include roofs, windows or doors within the street facing facades.
 - c. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner

lots as necessary.

- d. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- e. Each unit's primary entrance door shall face the roadway.
- f. All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
 - (a) A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
 - (b) A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
 - (c) A change in materials between the first and second floors.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 5. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 6. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 7. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 8. If the notes and/or graphics on the site plan 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.

9. 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.
10. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
11. If PD 24-0579 is approved, the County Engineer will approve a Design Exception request (dated July 30, 2024, and was found approvable by the County Engineer (on August 5, 2024) for the Lincoln Road substandard road improvements. As Lincoln Road is a substandard collector roadway, the developer will be required to make specific improvements to Lincoln Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
 - A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west Lincoln Road to Cowley Road.
12. If PD 24-0579 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 30, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on August 5, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Lincoln Road as follows:
 - a. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 128ft. and;
 - b. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 74ft.

Zoning Administrator Sign Off:

J. Brian Grady

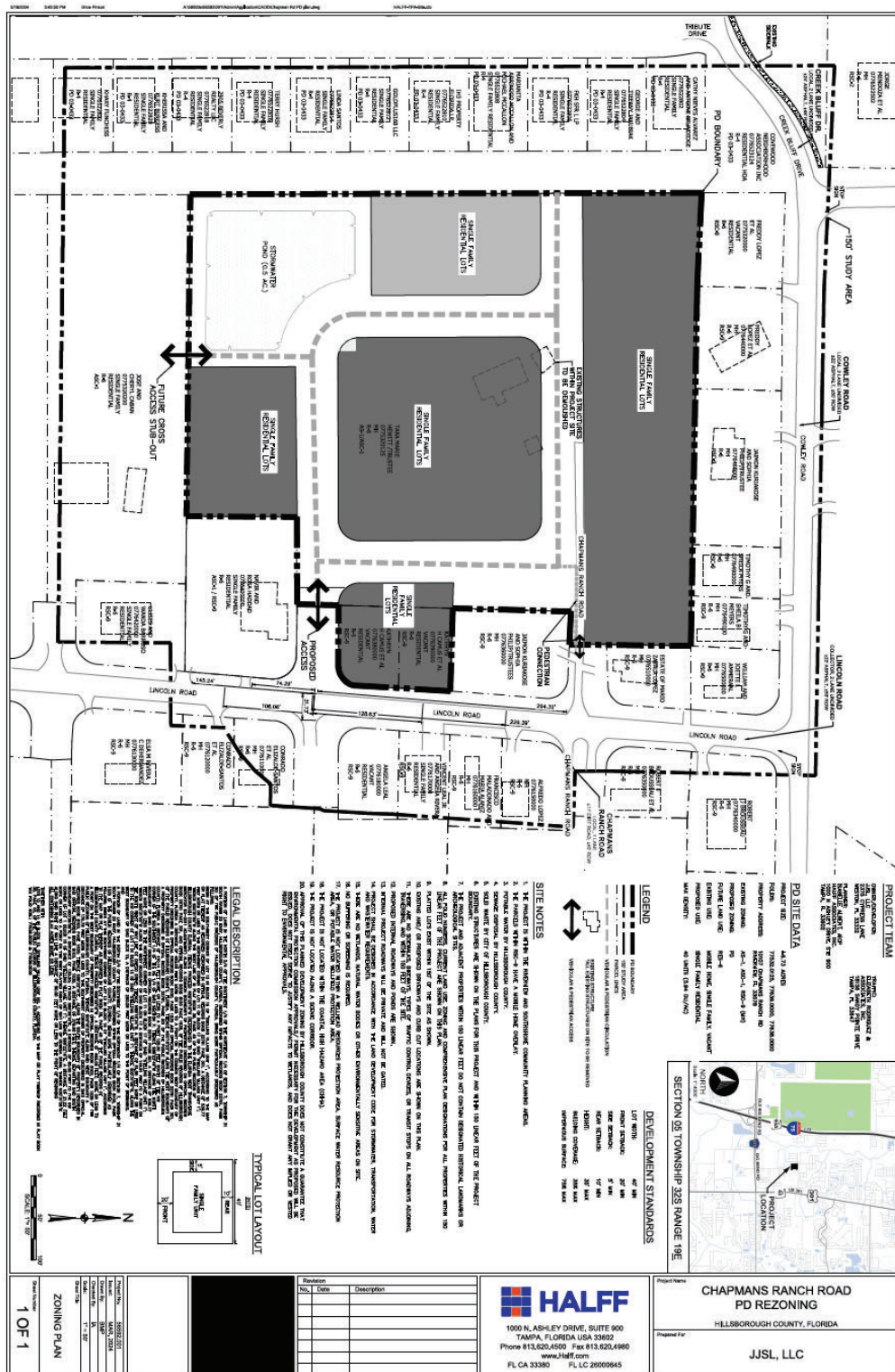
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 8/8/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV / South

PETITION NO: PD RZ 24-0579

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. If PD 24-0579 is approved, the County Engineer will approve a Design Exception request (dated July 30, 2024, and was found approvable by the County Engineer (on August 5, 2024) for the Lincoln Road substandard road improvements. As Lincoln Road is a substandard collector roadway, the developer will be required to make specific improvements to Lincoln Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
 - A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west Lincoln Road to Cowley Road.
3. If PD 24-0579 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 30, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on August 5, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Lincoln Road as follows:
 - a. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 128ft. and;
 - b. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 74ft.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that reads "Sidewalks to be provided per the LDC."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/-6.73-acre site from Agricultural, Single Family -1 (AS-1) and Residential, Single-Family Conventional - 9 with a Mobile Home overlay (RSC-9(MH)) to Planned Development (PD). The applicant seeks entitlement for 40 single-family dwelling units. The site is located on Lincoln Road, +/- 115 ft south of the intersection of Cowley Road and Lincoln Road. The Future Land Use designation of the site is Residential - 6 (R-6).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 4 Single Family Dwelling Units (ITE LUC 431)	38	4	5
RSC-9(MH) 2 Single Family Dwelling Units (ITE LUC 433)	18	3	3
Total	56	7	8

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 40 Single Family Dwelling Units (ITE LUC 210)	377	28	38

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+321	+21	+30

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lincoln Road is a 2-lane, undivided, Hillsborough County-maintained collector roadway. Lincoln Road is characterized by +/- 10-foot wide travel lanes lying within +/- 50 ft of right of-way. There are no sidewalks on either side of the roadway in the vicinity of the proposed project.

SITE ACCESS

The project proposes one full access to Lincoln Road and one additional pedestrian-only access to Lincoln Road.

The project also includes a vehicular and pedestrian stub out to the south to connect to future development and a stub out to the unimproved right of way to the west that would connect in the future.

DESIGN EXCEPTION REQUEST – LINCOLN ROAD SUBSTANDARD ROAD

As Lincoln Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dates July 30, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on August 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane collector Urban Roadways) include:

1. The roadway will be permitted to remain in a minimum 50-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;

2. The roadway will be permitted to remain of 10 foot lane widths in lieu of the 12 feet required pursuant to TS-7;

As stated in the request, the developer is proposing to construct:

- A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west die of Lincoln Road to Cowley Road.

If 24-0579 is approved, the County Engineer will approve the Design Exception request.

ADMINISTRATIVE VARIANCE – LINCOLN ROAD AVE ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated July 30, 2024) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking the following variances relative to its proposed project access connections on Lincoln Road:

1. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (west) side of the roadway.
2. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on other side (east) side of the roadway.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable August 5, 2024.

TRANSIT FACILITIES

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

ROADWAY LEVEL OF SERVICE

Lincoln Road is not a regulated roadway and was not included in the 2020 Level of Service Report.

ZHM HEARING DATE: August 19, 2024
BOCC HEARING DATE: October 8, 2024

Case Reviewer: Chris Grandlienard, AICP

From: [Williams, Michael](#)
To: [Elizabeth Rodriguez; lb15@live.com](#)
Cc: [Albert, Isabelle; Pinson, Brice; Grandlienard, Christopher; Heinrich, Michelle; Steady, Alexander; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake](#)
Subject: FW: RZ PD 24-0579 - Administrative Variance & Design Exception Review
Date: Monday, August 5, 2024 10:32:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[24-0579 AVAd 08-01-24.pdf](#)
[24-0579 DEAd 08-01-24.pdf](#)

Laurie/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0579 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, August 1, 2024 6:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Steady, Alexander <SteadyAl@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0579 - Administrative Variance & Design Exception Review

Hello Mike,

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

libbytraffic@yahoo.com
lb15@live.com
ialbert@halff.com
bpinson@halff.com
grandlienardc@hcfl.gov
heinrichm@hcfl.gov
steadyal@hcfl.gov

Best Regards,

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

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

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

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Received August 1, 2024
Development Service:**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)		☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)	
Submittal Type (check one)		☐ New Request	☒ Revised Request
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)		☐ 1. ☐ 2. substandard road DE ☐ 3.	☐ 4. ☐ 5. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Chapman Ranch Subdivision			
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s) 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000			
☐ Check This Box If There Are More Than Five Folio Numbers			
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".			
Name of Person Submitting Request Elizabeth Rodriguez			
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
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 24-0579			
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)			
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

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

July 30, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County
601 East Kennedy Blvd.
Tampa, FL 33602

Dear Mr. Williams:

RE: 24-0579 Design Exception for Lincoln Road - FOLIO #'s 77532.0125, 77640.0050, 77639.0000, 77638.0000 & 77640.0000 10107 CHAPMAN'S RANCH RD, RIVERVIEW, FL 33578

The subject property is in for rezoning, as is shown on the attached **Site Plan**. The rezoning request is from RES-6 to PD, to allow for the development of up to 41 single family homes. This request is a Design Exception to the Hillsborough County Transportation Technical Manual per section 1.7.2 to meeting Land Development Code Section 6.04.03.I – Existing Facilities. This Design Exception is to request that the developer not be required to bring Lincoln Road *fully* up to Hillsborough County Transportation Technical Manual (TTM) standards, but to instead allow for some reasonable improvements as described herein.

1. **EXISTING CONDITIONS** - Lincoln Road is approximately 20.5 feet wide, with 10.25 foot travel lanes. Measurements are attached. Land use is of a residential nature of the area. Shoulders are adequate. There are speed humps along Lincoln Road. There are gaps in the sidewalks along this roadway. The right of way width is 50 feet.
2. **PROPOSED IMPROVEMENTS** – The developer proposes to build approximately 435 linear feet of sidewalk from his northern property line to Cowley Road. This proposed improvement is in addition to the construction of internal sidewalks and sidewalk along his frontage that the developer would normally have to construct per the Land Development Code (LDC).

The Typical Section (TS) for this roadway is assumed to be TS-7 (See Attachments). The required right-of-way for the TS-7 is 96 feet. The observed right-of-way measurements vary, but the measurement is about 50 feet. These measurements and the corresponding requirements of the TS-7 are shown in the table below (*All measurements are approximate, and vary along the roadway*):

Received August 1, 20
Development Services

Design Element	TS-7 Requirement	Observed Measurements
Sod area for fence/hedge clearance (<i>Outside</i> of sidewalk)	2 feet on both sides	No Sidewalk
Sidewalk	5 feet on both sides	No sidewalk along in project frontage or on other side.
Sod area (<i>Inside</i> sidewalk)	2 feet on both sides	No sidewalk.
Swale and clear zone	27 feet - total	Highly variable along the length of S. Lincoln Road. But, approximately 16.5 feet on each side on average.
Lane widths	12 feet	10.25 feet

3. *JUSTIFICATION FOR THE REQUEST* – (a) There are speed humps along Lincoln Road that have presumably been constructed because of the speed and volume of cut through traffic between Cowley Road and Big Bend Road. For this reason it would be counter-indicated to make improvements that would increase the speed of relative “attractiveness” of Lincoln Road, but a pedestrian improvement is not counter-indicated. (b) The proposed improvements enhance safety as compared to the existing condition. (c) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards.

APPLICATION NUMBER: PD 24-0579

ZHM HEARING DATE: August 19, 2024

BOCC HEARING DATE: October 8, 2024

Case Reviewer: Chris Grandlienard, AICP



Received August 1, 2024
This item has been digitally signed
and sealed by Laurie Burcaw,
PE, on 08/01/2024.

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

If you have any questions/comments regarding this letter, please call 813.545.3316.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Burcaw".

Laurie Burcaw, P.E.

Laurie S.
Burcaw

Digitally signed by Laurie S Burcaw
DN: cn=Laurie S Burcaw, o=Unaffiliated, dnQualifier=
AD1415D000001907461E3AD00009C60
Reason: I am the author of this document
Date: 2024.08.01 14:33:08-04'00'
Post PDF Editor Version: 12.1.3

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

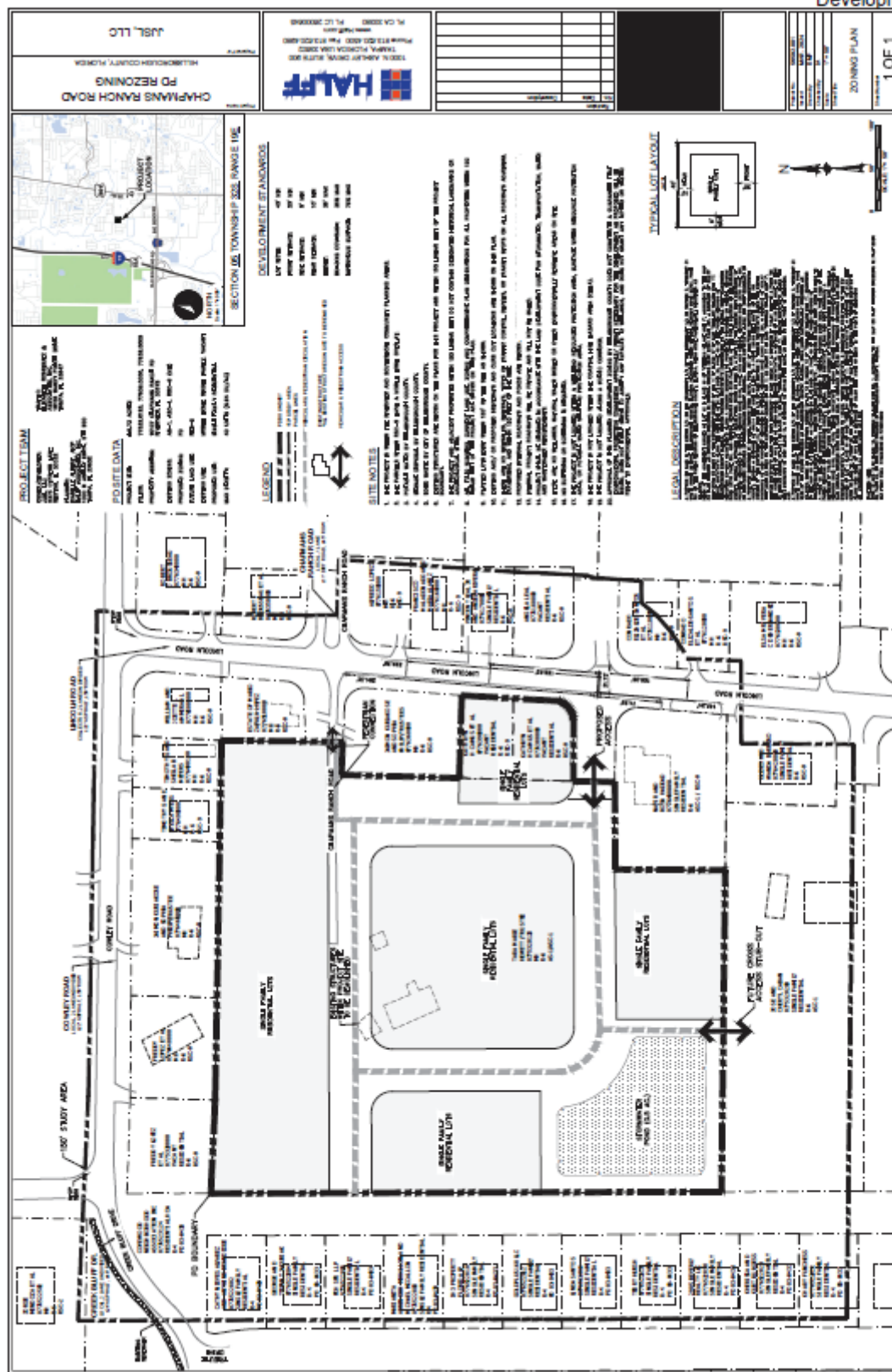
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

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

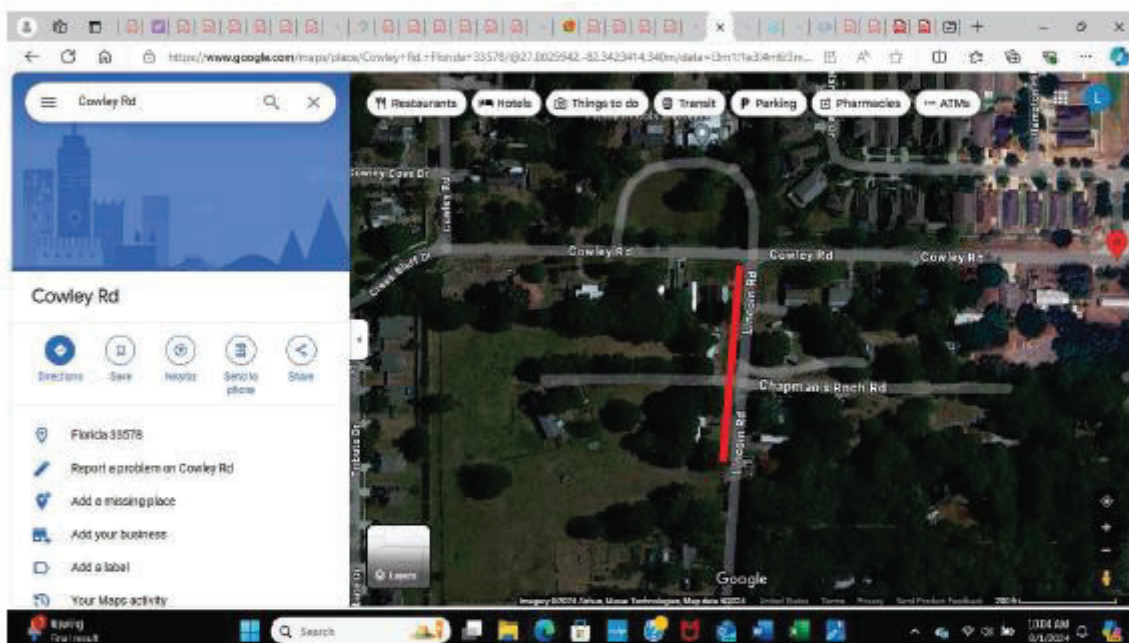
24-0579

Received August 1, 2024
Development Services



24-0579

Case Reviewer: Chris Grandlienard, AICP



435 Feet of Additional Sidewalk

24-0579



Pavement Width

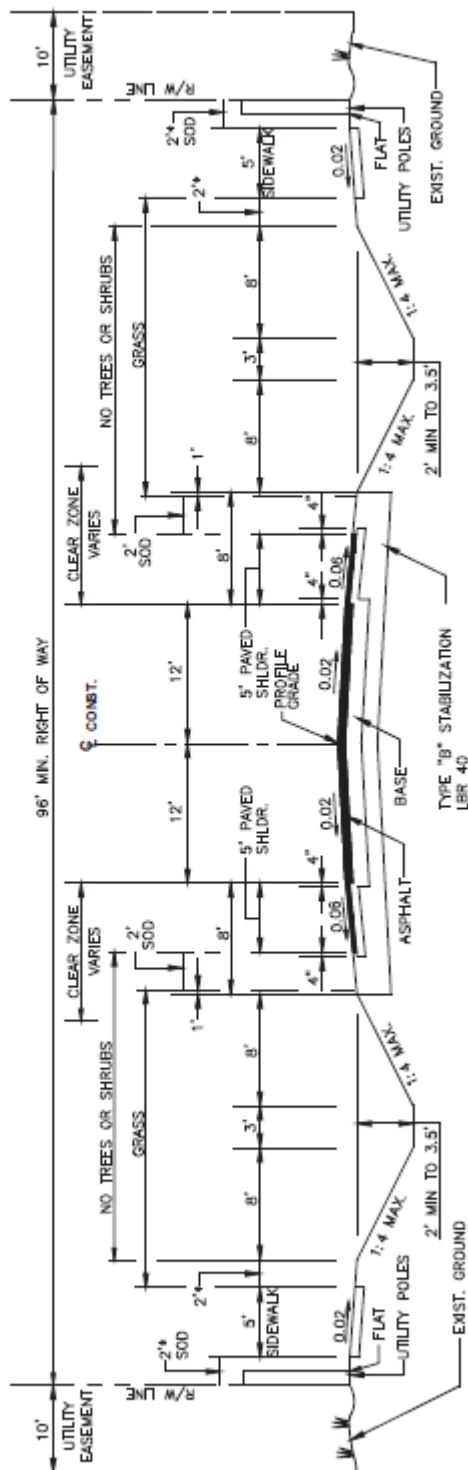
Received August 1, 2024
Development Services



Speed Humps

24-0579

Received August 1, 202			
Development Services			



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

REVISION DATE:

10/17

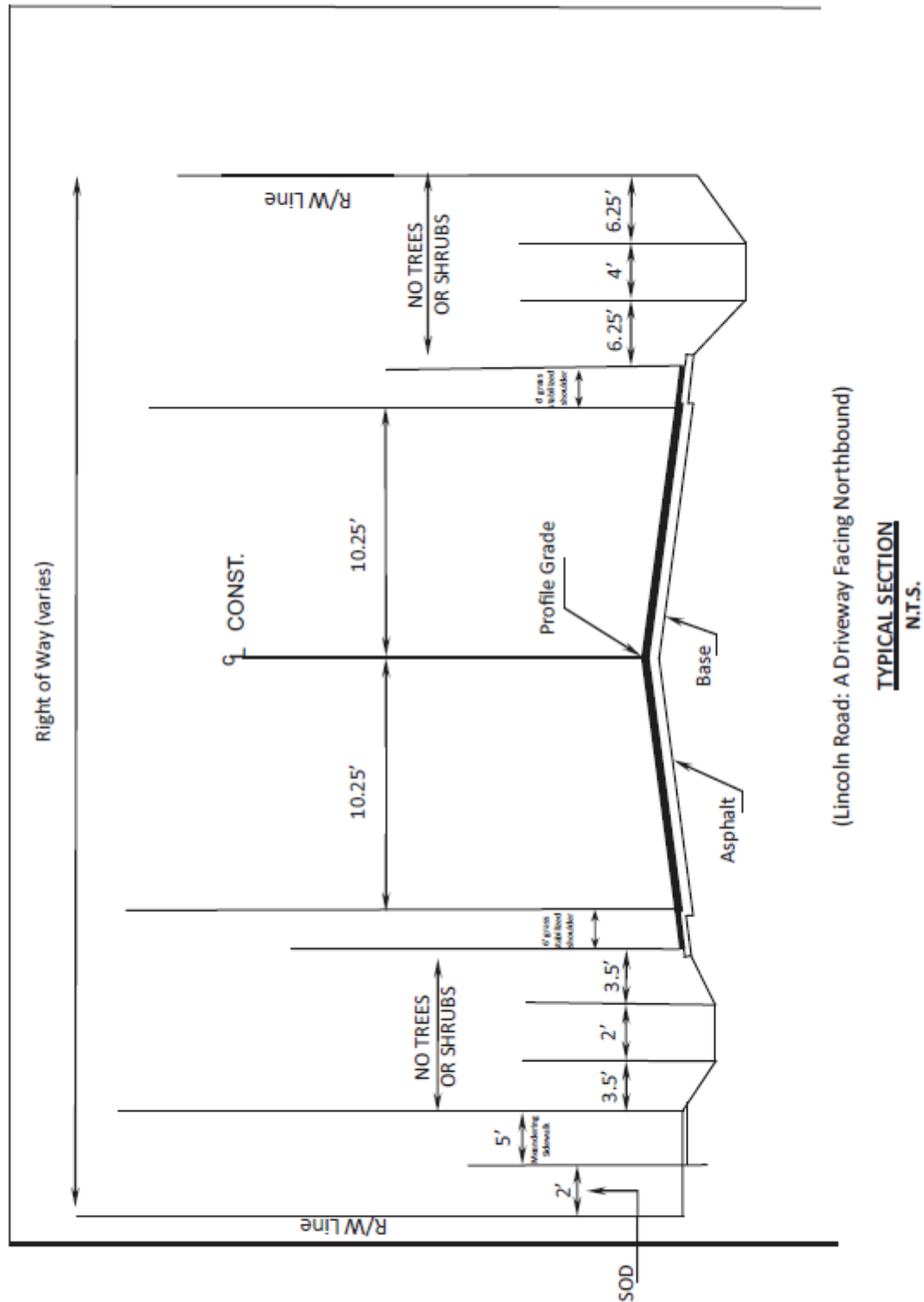
TRANSPORTATION
TECHNICAL
MANUALHillsborough
County Florida

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. TS-7

SHEET NO. 1 OF 10

Development Services



24-0579

Received August 1, 2024
Development ServicesHillsborough
County Florida
Development ServicesSupplemental Information for Transportation
Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. ☐ 2. driveway spacing AV ☐ 3.	☐ 4. ☐ 5. ☐ 6.	
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Chapman Ranch Subdivision Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s) 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000 ☐ Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".			
Name of Person Submitting Request Elizabeth Rodriguez Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
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 24-0579 Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number) Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

ZHM HEARING DATE: August 19, 2024

BOCC HEARING DATE: October 8, 2024

Case Reviewer: Chris Grandlienard, AICP

Received August 1, 2024

Development Services

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

July 30, 2024

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 (Lincoln Road) – - FOLIO Numbers:
77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000 PD 24-0579

This request is in conjunction with a rezoning of the subject site from RES-6 to PD, to allow for the development of up to 41 single family homes. 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:

Regarding Lincoln Road - "Sec. 6.04.07. - Table: Minimum Spacing – (Note that the posted speed on this segment of Lincoln Road is 25 mph and, therefore the required driveway spacing is 245 feet.

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

The subject property is in for rezoning, as is shown on the attached **Site Plan**. 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.

Received August 1, 2024
Development Services

1. **Site Information:** *FOLIO #'s 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000*
2. **Associated Application Numbers:** *PD 24-0579*
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 driveway to be 245 feet from other driveways. . (Note that all of the following dimensions are illustrated on the Site Plan.) To the north of the proposed access point, there are two driveways to single family residences on the opposite side of the street that do not meet spacing. One is 128.63 feet from the proposed access, and the other is 229.39 feet from the proposed driveway. To the south of the proposed access point, there is one driveway on the same side of the street and one on the opposite side of the street that do not meet spacing. These are driveways to single family residences. The driveway on the same side of the street is 74.29 feet from the proposed access point, with another further south that is 145.24 feet from the proposed driveway. The driveway on the opposite side of the street is 106.06 feet from the proposed access point.*
6. **Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities):** *Lincoln Road is a rural (ditches) road section with a 25 mph posted speed , and includes: (a) Lane widths that are 10.25 feet in width. (b) There are speed humps along Lincoln Road. (c) There are gaps in the sidewalks along this roadway. (d) Bike lanes are not required, and Lincoln Road does not have bike lanes. (e) Four (4) foot (varies) grass shoulders. (f) The right of way width is 50 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.** *Most of the subject site is behind the single family homes that have frontage on Lincoln Road, and there are only a few points where the site has access to Lincoln Road. The location where the driveway is planned lines up across the street from a local dirt road that serves several homes. It is beneficial to locate the subject driveway such that it lines up with the aforementioned dirt road so that people egressing that roadway and the subject new driveway are directly line up with one another, rather than being off-set from one another, so as to avoid potential conflicts. This location is safer than an off-set location, and it would be unreasonable to move the driveway when this is a safe location for it.*
 - 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 5 year time period including the years 2019-2023, inclusive. (Note*

Received August 1, 2024
Development Services

that there were two crashes outside the 5 year window – 1 each in 2012 and 2016.) During the 5 year time period (2019-2023), there were four crashes. In 2019, crash 89128572 involved a vehicle hitting a parked car. In 2019, crash 8868652 involved a vehicle hitting another vehicle that was backing out of a driveway. The 2 crashes in 2022 (24644579 and 24636410) both involved trucks hitting overhead power lines. There is no pattern of crashes in the area due to access spacing, and the variance will not be detrimental to the public health, safety, and welfare.

- 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. *The trip generation for this proposed development is low, with 38 PM peak hour trips (ATTACHED). The potential for conflict between this low trip generator and a single-family driveway is low.*

Documentation/other attachments: *Attached are site plan showing spacing, crash data, and trip generation.*

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

Sincerely,


Laurie S.
Burcaw

Digitally signed by Laurie S. Burcaw
DN: cn=Laurie S. Burcaw, o=State of Florida, ou=Professional Engineers, email=Laurie.S.Burcaw@floridape.org, c=US
Reason: I am the author of this document
Date: 2024.08.01 14:32:49-04'00'
Full PDF Editor Version: 12.1.3



Laurie Burcaw, P.E.

This item has been digitally signed
and sealed by Laurie Burcaw,
PE, on 08/01/2024.

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

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

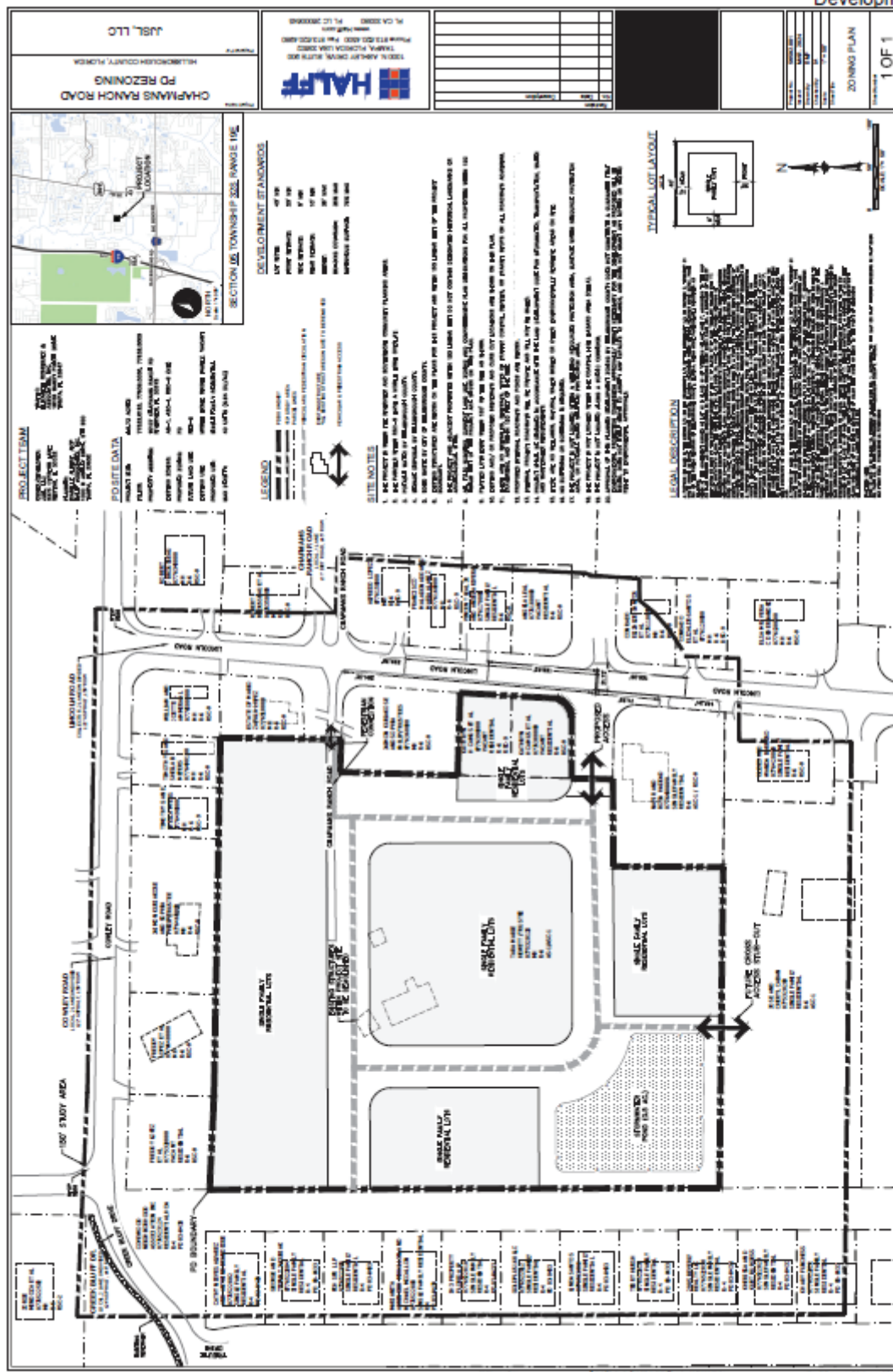
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

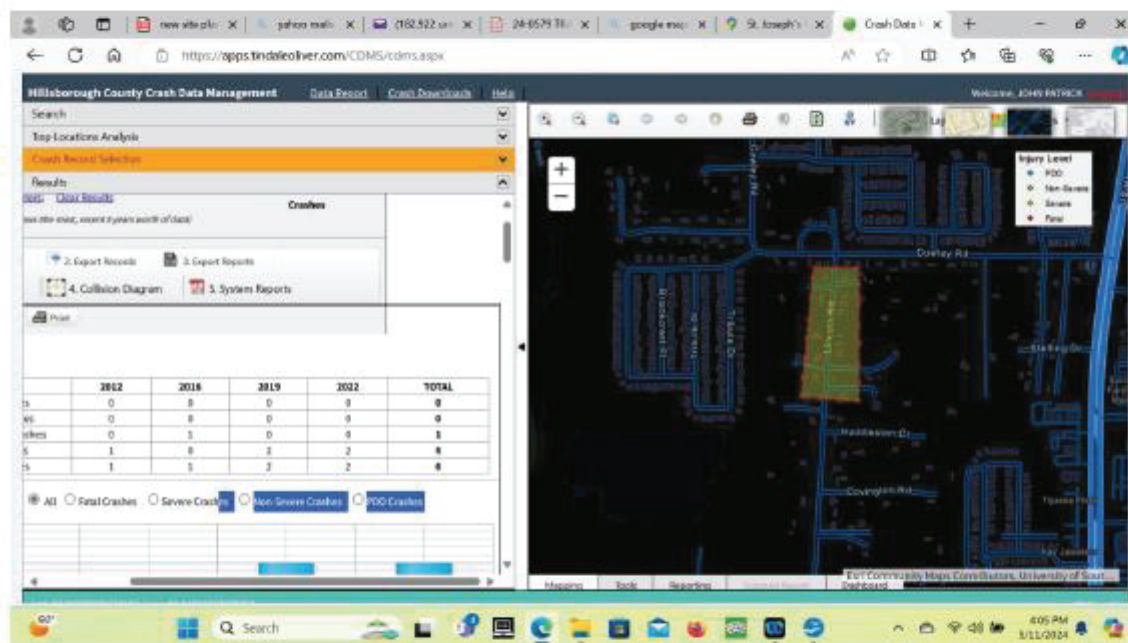
Sincerely,

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the land Use Hearing Officer within 30 calendar days of the date of the above action.

24-0579



Received August 1, 2024
Development Services

Hillsborough County Crash Management System polygon.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak- Hour Trips	AM Peak- Hour Trip	PM Peak- Hour Trips	PM Peak- Hour Trips
				In	Out	In	Out
210	Single Family DUs	40	377	7	21	24	14
	TOTAL	40	377	7	21	24	14

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	RZ-PD 24-0579
Hearing date:	August 19, 2024
Applicant:	Mack Vardaramatos
Request:	Rezone to Planned Development
Location:	West side of Lincoln Road, 150 feet south of Cowley Road and Lincoln Road intersection, Riverview
Parcel size:	6.73 acres +/-
Existing zoning:	RSC-9 (MH), AS-1, and ASC-1
Future land use designation:	Res-6 (6 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Riverview Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 24-0579
Zoning Hearing Master Date: August 19, 2024
BOCC Hearing Meeting Date: October 8, 2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mack Vardaramatos

FLU Category: Residential-6 (RES-6)

Service Area: Urban

Site Acreage: 6.73 MOL

Community Plan Area: Riverview

Overlay: MH



Introduction Summary:

The applicant seeks to rezone three parcels from RSC-9 (Residential Single-Family Conventional), AS-1 (Agricultural Single-Family) and ASC-1 (Agricultural - Single-Family Conventional) to PD 24-0579 (Planned Development) to permit a single-family residential development of up to 40 units with 40-foot-wide minimum lots.

	Existing				Proposed
District(s)	RSC-9	AS-1	ASC-1		PD 24-0579
Typical General Use(s)	Single-Family Residential	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural		Single-Family Residential
Acreage	0.28 MOL	4.73 MOL	1.72 MOL		6.73 MOL
Density/Intensity	9 du/ga	1 du/ga	1 du/ga		5.94 du/ga
Mathematical Maximum*	2 units	4 units	1 unit		40 units

*number represents a pre-development approximation

Development Standards:	Existing				Proposed
District(s)	RSC-9	AS-1	ASC-1		PD 24-0579
Lot Size / Lot Width	5, 000 sf / 50'	43,560 sf / 150'	43,560 sf / 150'		4,000 sf / 40'
Setbacks/ Buffering and Screening	20' Front 20' Rear 5' Sides	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides		10' Front 10' Rear 5' Sides
Height	35'	50'	50'		35'

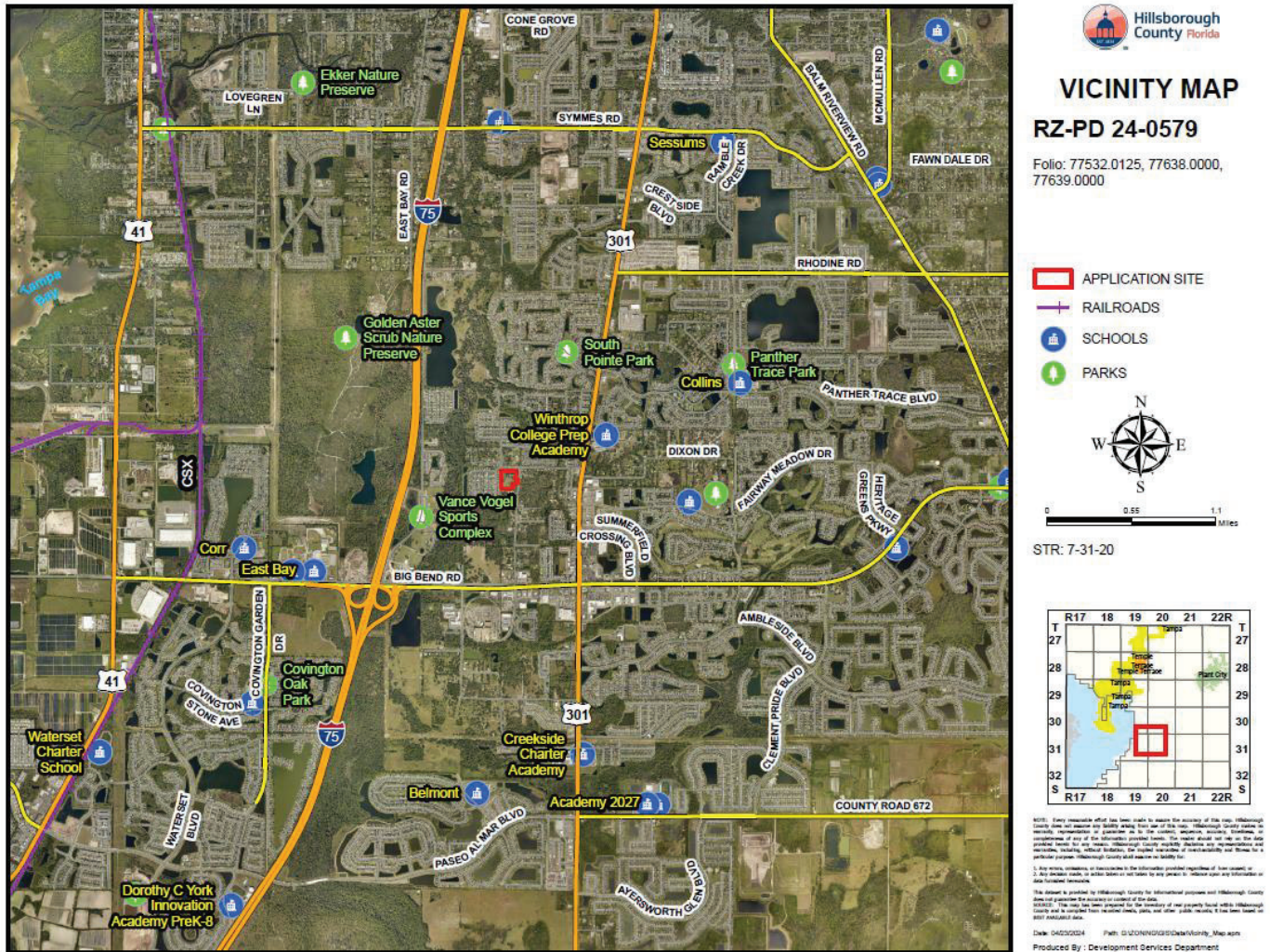
Additional Information:

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

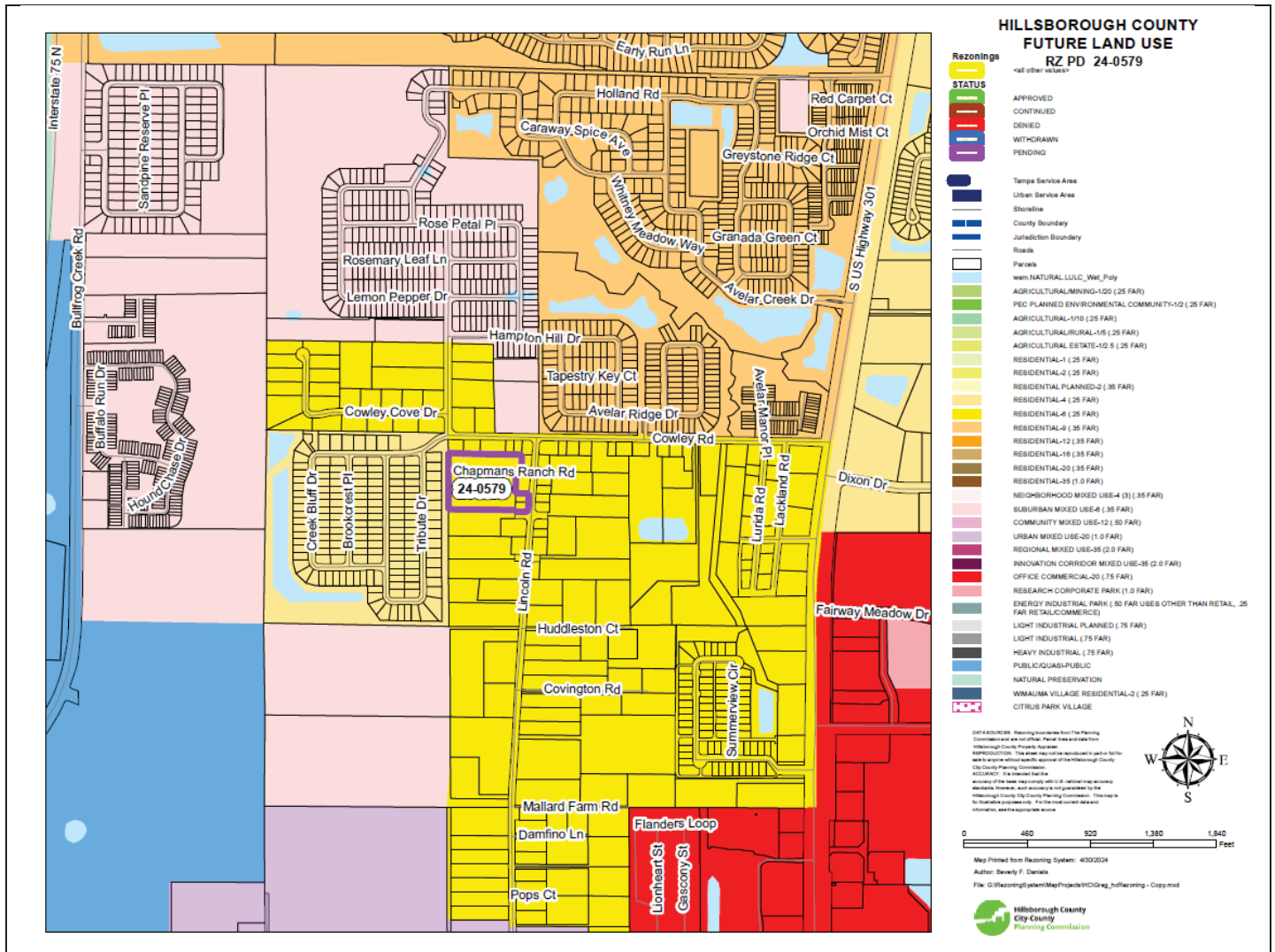


Context of Surrounding Area:

The property contains three parcels and is generally located 150 feet south of the intersection of Lincoln Road and Cowley Road and 120 feet of the west side of Lincoln Road. The parcel to the north with folio# 77532.0125 contains a single-family home and is zoned AS-1 and ASC-1. The northeast parcel with folio# 77639.0000 is vacant and is zoned RSC-9 (MH). The parcel with folio# 77638.0000 directly east is also vacant and is zoned RSC-9 (MH). The area consists of single-family residential. Adjacent to the north is single-family residential zoned RSC-9 and RSC-9 (MH). Adjacent to the south is single-family residential zoned ASC-1. Adjacent to the east is single-family residential zoned RSC-9 (MH). Adjacent to the west is single-family residential zoned PD 03-0433.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6.0 dwelling units/gross acre; 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

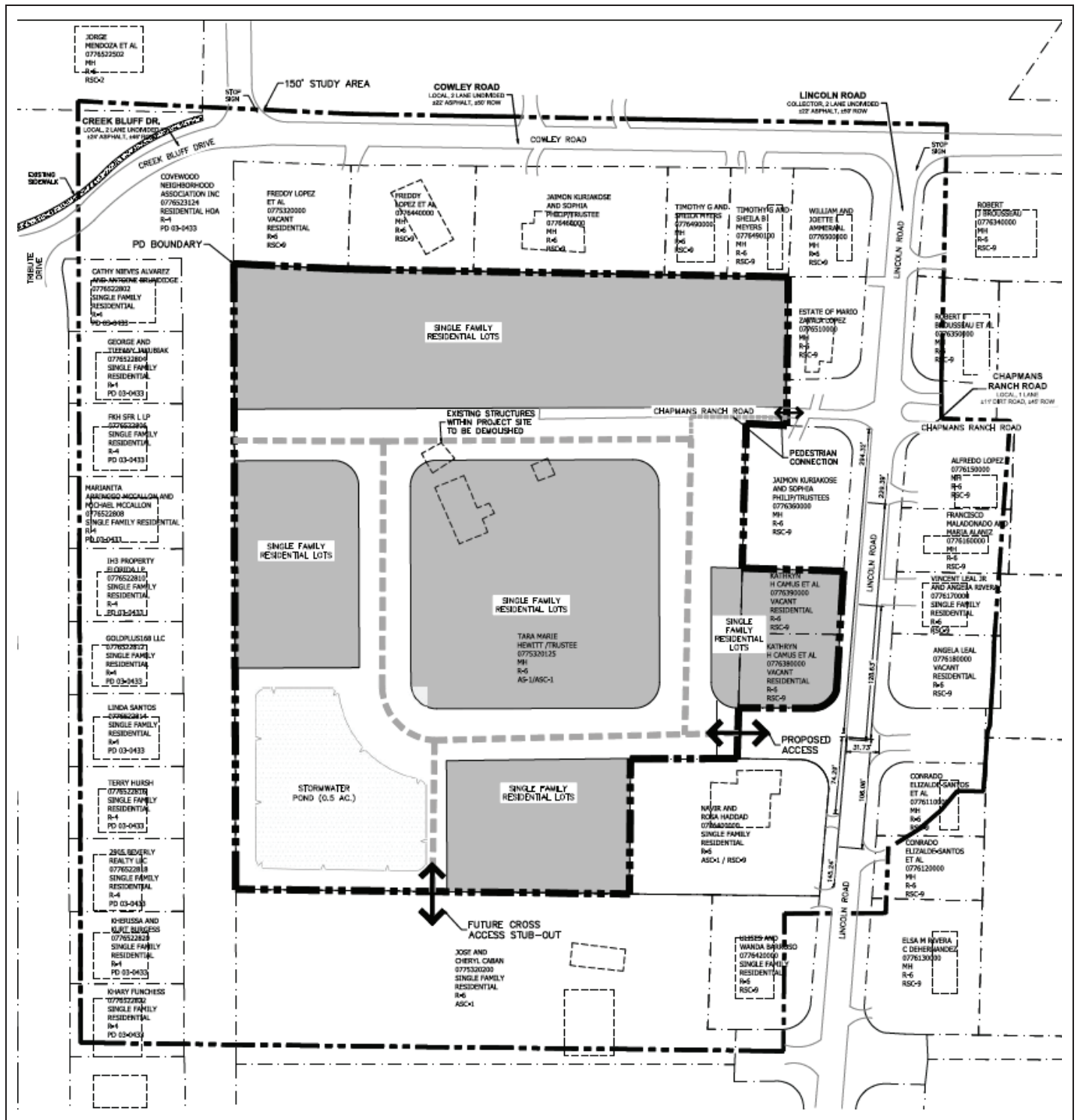
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9, RSC-9 (MH)	9 du/ga	Single-Family Residential (Conventional Only), Single-Family Residential	Single-Family Residential
South	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential
East	RSC-9 (MH)	9 du/ga	Single-Family Residential	Single-Family Residential
West	PD 03-0433	6 du/ga	Single-Family Residential	Single-Family Residential

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



APPLICATION NUMBER: PD 24-0579

ZHM HEARING DATE: August 19, 2024

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
Lincoln Road	County Collector - Rural	2 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	56	7	8
Proposed	377	28	38
Difference (+/-)	+321	+21	+30

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Lincoln Road/ Substandard Road	Design Exception Requested	Approvable
Lincoln Road/ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

APPLICATION NUMBER: PD 24-0579

ZHM HEARING DATE: August 19, 2024

BOCC HEARING DATE: October 8, 2024

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Environmental Services	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Potable Water Wellfield Protection Area ☐ Adjacent to ELAPP property ☐ Other: _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report.
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	An individual permit will be required.
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 40 = \$367,320 Parks: \$2,145 * 40 = \$85,800 School: \$8,227 * 40 = \$329,080 Fire: \$335 * 40 = \$13,400 Total per House: \$19,890 * 40 = \$795,600				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 6.73-acre property contains three parcels zoned RSC-9 (Residential Single-Family Conventional), AS-1 (Agricultural Single-Family) and ASC-1 (Agricultural - Single-Family Conventional). The applicant seeks to rezone these parcels to PD 24-0579 (Planned Development) to permit a single-family residential development of up to 40 units with 40-foot-wide minimum lots. The property is generally located 150 feet south of the intersection of Lincoln Road and Cowley Road and 120 feet of the west side of Lincoln Road. The parcel to the north with folio# 77532.0125 contains a single-family home and is zoned AS-1 and ASC-1. The northeast parcel with folio# 77639.0000 is vacant and is zoned RSC-9 (MH). The parcel with folio# 77638.0000 directly east is also vacant and is zoned RSC-9 (MH). The area consists of single-family residential. Adjacent to the north is single-family residential zoned RSC-9 and RSC-9 (MH). Adjacent to the south is single-family residential zoned ASC-1. Adjacent to the east is single-family residential zoned RSC-9 (MH). Adjacent to the west is single-family residential zoned PD 03-0433. The resulting density will be approximately 5.94 dwelling units per acre. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses are similar to the request, single-family residential. Additionally, to the north about 900 feet there is a Planned Development PD 07-1767 that contains 121 single-family detached residential lots that are 40 feet in width. Therefore, the rezoning of the subject parcel from RSC-9, AS-1 and ASC-1 to PD with a single-family residential use of up to 40 units with 40-foot-wide minimum lots would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

1. Add a note on the site plan that reads "Sidewalks to be provided per the LDC."

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted May 21, 2024.

1. Development of the project shall be limited to a maximum of 40 total detached single-family residential dwelling units.
2. Minimum lot size: 4,000 sf
Minimum lot width: 40 feet
Minimum front yard setback: 20 feet*
Minimum side yard setback: 5 feet
Minimum rear yard setback: 10 feet
Maximum building height: 35 feet/2-stories

*Unless otherwise required.

3. Any single-family detached units/lots developed at a width under 50 feet shall comply with the following:
 - a. Single-family detached units shall provide a 2-car garage with a minimum 18-foot-wide driveway. Garages shall be permitted to extend a maximum of 5 feet in front of the front façade if an entry feature over the primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If the garage extends less than 5 feet from the front façade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage façade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front façade.
 - b. Garage doors shall not account for more than 60% of the unit's street facing façade area. Area shall include the width and height of all façade walls that are oriented towards the street. Area shall not include roofs, windows or doors within the street facing facades.
 - c. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner

lots as necessary.

- d. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- e. Each unit's primary entrance door shall face the roadway.
- f. All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
 - (a) A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
 - (b) A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
 - (c) A change in materials between the first and second floors.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 5. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 6. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 7. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 8. If the notes and/or graphics on the site plan 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.

9. 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.
10. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
11. If PD 24-0579 is approved, the County Engineer will approve a Design Exception request (dated July 30, 2024, and was found approvable by the County Engineer (on August 5, 2024) for the Lincoln Road substandard road improvements. As Lincoln Road is a substandard collector roadway, the developer will be required to make specific improvements to Lincoln Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
 - A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west Lincoln Road to Cowley Road.
12. If PD 24-0579 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 30, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on August 5, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Lincoln Road as follows:
 - a. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 128ft. and;
 - b. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 74ft.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on August 19, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Isabelle Albert spoke on behalf of the applicant. Ms. Albert presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Ms. Albert stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 24-0579.

C. EVIDENCE SUBMITTED

Ms. Albert submitted to the record at the hearing a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of three folio parcels with approximately 6.73 acres situated on the west side of Lincoln Road, 150 feet south of the Cowley Road and Lincoln Road intersection in Riverview.

2. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned RSC-9 (MH), AS-1, and ASC-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan and Southshore Areawide Systems Plan.
4. The general area surrounding the Subject Property consists of residential uses. Adjacent properties include a drainage tract and residential subdivision to the west; residential parcels and Cowley Road to the north; residential parcels and Lincoln Road to the east; and residential parcels to the south.
5. The applicant is requesting to rezone the Subject Property to Planned Development to allow a residential subdivision of up to 40 units on lots with 40-foot-wide minimum width.
6. The applicant requested an Administrative Variance for access spacing on Lincoln Road. The County Engineer found the Administrative Variance approvable. If the rezoning is approved, the Administrative Variance will allow a 117-foot reduction of the minimum access spacing between the project driveway on Lincoln Road and the closest driveway to the north, resulting in an access spacing of approximately 128 feet; and a 171-foot reduction of the minimum access spacing from the closest driveway to the south resulting in an access spacing of approximately 74 feet. NOTE: There appear to be typographical errors in the Transportation Review staff report on pages 1 and 3, and in the Development Services Department staff report on page 11 at Condition 12. The Transportation report on page 1 and the Development Services report at condition 12 both describe the two access spacing variances as being "...on the same (east) side of the roadway..." The Transportation Review staff report on page 3 states the north spacing reduction is on the west side of the roadway and the south spacing reduction is on the east side of the roadway. However, the applicant's Administrative Variance request narrative and the applicant's site plan show the 117-foot spacing reduction to the north is on the east (opposite) side of the street and the 171-foot spacing reduction to the south is on the west (same) side of the street.
7. The applicant requested a Design Exception for Lincoln Road substandard roadway improvements. The County Engineer found the Design Exception approvable. If the rezoning is approved, the developer will be required to make roadway improvements on Lincoln Road consistent with the Design Exception. Specifically, the developer shall be required to construct a 5-foot-wide sidewalk for a distance of approximately 435 feet along the west side of Lincoln Road to Cowley Road.
8. Development Services Department staff found the proposed Planned Development rezoning would be compatible with surrounding land uses. Staff concluded the rezoning is approvable subject to conditions.

9. Hillsborough County Transportation staff stated no objections, subject to conditions. NOTE: See finding above related to apparent typographical errors in the Administrative Variance conditions.
10. The Planning Commission staff found the proposed Planned Development is compatible with existing development in the surrounding area, and supports the Riverview Community Plan vision and Southshore Areawide Systems Plan. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*,

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

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

F. CONCLUSIONS OF LAW

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

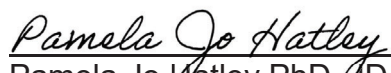
G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow a residential subdivision of up to 40 units on lots with 40-foot-wide minimum width.

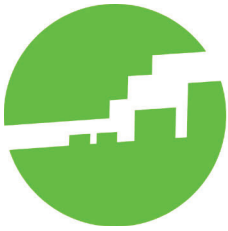
The applicant requested a Design Exception and two Administrative Waivers, all of which the County Engineer found approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request subject to the conditions set out in the Development Services Department staff report based on the applicant’s general site plan submitted May 21, 2024, with corrections to Condition 12 as described above in paragraph 6 of this recommendation.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

September 10, 2024
Date:



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: August 19, 2024 Report Prepared: August 8, 2024	Case Number: PD 24-0579 Folio(s): 77532.0125 General Location: South of Cowley Road, west of Lincoln Road and US Highway 301 South
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Riverview & SouthShore Areawide Systems
Rezoning Request	Planned Development (PD) to allow a single-family residential development of up to 40 units with 40-foot-wide minimum lots.
Parcel Size	6.73 ± acres
Street Functional Classification	Cowley Road – Local Lincoln Road – Local US Highway 301 South – State Principal Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	AS-1	Single Family Residential
North	Residential-6 + Suburban Mixed Use-6 + Residential-9	RSC-9 + RSC-2 + AS-1 + PD	HOA Property + Single Family Residential
South	Residential-6 + Urban Mixed Use-20 + Office Commercial-20	ASC-1 + AS-1 + RSC-6	Vacant Land + Single Family Residential
East	Residential-6 + Residential-4 + Office Commercial-20	RSC-9 + ASC-1 + PD	Single Family Residential + Vacant Land
West	Residential-4 + Suburban Mixed Use-6 + Public/Quasi-Public	PD + AR	HOA Property + Single Family Residential + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The 6.73 ± acre subject site is located south of Cowley Road, west of Lincoln Road and US Highway 301 South. The site is in the Urban Service Area and is located within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The applicant is requesting a Planned Development (PD) to allow a single-family residential development of up to 40 units with 40-foot-wide minimum lots.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has single-family uses. Single-family uses surround the subject site. There is vacant land directly south of the site. The Vance V Vogel Park is further southwest. Across US Highway 301 South is single-family and light commercial uses. The proposed single-family residential development of up to 40 units is compatible with the surrounding area and meets the intent of Objective 1 and Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. Ther 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-6 (RES-6) Future Land Use category. The RES-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. As the language states above, residential is allowed; therefore, it meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

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

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family; therefore, the proposed residential use will complement the surrounding area and meets the intent of FLUE Objective 16 and its accompanying policies.

The site is within the limits of the Riverview and SouthShore Areawide Systems Community Plans. Goal 2 of the Riverview Community Plan is to reflect the vision of Riverview using the Riverview District Concept Map which illustrates the unique qualities and land uses related to distinct geographic areas identified as districts. The subject site is in the Residential District which encourages attractive residential development that complements the surrounding character and promotes housing diversity. Goal 1 under the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan states that the community desires to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The proposal to allow a single-family residential development of up to 40 units meets the intent of both goals. Per the revised site plan that was uploaded into Optix on May 21, 2024, there will be a pedestrian connection on Chapmans Ranch Road. Goal 4 of the Riverview Community Plan is to provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit. Goal 5 of the Transportation Objective in the SouthShore Areawide Systems Community Plan is for pedestrian pathways. The SouthShore Areawide Systems community strives to link and expand the network greenway trails, sidewalks, bikeways, gold cart paths where permissible, and other pedestrian pathways that create a walkable environment. The proposal also meets the intent of these goals.

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

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

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.*

Goal 4 *Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.*

- *Protect the capacity of low-volume neighborhood and uncongested roads.*

- *Provide sidewalks, pedestrian crossings, bike lanes, and connections to the Hillsborough County Greenway and Trail Master Plan, and extend crossing signal times and use traffic calming techniques along major thoroughfares.*
- *Coordinate with the Florida Department of Transportation and the County to ensure adequate notice, education and awareness of hazardous material truck and disposal routes and activities.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Transportation Objective

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

The community desires to:

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

5. Pedestrian Pathways - *Link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment by:*

- Implementing “Hillsborough County MPO Pedestrian System Needs Assessment”, adopted November, 1998.*
- Participating in and monitoring updates to the Hillsborough County Master Sidewalk Plan.*
- Implementing of the Hillsborough County Greenways Master Plan.*
- Implementation of the adopted Scenic Corridor Map and associated regulations.*

Cultural/Historic Objective

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

The community desires to:

- Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
 - Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore*

**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Chapman Ranch

Zoning File: RZ PD 24-0579 Modification: None

Atlas Page: None Submitted: 09/20/2024

To Planner for Review: 09/20/2024 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813-331-0976/ialbert@halff.com

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

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

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

Reviewed by: Christopher Grandlienard Date: 09-20-24

Date Agent/Owner notified of Disapproval: _____

[illegible]



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/8/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV / South

PETITION NO: PD RZ 24-0579

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. If PD 24-0579 is approved, the County Engineer will approve a Design Exception request (dated July 30, 2024, and was found approvable by the County Engineer (on August 5, 2024) for the Lincoln Road substandard road improvements. As Lincoln Road is a substandard collector roadway, the developer will be required to make specific improvements to Lincoln Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
 - A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west Lincoln Road to Cowley Road.
3. If PD 24-0579 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 30, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on August 5, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Lincoln Road as follows:
 - a. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 128ft. and;
 - b. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 74ft.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that reads "Sidewalks to be provided per the LDC."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/-6.73-acre site from Agricultural, Single Family -1 (AS-1) and Residential, Single-Family Conventional - 9 with a Mobile Home overlay (RSC-9(MH)) to Planned Development (PD). The applicant seeks entitlement for 40 single-family dwelling units. The site is located on Lincoln Road, +/- 115 ft south of the intersection of Cowley Road and Lincoln Road. The Future Land Use designation of the site is Residential – 6 (R-6).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 4 Single Family Dwelling Units (ITE LUC 431)	38	4	5
RSC-9(MH) 2 Single Family Dwelling Units (ITE LUC 433)	18	3	3
Total	56	7	8

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 40 Single Family Dwelling Units (ITE LUC 210)	377	28	38

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+321	+21	+30

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lincoln Road is a 2-lane, undivided, Hillsborough County-maintained collector roadway. Lincoln Road is characterized by +/- 10-foot wide travel lanes lying within +/- 50 ft of right of-way. There are no sidewalks on either side of the roadway in the vicinity of the proposed project.

SITE ACCESS

The project proposes one full access to Lincoln Road and one additional pedestrian-only access to Lincoln Road.

The project also includes a vehicular and pedestrian stub out to the south to connect to future development and a stub out to the unimproved right of way to the west that would connect in the future.

DESIGN EXCEPTION REQUEST – LINCOLN ROAD SUBSTANDARD ROAD

As Lincoln Road is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 30, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on August 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane collector Urban Roadways) include:

1. The roadway will be permitted to remain in a minimum 50-foot-wide right-of-way in lieu of the 96 feet required pursuant to TS-7;

2. The roadway will be permitted to remain of 10 foot lane widths in lieu of the 12 feet required pursuant to TS-7;

As stated in the request, the developer is proposing to construct:

- A minimum 5-foot-wide sidewalk for a distance of +/- 435 ft. along the west die of Lincoln Road to Cowley Road.

If 24-0579 is approved, the County Engineer will approve the Design Exception request.

ADMINISTRATIVE VARIANCE – LINCOLN ROAD AVE ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated July 30, 2024) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. The applicant is seeking the following variances relative to its proposed project access connections on Lincoln Road:

1. For the project driveway connection, a variance of +/- 117 feet from the closest driveway to the north on the same (west) side of the roadway.
2. For the project driveway connection, a variance of +/- 171 feet from the closest driveway to the south on other side (east) side of the roadway.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable August 5, 2024.

TRANSIT FACILITIES

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

ROADWAY LEVEL OF SERVICE

Lincoln Road is not a regulated roadway and was not included in the 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lincoln Road	County Collector - Rural	2 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	56	7	8
Proposed	377	28	38
Difference (+/-)	+321	+21	+30

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

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

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Lincoln Road/ Substandard Road	Design Exception Requested	Approvable
Lincoln Road/ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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	See Report.

From: [Williams, Michael](#)
To: [Elizabeth Rodriguez](#); [lb15@live.com](#)
Cc: [Albert, Isabelle](#); [Pinson, Brice](#); [Grandlienard, Christopher](#); [Heinrich, Michelle](#); [Steady, Alexander](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: RZ PD 24-0579 - Administrative Variance & Design Exception Review
Date: Monday, August 5, 2024 10:32:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[24-0579 AVAd 08-01-24.pdf](#)
[24-0579 DEAd 08-01-24.pdf](#)

Laurie/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0579 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
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: Thursday, August 1, 2024 6:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Steady, Alexander <SteadyAl@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0579 - Administrative Variance & Design Exception Review

Hello Mike,

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

libbytraffic@yahoo.com
lb15@live.com
ialbert@halff.com
bpinson@halff.com
grandlienardc@hcfl.gov
heinrichm@hcfl.gov
steadyal@hcfl.gov

Best Regards,

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

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

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

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

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☐ Section 6.04.02.B. Administrative Variance ☒ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. ☐ 4. ☐ 2. substandard road DE ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Chapman Ranch Subdivision Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s) 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000 ☐ Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request Elizabeth Rodriguez Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
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 24-0579 Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number) Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

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

July 30, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County
601 East Kennedy Blvd.
Tampa, FL 33602

Dear Mr. Williams:

RE: 24-0579 Design Exception for Lincoln Road - FOLIO #'s 77532.0125, 77640.0050, 77639.0000, 77638.0000 & 77640.0000 10107 CHAPMANS RANCH RD, RIVERVIEW, FL 33578

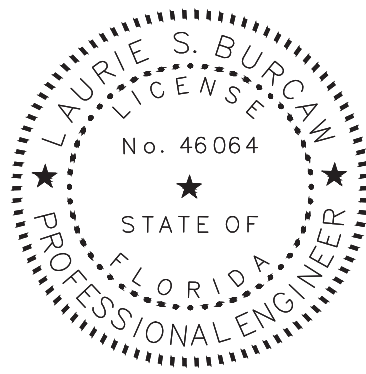
The subject property is in for rezoning, as is shown on the attached **Site Plan**. The rezoning request is from RES-6 to PD, to allow for the development of up to 41 single family homes. This request is a Design Exception to the Hillsborough County Transportation Technical Manual per section 1.7.2 to meeting Land Development Code Section 6.04.03,I. – Existing Facilities. This Design Exception is to request that the developer not be required to bring Lincoln Road *fully* up to Hillsborough County Transportation Technical Manual (TTM) standards, but to instead allow for some reasonable improvements as described herein.

1. **EXISTING CONDITIONS** - Lincoln Road is approximately 20.5 feet wide, with 10.25 foot travel lanes. Measurements are attached. Land use is of a residential nature of the area. Shoulders are adequate. There are speed humps along Lincoln Road. There are gaps in the sidewalks along this roadway. The right of way width is 50 feet.
2. **PROPOSED IMPROVEMENTS** – The developer proposes to build approximately 435 linear feet of sidewalk from his northern property line to Cowley Road. This proposed improvement is in addition to the construction of internal sidewalks and sidewalk along his frontage that the developer would normally have to construct per the Land Development Code (LDC).

The Typical Section (TS) for this roadway is assumed to be TS-7 (See Attachments). The required right-of-way for the TS-7 is 96 feet. The observed right-of-way measurements vary, but the measurement is about 50 feet. These measurements and the corresponding requirements of the TS-7 are shown in the table below (*All measurements are approximate, and vary along the roadway.*):

Design Element	TS-7 Requirement	Observed Measurements
Sod area for fence/hedge clearance (<i>Outside</i> of sidewalk)	2 feet on both sides	No Sidewalk
Sidewalk	5 feet on both sides	No sidewalk along in project frontage or on other side.
Sod area (<i>Inside</i> sidewalk)	2 feet on both sides	No sidewalk.
Swale and clear zone	27 feet - total	Highly variable along the length of S. Lincoln Road. But, approximately 16.5 feet on each side on average.
Lane widths	12 feet	10.25 feet

3. *JUSTIFICATION FOR THE REQUEST* – (a) There are speed humps along Lincoln Road that have presumably been constructed because of the speed and volume of cut through traffic between Cowley Road and Big Bend Road. For this reason it would be counter-indicated to make improvements that would increase the speed of relative “attractiveness” of Lincoln Road, but a pedestrian improvement is not counter-indicated. (b) The proposed improvements enhance safety as compared to the existing condition. (c) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards.



Received August 1, 2024
This item has been digitally signed
and sealed by Laurie Burcaw,
PE, on 08/01/2024.

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

If you have any questions/comments regarding this letter, please call 813.545.3316.

Sincerely,

A handwritten signature in black ink, appearing to be "L. Burcaw".

Laurie S
Burcaw

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=
A01410D0000019074B1E3AD000B9C60
, CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2024.08.01 14:33:08-04'00'
Foxit PDF Editor Version: 12.1.3

Laurie Burcaw, P.E.

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

_____ Disapproved

_____ Approved with Conditions

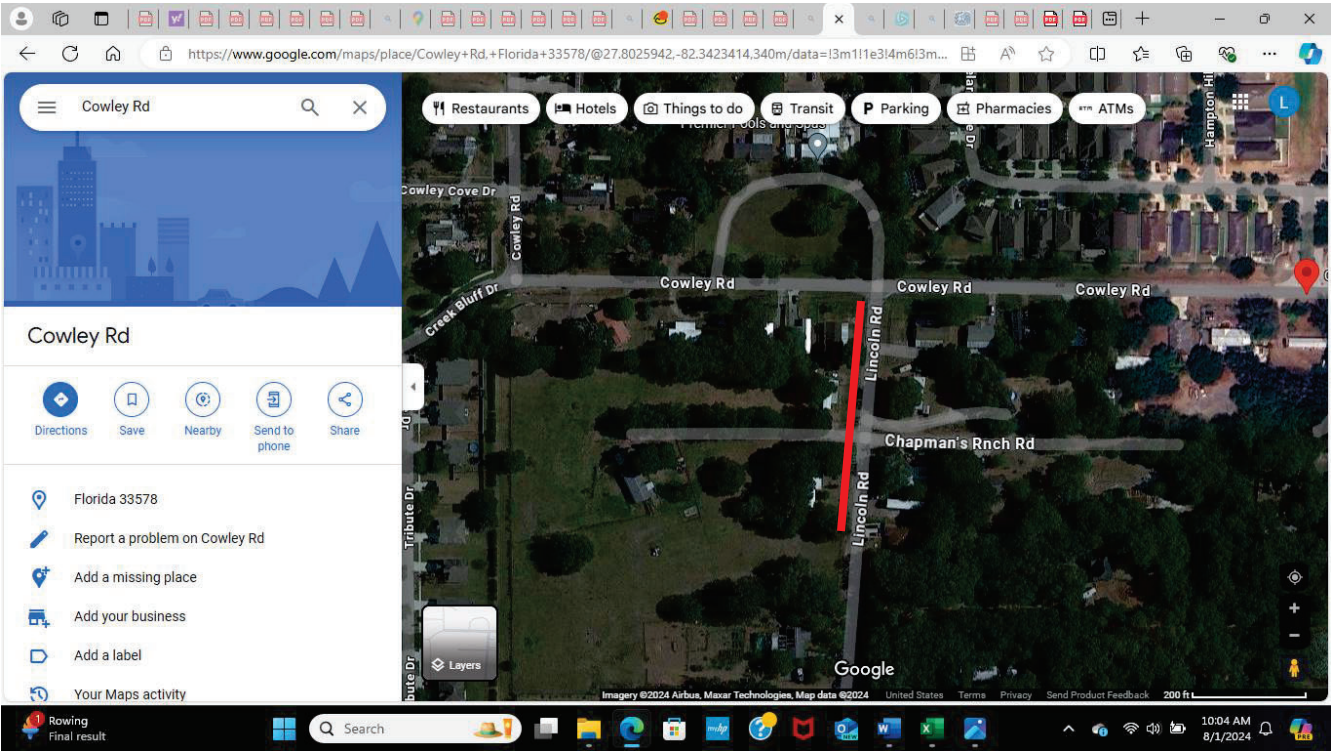
_____ Approved

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

10/20/2014	3:43:50 PM	Brick Pardon	A:\5000000502\001 Admin\Applications\CADD\Chapman Rd PO plan.dwg	HALFF-TPA-S&C
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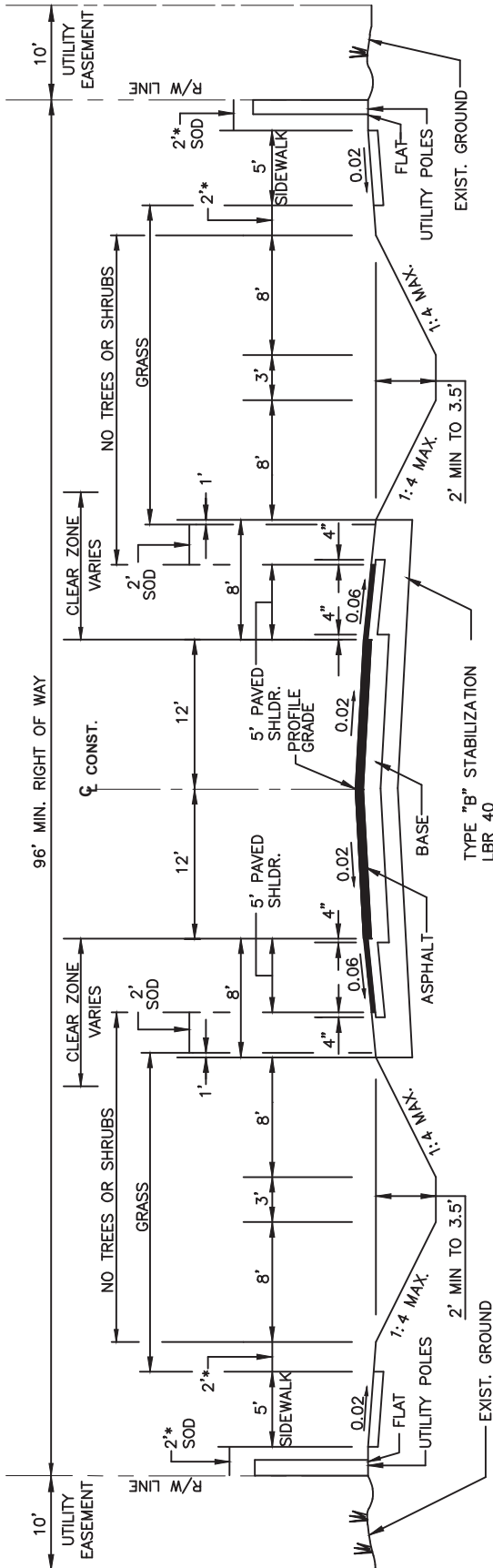
435 Feet of Additional Sidewalk



Pavement Width



Speed Humps



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

REVISION DATE:

10/17

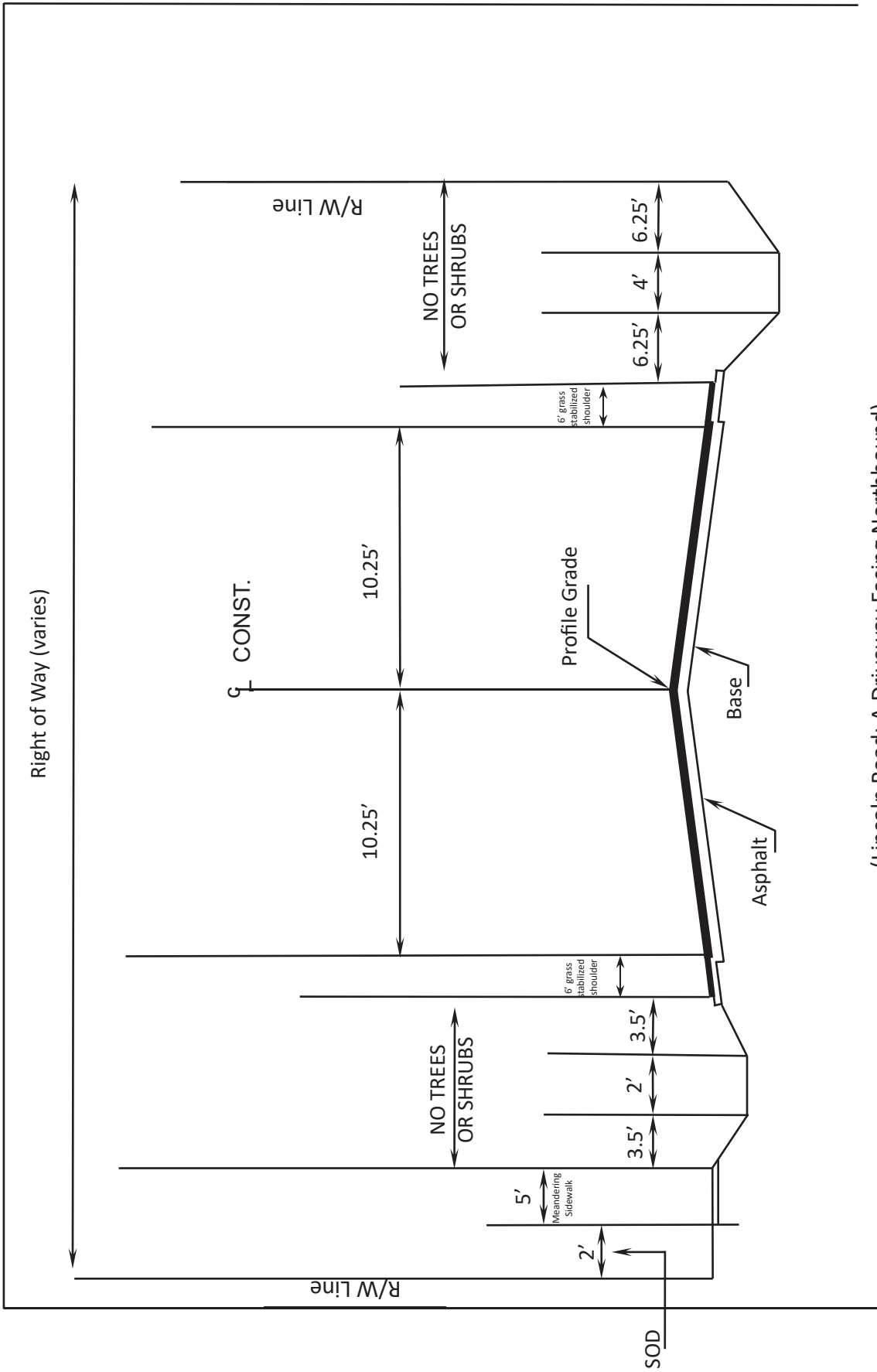
TRANSPORTATION TECHNICAL MANUAL

Hillsborough
County Florida

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO. TS-7

SHEET NO. 1 OF 18



(Lincoln Road: A Driveway Facing Northbound)

TYPICAL SECTION
N.T.S.



**Hillsborough
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Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. ☐ 4. ☐ 2. driveway spacing AV ☐ 5. ☐ 3. ☐ 6.		
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Folio Number(s) 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000 ☐ Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request Elizabeth Rodriguez Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
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Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

July 30, 2024

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 (Lincoln Road) – - FOLIO Numbers: 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000 PD 24-0579

This request is in conjunction with a rezoning of the subject site from RES-6 to PD, to allow for the development of up to 41 single family homes. 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:

Regarding Lincoln Road - **“Sec. 6.04.07. - Table: Minimum Spacing** – (Note that the posted speed on this segment of Lincoln Road is 25 mph and, therefore the required driveway spacing is 245 feet.

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

The subject property is in for rezoning, as is shown on the attached **Site Plan**. 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 #'s 77532.0125, 77640.0050, 77639.0000, 77638.0000, & 77640.0000*
2. Associated Application Numbers: *PD 24-0579*
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 driveway to be 245 feet from other driveways. . (Note that all of the following dimensions are illustrated on the **Site Plan**.) To the north of the proposed access point, there are two driveways to single family residences on the opposite side of the street that do not meet spacing. One is 128.63 feet from the proposed access, and the other is 229.39 feet from the proposed driveway. To the south of the proposed access point, there is one driveway on the same side of the street and one on the opposite side of the street that do not meet spacing. These are driveways to single family residences. The driveway on the same side of the street is 74.29 feet from the proposed access point, with another further south that is 145.24 feet from the proposed driveway. The driveway on the opposite side of the street is 106.06 feet from the proposed access point.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Lincoln Road is a rural (ditches) road section with a 25 mph posted speed , and includes: (a) Lane widths that are 10.25 feet in width. (b) There are speed humps along Lincoln Road. (c) There are gaps in the sidewalks along this roadway. (d) Bike lanes are not required, and Lincoln Road does not have bike lanes. (e) Four (4) foot (varies) grass shoulders. (f) The right of way width is 50 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. Most of the subject site is behind the single family homes that have frontage on Lincoln Road, and there are only a few points where the site has access to Lincoln Road. The location where the driveway is planned lines up across the street from a local dirt road that serves several homes. It is beneficial to locate the subject driveway such that it lines up with the aforementioned dirt road so that people egressing that roadway and the subject new driveway are directly line up with one another, rather than being off-set from one another, so as to avoid potential conflicts. This location is safer than an off-set location, and it would be unreasonable to move the driveway when this is a safe location for it.*
 - 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 5 year time period including the years 2019-2023, inclusive. (Note*

that there were two crashes outside the 5 year window – 1 each in 2012 and 2016.) During the 5 year time period (2019-2023), there were four crashes. In 2019, crash 89128572 involved a vehicle hitting a parked car. In 2019, crash 8868652 involved a vehicle hitting another vehicle that was backing out of a driveway. The 2 crashes in 2022 (24644579 and 24636410) both involved trucks hitting overhead power lines. There is no pattern of crashes in the area due to access spacing, and the variance will not be detrimental to the public health, safety, and welfare.

- 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. *The trip generation for this proposed development is low, with 38 PM peak hour trips (ATTACHED). The potential for conflict between this low trip generator and a single-family driveway is low.*

Documentation/other attachments: *Attached are site plan showing spacing, crash data, and trip generation.*

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

Sincerely,



**Laurie S.
Burcaw**

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=
A01410D0000019074B1E3AD000B9C80
CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2024.08.01 14:33:48-04'00'
Foxit PDF Editor Version: 12.1.3

Laurie Burcaw, P.E.



**This item has been digitally signed
and sealed by Laurie Burcaw,
PE, on 08/01/2024.**

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

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

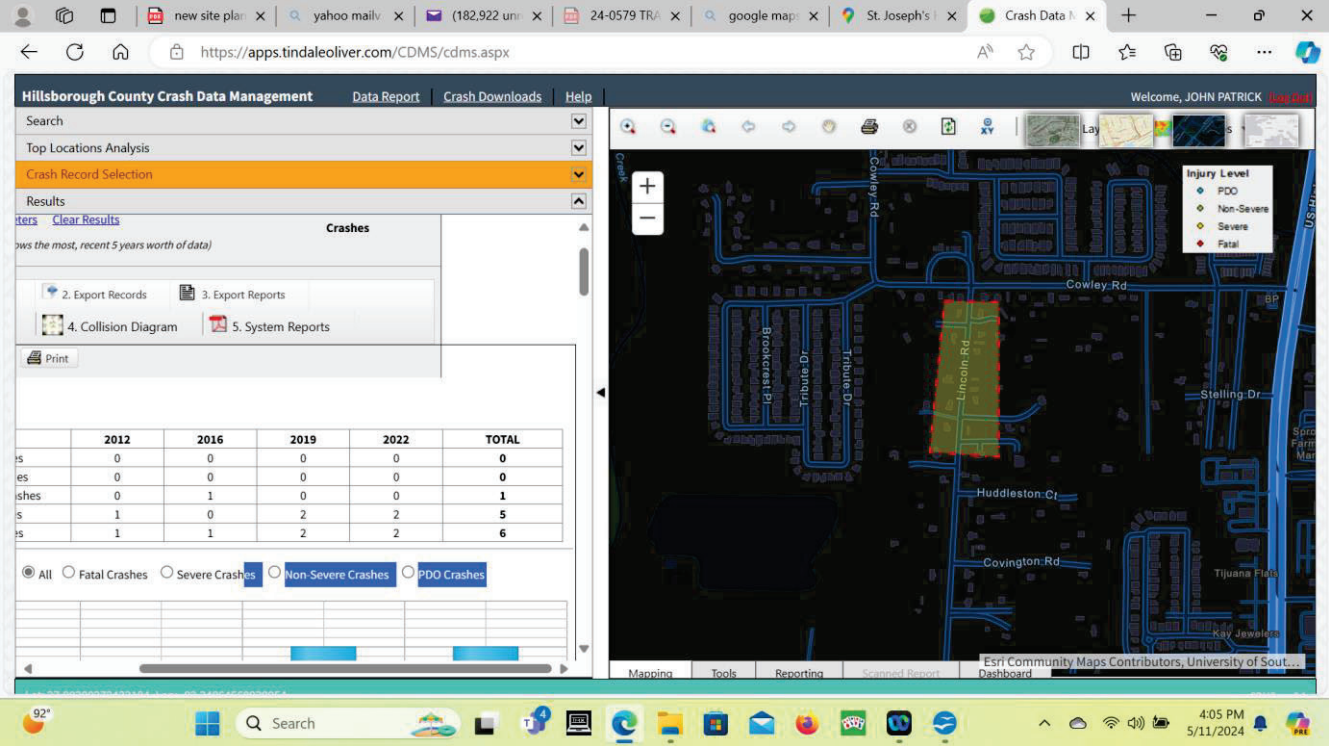
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the land Use Hearing Officer within 30 calendar days of the date of the above action.

10/20/2014	3:43:50 PM	Brick Pardon	A:\5000000502\001 Admin\Applications\CADD\Chapman Rd PO plan.dwg	HALFF-TPA-S&C
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Hillsborough County Crash Management System polygon.

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family DUs	40	377	7	21	24	14
	TOTAL	40	377	7	21	24	14

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
Harry Cohen VICE-CHAIR
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 7/22/2024	COMMENT DATE: 5/8/2024
PETITION NO.: 24-0579	PROPERTY ADDRESS: 10107 Chapman Ranch Rd, Riverview, FL 33578
EPC REVIEWER: Melissa Yañez	FOLIO #: 0775320125, 0776380000, and 0776390000
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 07-31S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: from AS-1, ASC-1 and RSC-9 to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search
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. 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. EPC staff reviewed the above referenced parcels in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

My/cb

Environmental Excellence in a Changing World

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



Adequate Facilities Analysis: Rezoning

Date: July 18, 2024

Acreage: 6.73 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-0579

Future Land Use: RES-6

HCPS #: RZ 631

Maximum Residential Units: 40

Address: 10107 Chapmans Ranch

Residential Type: Single Family Detached

Parcel Folio Number(s): 77532.0125
77639.0000 77638.0000

School Data	Corr Elementary	Eisenhower Middle	East Bay High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	929	1489	2485
2023-2 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	603	1225	1894
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	65%	82%	76%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/17/2024	234	264	460
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	8	4	6
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	91%	100%	95%

Notes: At this time, adequate capacity exists at Corr Elementary and East Bay High for the residential impact of the proposed project. Although Eisenhower Middle School is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the middle school level.

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

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: andrea.stingone@hcps.net

P: 813.272.4429 C: 813.345.6684



**Hillsborough
County Florida**
Development Services

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: 07/12/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Mack Vardaramatos

PETITION NO: 24-0579

LOCATION: 10107 Chapman Ranch Rd

FOLIO NO: 77532.0125

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: $\$9,183 * 40 = \$367,320$

Parks: $\$2,145 * 40 = \$85,800$

School: $\$8,227 * 40 = \$329,080$

Fire: $\$335 * 40 = \$13,400$

Total per House: $\$19,890 * 40 = \$795,600$

Project Summary/Description:

Urban Mobility, South Fire, Central Parks - 40 single family homes

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 9, 2024

Agency: Natural Resources **Petition #:** 24-0579

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 23 Apr 2024

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

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 24-0579

LOCATION: Riverview, FL 33578

FOLIO NO: 77532.0125, 77638.0000, 77639.0000

SEC: 07 TWN: 31 RNG: 20

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: RZ-PD 24-0579 REVIEWED BY: Clay Walker, E.I. DATE: 4/23/2024

FOLIO NO.: 7753.0125, 77639.0000, 77638.0000

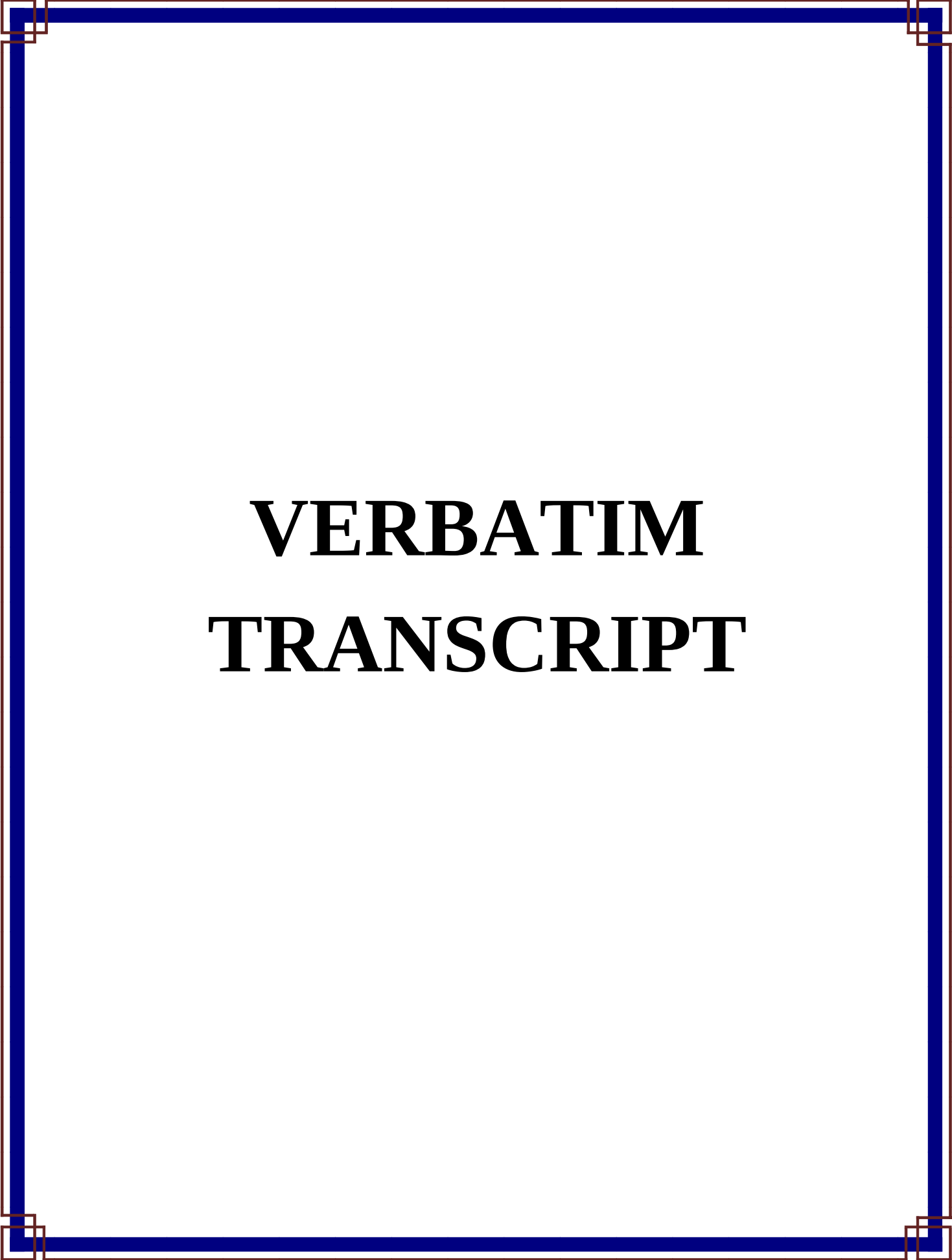
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 10 inch water main exists ☐ (adjacent to the site), ☒ (approximately 100 feet from the site) and is located east of the subject property within the east Right-of-Way of Lincoln Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 4 inch wastewater forcemain exists ☐ (adjacent to the site), ☒ (approximately 260 feet from the site) and is located north of the subject property within the north Right-of-Way of Cowley Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
August 19, 2024

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
)
ZONE Hearing Master)
HEARINGS)
)
-----X

ZONING Hearing Master HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, August 19, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

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

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

1 MS. HEINRICH: Our next item is Item D.2, PD Rezoning
2 24-0579. The applicant is requesting to rezone property
3 currently zoned RSC-9, AS-1 and ASC-1 to plan development.
4 Chris Grandlienard with Development Services will provide staff
5 findings after the applicant's presentation.

6 MS. ALBERT: Thank you. Good evening.
7 Isabelle Albert with Halff, 1000 North Ashley Dive, Suite 900,
8 representing the applicant. And I have a presentation for you.

9 So here's the subject site. It is located near the
10 area of Big Bend Road, I-75 and 301. More specifically, it is
11 south of Cowley Road, east of Lincoln Road. It is also part of
12 the Riverview Community Plan, as well as the SouthShore Areawide
13 Systems Plan. It's approximately 6.73 acres and is also located
14 in the urban service area.

15 More specifically, the site is surrounded by mostly
16 residential development. There's a couple of plan development
17 in the area that are -- are approved with smaller lots. To the
18 northeast, you have a larger development. I just showed a
19 little corridor over here, but it's over 600 dwelling units with
20 all types of residential types. And to the west, we have the
21 similar single-family homes. Between the west property line and
22 the subject site, there is a 50-foot wide drainage ditch at that
23 location.

24 Current future land use is Residential-6 and we will
25 meet the minimum units or density for the -- for the site and

1 the current zoning, there's three zoning district, which is
2 AS-1, ASC-1 and a residential single-family use to the acre with
3 a mobile home overlay. And obviously, the request is to -- for
4 plan development for 40 single-family units.

5 And with that, it does meet the Riverview and
6 SouthShore Area plan. It meets different policies of the
7 comprehensive plan, including neighborhood protection, as well
8 as meets the goal of the Riverview Community Plan within -- that
9 is located within the residential district. And further
10 policies and objectives are found in the staff report in detail.

11 Our main access is from the east. We have a
12 pedestrian access on the north side circled in green. And we
13 also have a future cross access to the south that's required by
14 the code in a darker purple. We applied for a design exception
15 for Lincoln Road, which was found approvable by the county
16 engineer, as well as variances to access distance requirement.
17 And those are found in the conditions of approval of the staff
18 report, the final conditions of approval that are listed in
19 there.

20 But overall, the Planning Commission Staff found the
21 request consistent with the Future Land Use Element, as well as
22 the Riverview and SouthShore Areawide Systems, sorry, the MM
23 community plan and Development Services did find the request
24 approvable subject to the conditions. And there are no
25 objections from reviewing agencies. And as of today, when I

Zoning Hearing Master Hearing
August 19, 2024

1 looked in the file, there was no objections -- letters.

2 And I'm here if you have any questions.

3 HEARING MASTER: All right. I don't have any
4 questions for you.

5 MS. ALBERT: Thank you.

6 HEARING MASTER: Thank you.

7 MR. GRANDLIENARD: Good evening.

8 HEARING MASTER: Hi.

9 MR. GRANDLIENARD: Chris Grandlienard,
10 Development Services here to represent PD 24-0579.

11 The applicant proposes to rezone three parcels that
12 total 6.73 acres from RSC-9, AS-1 and ASC-1 to PD to permit a
13 single-family residential development of up to 40 units with a
14 40-foot wide minimum lot. The resulting density will be
15 approximately 5.94 dwelling units per acre. The area consists
16 of single-family residential. The subject property is
17 designated Residential-6 of the Future Land Use Map. The
18 surrounding uses are similar to the request, single-family
19 residential.

20 Additionally, to the north, about 900 feet, there is a
21 PD that contains a -- a similar 120 -- there's a PD to the north
22 that contains 121, single-family detached residential units that
23 also offers a 40-foot in -- 40 feet in width, similar to this
24 application. Therefore -- therefore, the rezoning of the
25 subject parcel from RSC-9, AS-1 and ASC-1 to PD with a

Zoning Hearing Master Hearing
August 19, 2024

1 single-family residential use of up to 40 units with a 40-foot
2 wide minimum lot would be consistent with the existing zoning
3 pattern of the area. Based on the Residential-6 Future Land Use
4 classification, the surrounding zoning and development pattern
5 and the proposed uses for the Planning Development District,
6 staff finds a request for approval subject to proposed
7 conditions. Any questions, I'd be glad to answer them.

8 HEARING MASTER: All right. No questions for you.
9 Thank you.

10 MR. GRANDLIENARD: Thank you.

11 HEARING MASTER: Okay. Planning Commission, please.

12 MR. HEY: Thank you. David Hey again with your
13 Planning Commission Staff.

14 The site is located within the Residential-6, Future
15 Land Use Category. It does fall within the urban service area
16 and falls within the boundaries of both the Riverview Community
17 Plan and the SouthShore Areawide Systems Plan.

18 Under objective 1, the urban service area, we -- we're
19 trying to direct 80 percent of our County's growth into the
20 urban service area. This would be consistent with that goal.
21 The proposed single-family residential development of up to 40
22 units is compatible with the surrounding area and again, meets
23 the -- the intent of Objective 1 and Policy 1.4, which requires
24 the new development be compatible with the surrounding
25 development pattern.

1 The proposal meets the intent of the Future Land Use
2 Element Objective 16 and its accompanying Policy 16.1 through
3 16.3, 16.5, 16.10. They're requiring new development to be
4 compatible to the surrounding neighborhood. Goal 12 and
5 Objective 12.1 of the community design component of the FLUE
6 require new developments to recognize the existing community and
7 be design -- designed to relate to and be compatible with the
8 predominant character of the surrounding area. In this case,
9 the surrounding land use pattern is mostly single-family.
10 Therefore, the proposed residential use will complement the
11 surrounding area meets the intent of FLUE Objective 16 and its
12 accompanying policies.

13 The site is within the limits of the Riverview and
14 SouthShore Areawide Systems Plan. Goal 2 of the Riverview
15 community plan is to reflect the vision of Riverview using the
16 Riverview District concept map which illustrates the unique
17 qualities and land uses related to distinct geographic areas
18 identified as districts. The subject site is in the residential
19 district, which encourages attractive residential development
20 that compliments the surrounding character and promotes housing
21 diversity.

22 Per the revised site plan that was uploaded into OPTIX
23 on May 21, 2024, there will be a pedestrian connection on
24 Chapman's Ranch Road 04 of the Riverview Community Plan,
25 promotes pedestrian connectivity and the Planning Commission

1 staff has found the request consistent with that goal and the
2 goal of Goal 5 of the transportation objective and the
3 SouthShore Areawide Systems Community Plan. That one also
4 promotes pedestrian and connectivity.

5 Overall, staff finds the proposed use as an allowable
6 use within the RES-6 Future Land Use Category. It's compatible
7 with the existing development pattern found within the
8 surrounding area. It does support the visions of those
9 community plans.

10 Based upon those considerations and the goals,
11 objectives and policies that are contained within the submitted
12 Planning Commission staff report, the Planning Commission staff
13 does find the proposed planned development consistent with the
14 Unincorporated Hillsborough County Comprehensive Plan. Thank
15 you.

16 HEARING MASTER: All right. Thank you.

17 All right. Is there anyone here or online who wishes
18 to speak in support of this application? I do not hear anyone.

19 Is there anyone here or online who wishes to speak in
20 opposition to this application? All right, I do not hear
21 anyone.

22 Development Services anything further?

23 MS. HEINRICH: No, ma'am.

24 HEARING MASTER: All right. And applicant, anything
25 further? No, okay.

Zoning Hearing Master Hearing
August 19, 2024

1 All right. Thank you. That closes the hearing on
2 Rezoning PD 24-0579.

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HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:32 p.m.

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

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

1 ZHM Hearing.

2 Item A.2, Major Mod 24-0368. This application is out
3 of order to be heard and it's being continued to the
4 September 16, 2024 ZHM Hearing.

5 Item A.3, Major Mod 24-0384. This application is out
6 of order to be heard and is being continued to the
7 September 16, 2024 ZHM Hearing.

8 Item A.4, Major Mod 24-0397. This application is out
9 of order to be heard and is being continued to the
10 August 19, 2024 ZHM hearing.

11 Item A.5, Major Mod 24-0402. This application is
12 being continued by the applicant to the September 16, 2024 ZHM
13 Hearing.

14 Item A.6, PD 24-0459. This application is out of
15 order to be heard and is being continued to the September 16,
16 2024 ZHM Hearing.

17 Item A.7, Major Mod 24-0468. This application is out
18 of order to be heard and is being continued to the September 16,
19 2024 ZHM Hearing.

20 Item A.8, PD 24-0537. This application is out of
21 order to be heard and is being continued to the August 19, 2024
22 ZHM Hearing.

23 Item A.9, PD 24-0579. This application is being
24 continued by staff to the August 19, 2024 ZHM Hearing.

25 Item A.10, PD 24-0591. This application out of order

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8/19/24 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-SD 24-0871</u>	PLEASE PRINT NAME <u>Jessica Kowal (Landis Evans+Partners)</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>336042</u> PHONE <u>813.949.7449</u>
APPLICATION # <u>RZ 24-0725</u>	PLEASE PRINT NAME <u>RYAN MANASSA</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 310</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>225-250</u>
APPLICATION # <u>RZ 24-0862</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #491</u> CITY <u>T. Idas</u> STATE <u>TX</u> ZIP <u>77701</u> PHONE <u>707-804-1760</u>
APPLICATION # <u>RZ 24-0862</u>	PLEASE PRINT NAME <u>Linnelle Creech</u> MAILING ADDRESS <u>11222 US 90</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813.760.4488</u>
APPLICATION # <u>RZ 24-0918</u>	PLEASE PRINT NAME <u>Brian Aungst (Brian Aungst)</u> MAILING ADDRESS <u>625 Court St, Suite 200</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727.444-0903</u>
APPLICATION # <u>RZ 24-0918</u>	PLEASE PRINT NAME <u>Susan Harris</u> MAILING ADDRESS <u>1818 W. BLAUSS AVE</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-629-3733</u>

DATE/TIME: 8/19/24 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0238</u>	PLEASE PRINT NAME <u>J.D. ALSABBAGH</u> MAILING ADDRESS <u>8370 W. HILKBOROUGH AVE #205</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 889 0700</u>
APPLICATION # <u>RZ</u> <u>24-0579</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>mm</u> <u>24-0674</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227 8421</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Steve Hanin</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 789 0037</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Steve Luce</u> MAILING ADDRESS <u>111 S. ARMENIA</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-767-5763</u>

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

PAGE 3 OF 3

DATE/TIME: 8/19/04 6:00pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # <u>mm</u> <u>24-0784</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813 222-5010</u>
APPLICATION # <u>mm</u> <u>24-0796</u>	PLEASE PRINT NAME <u>Brice Pinson, Halff</u> MAILING ADDRESS <u>1000 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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DATE: 8/19/2024

PAGE: 1 of 1

[illegible]

AUGUST 19, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 19, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0725

▶ Michelle Heinrich, DS, called RZ 24-0725.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0725.

C.2. RZ 24-0862

▶ Michelle Heinrich, DS, called RZ 24-0862.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0862.

C.3. RZ 24-0877

▶ Michelle Heinrich, DS, called RZ 24-0877.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0877.

TUESDAY, AUGUST 19, 2024

C.4. RZ 24-0918

- ▶ Michelle Heinrich, DS, called RZ 24-0918.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0918.

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

D.1. RZ 24-0238

- ▶ Michelle Heinrich, DS, called RZ 24-0238.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0238.

D.2. RZ 24-0579

- ▶ Michelle Heinrich, DS, called RZ 24-0579.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0579.

D.3. MM 24-0674

- ▶ Michelle Heinrich, DS, called MM 24-0674.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 24-0674.

D.4. RZ 24-0697

- ▶ Michelle Heinrich, DS, called RZ 24-0697.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0697.

D.5. MM 24-0784

- ▶ Michelle Heinrich, DS, called MM 24-0784.
- ▶ Testimony provided.

TUESDAY, AUGUST 19, 2024

▶ Pamela Jo Hatley, ZHM, closed MM 24-0784.

D.6. MM 24-0796

▶ Michelle Heinrich, DS, called MM 24-0796.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 24-0796.

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

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 8:56 p.m.



Application No. 24-0579
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 8/19/24

PD 24-0579

Zoning Hearing Master Hearing

August 19, 2024



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SUBJECT SITE

South of Cowley Road, east of Lincoln Road

Riverview Community Plan

6.73 +/- ACRES

Urban Service Area

*Southshore Overland
Systems*



SURROUNDING AREA

Surrounded predominately residential development.

West:

PD 03-0433 approved for 166 single-family homes.

Northeast:

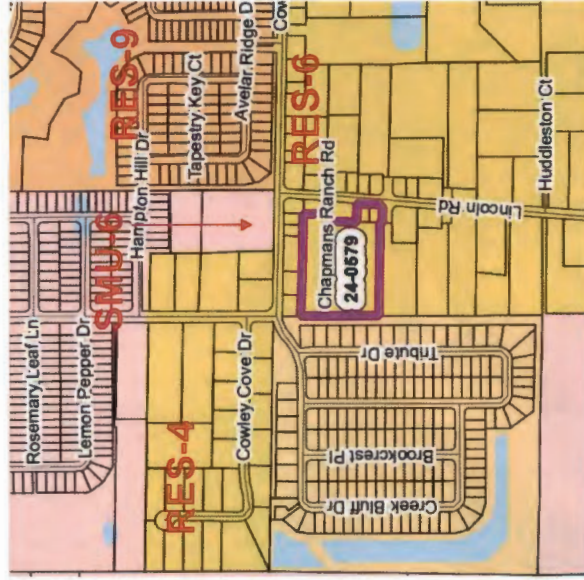
PD 04-1682 approved for 603 dwelling units

Townhomes, 40's & 50's foot wide lots



FLU & ZONING

Future Land Use: RES-6



Current Zoning:

Agricultural Single Family (AS-1)

Residential Single Family Conventional (Mobile Home Overlay) (RSC-9(MH))

Agricultural Single Family Conventional (ASC-1)



REQUEST

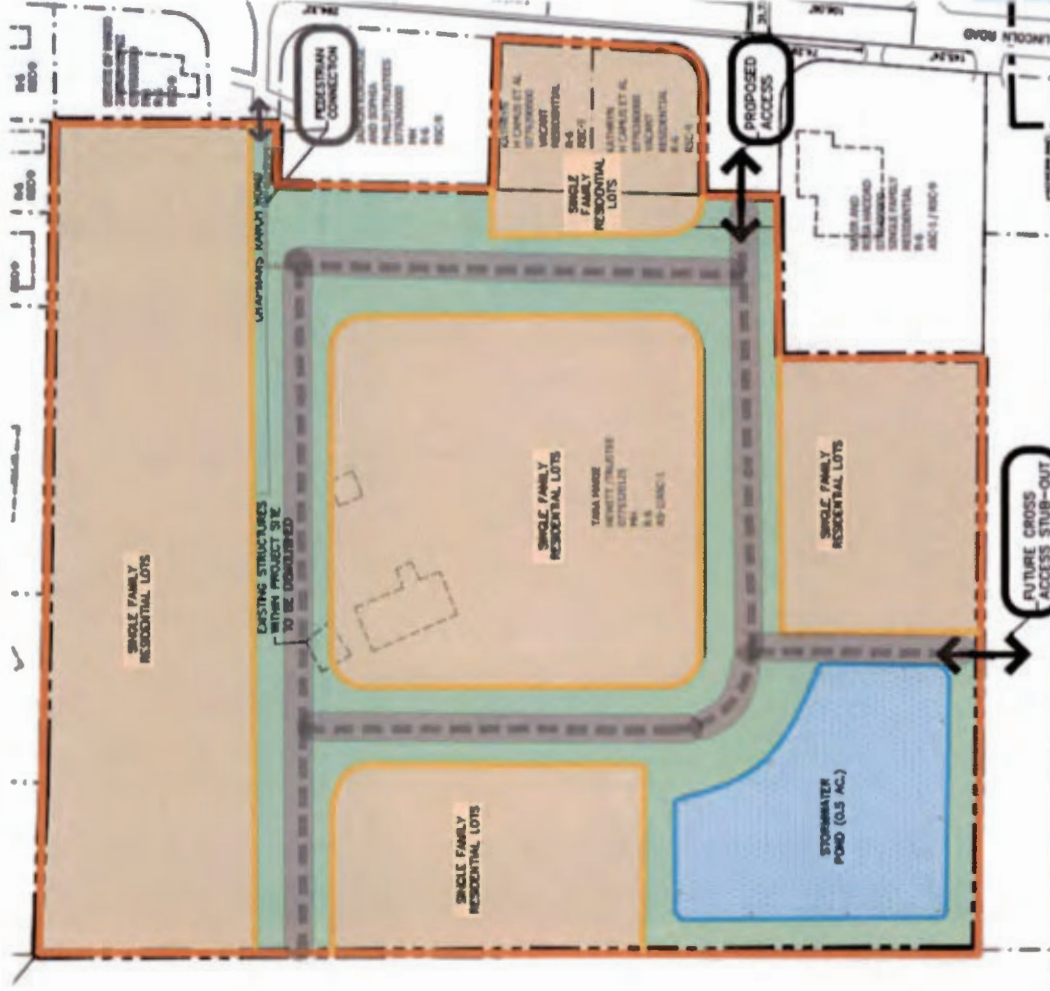
Rezoning to Planned
Development (PD)

40 Single Family Units on
6.73-acres

Meets the Riverview &
SouthShore Areawide Plan

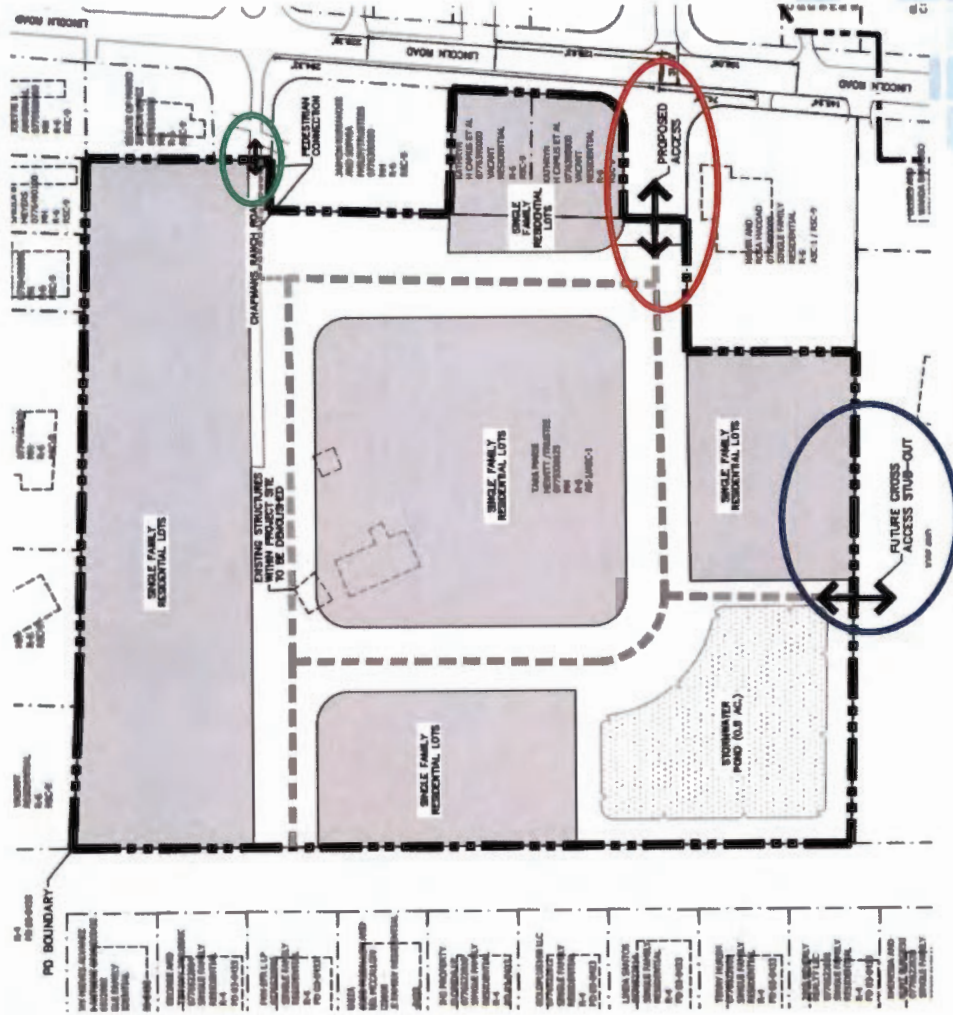
Meets Policies 1.2, 1.4,
Objectives 7, 8, and 16 of
the Comprehensive Plan

Meets Goal 2 of the
Riverview Community Plan
within the Residential
District



Access from East.

Design Exceptions submitted and found approvable for Lincoln Road.



STAFF FINDINGS

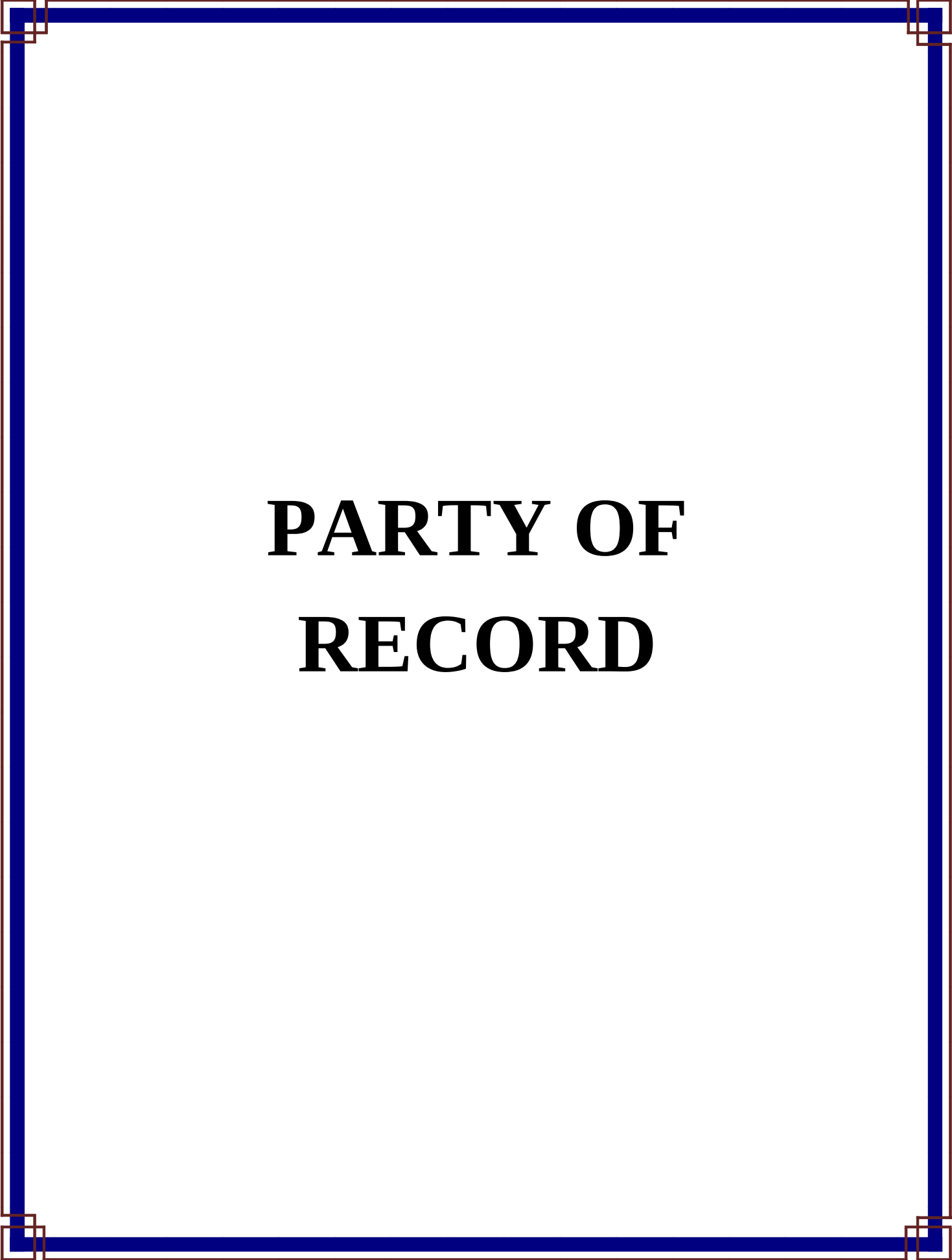
PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE FUTURE LAND USE ELEMENT & RIVERVIEW & SOUTHSORE AREAWIDE SYSTEMMS COMMUNITY PLAN.

DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL.

NO OBJECTIONS FROM REVIEWING AGENCIES.

Thank you
PD 24-0579





PARTY OF RECORD

NONE