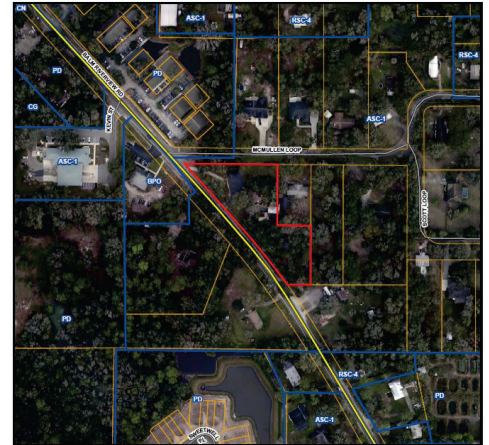


Rezoning Application: PD 23-0776
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Dr. Monica Lake
FLU Category: RES-6
Service Area: Urban
Site Acreage: Approximately 1.49 acres
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. The request is for a rezoning from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of a medical-type professional office. The applicant also proposes to have smaller farm animals housed in an adjacent barn for therapy purposes and to keep the existing pool located to the east for therapeutic purposes.

Zoning:	Existing	Proposed
District(s)	ASC-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	1,784-sf Medical Office (Professional Services, Health Services, Health Practitioner's Office, Clinic) and a 600-sf Pole Barn
Acreage	1.49 acres	+/- 1.49 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: +/-0.04

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides Existing Swimming Pool: 7.5' from east property boundary	East: 20' buffer w/ Type "B" Screening South: 20' buffer w/ Type "B" Screening North: Minimum 25' Setback West: Minimum 25' Setback Existing Swimming Pool: 7.5' from property boundary with a 6' high fence
Height	50 ft. Max. Ht.	50 ft. Max. Ht.

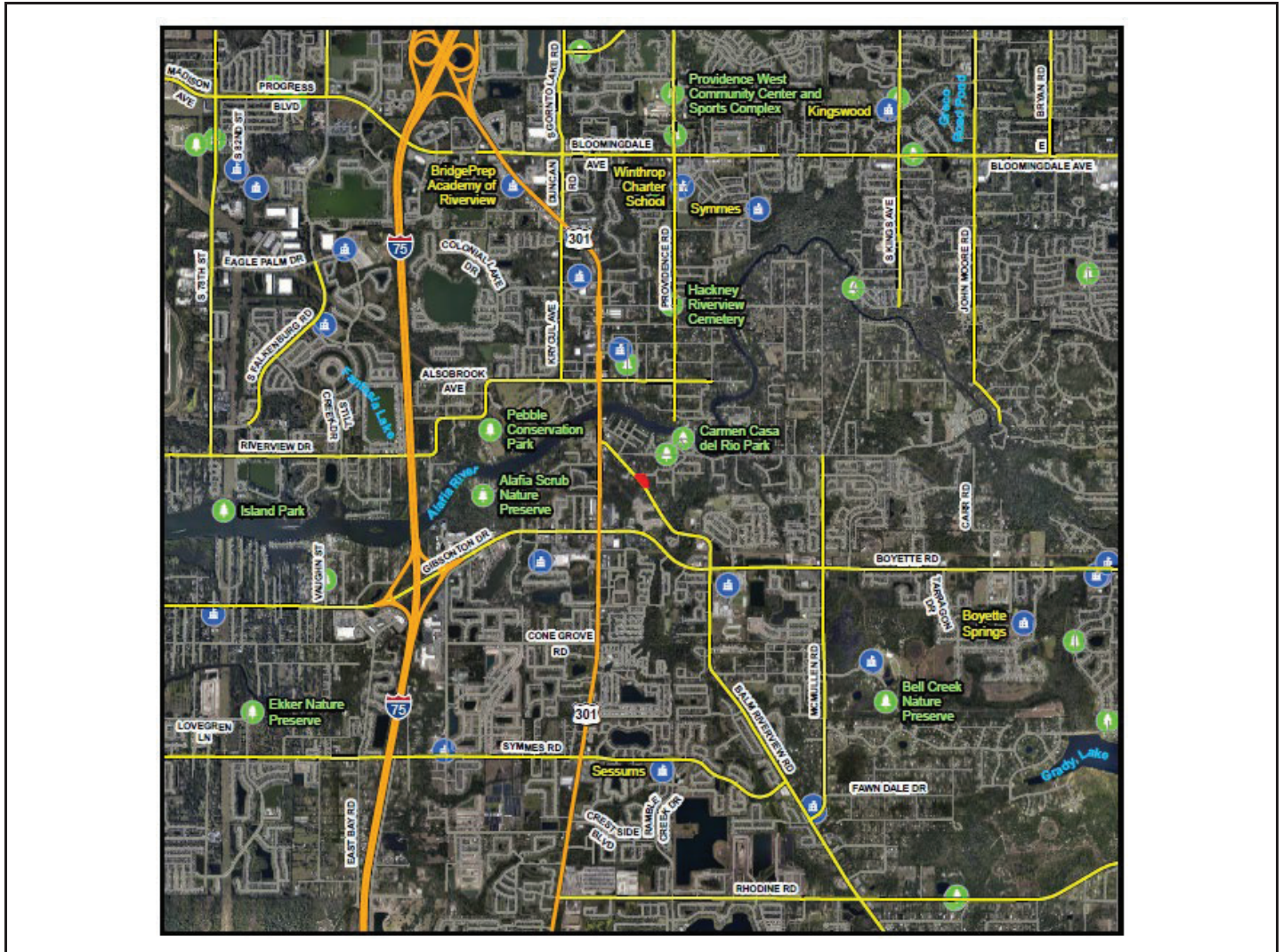
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	Waiver of LDC Sec. 6.11.04 to Allow Accessory Structure in Front Yard.

Planning Commission Recommendation: Consistent	Development Services Recommendation: APPROVABLE, Subject to Conditions.
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



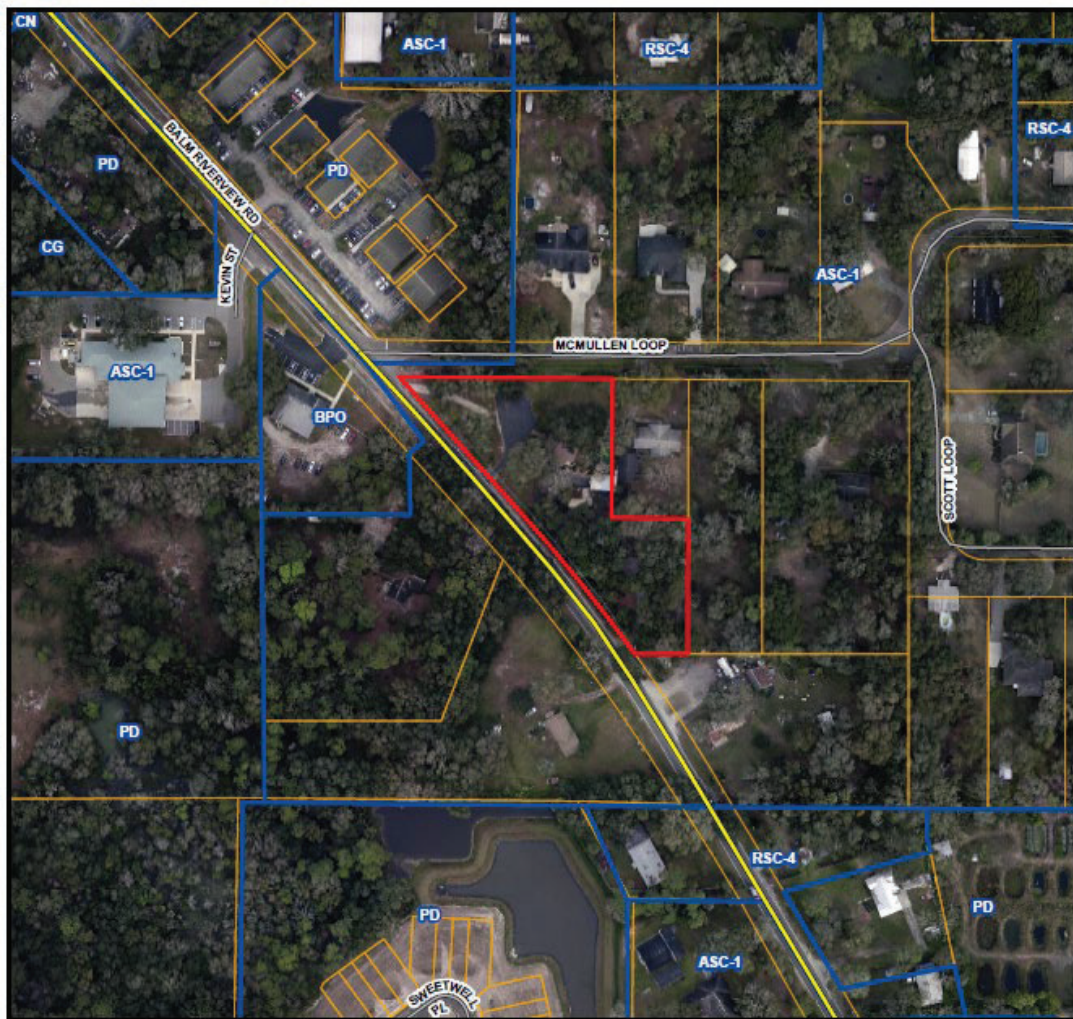
Context of Surrounding Area:

The subject property is located on the southeast corner of the intersection of McMullen Loop and Balm Riverview Road.

The immediate area surrounding the property is developed with a mix of uses including offices and a veterinary clinic located to the north across McMullen Loop. Further north is more commercial development along McMullen Loop. To the immediate east, south and northeast of the subject site are single-family uses. West across Balm Riverview Road are single-family residential, offices and a fire station.

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	PD 00-1268 ASC-1	PD: Max. 0.2 FAR ASC-1: 1 SF / ac.	PD: BPO uses AS-1: Agricultural / SF	Northeast: SF North/northwest: veterinary & offices
South	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
East	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
Southwest/ Northwest	Balm Riverview Rd. ROW; ASC-1; BPO	ASC-1: 1 SF / ac. BPO: Max. 0.2 FAR	SF / office	SF, office and Riverview Fire Rescue Station

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Balm Riverview Rd./Minimum 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Estimated fees: Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 * 4.1 = \$89,626 Fire: \$158 * 4.1 = \$647.80 Medical Office (10,000 s.f. or less) less Single Family Residence (Per 1,000 s.f.) Mobility: \$21,860 * 2.158 = \$47,173.88 less \$9,183 = \$37,990.88 Fire: \$158 * 2.158 = \$340.96 less \$335 = \$5.96 Total Mobility \$127,616.88				

ZHM HEARING DATE: February 20, 2024
 BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

Total Fire \$653.76

Project Summary/Description:
 Urban Mobility, South Fire - 4,100 sq ft Medical Office & convert existing SFR to Medical Office (SFR is 1,738 sq ft living area, 2,158 gross area)

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. Initially, the applicant proposed a new construction medical office, along with the existing single-family residential building, the pool and a barn. Pursuant to compatibility concerns with the adjacent residential to the immediate east of the subject site the applicant modified the request and proposes to keep the existing 1,784-square-foot home which the applicant proposes to convert to an office. The applicant also proposes to keep the existing swimming pool and construct a 20-ft. by 30 ft. barn on the northwest portion of the property.

As stated in the applicant's narrative, the intent is to develop a mental health facility with a focus on neuro-divergent populations, but not necessarily exclusively neuro-divergent. LDC Section 6.11.13, allows up to 3 Animal Units per acre in agricultural zoning districts, equating to 1.49 acres multiplied by 3 Animal Units equates to 4.47 Animal Units which the proposal meets. As part of the facility, a barn is proposed to incorporate small farm animals. The applicant also proposes a condition to limit number and type of small farm animals as follows: 9 chickens, 1 turkey, 2 pigs, 2 rabbits, and 2 turtles.

The applicant also proposes to provide additional services such as financial counseling assistance, relationship counseling and more. The Land Development Code does not have a category for a medical facility offering a wrap-around services as described by the applicant; however, it would closely align in part with each of the following: Professional Services, Health Services, Clinics, and Health Practitioner's Office.

Pursuant to LDC Sec. 6.11.04, Accessory Structures are required to be in the rear or side yards, or twice the depth of the front yard. The proposed barn will be closer than 50 feet setback and will also not be twice the depth of the existing front yard of the retrofitted single-family home. The applicant is requesting a waiver to this requirement and has provided justifications including the odd shape of the lot and its corner configuration creating hardship regarding placement. The requested Waiver of LDC Sec. 6.11.04 is to allow the Barn (Accessory Structure) in the front yard with the north and west setback conditioned to allow a minimum 25-ft. setback for the proposed barn housing the animals.

The applicant is required to have a 20-foot landscaped buffer with Type "B" screening along the eastern and southern property boundary in compliance with LDC Sec. 6.06.06 per the medical facility adjacent to the ASC-1 zoning. With the proposed buffers and screening, staff finds the proposed medical facility and professional office compatible with the adjoining properties. The applicant requests one partial variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow an existing pool to remain. The applicant proposes to use the existing pool for therapeutic purposes.

LDC Section 6.06.06 Variation to Allow Existing Pool in Landscape Buffer:

Sec. 6.06.06 requires a 20-foot landscape buffer with Type "B" screening. The applicant is requesting to maintain the in-ground pool in its current location within the 20-foot landscaped buffer area. The applicant states that the impact of the variation will be mitigated by the fencing that will be required and shown on the site plan along the eastern boundary of the PD. Justification was included in the applicant's submittal for the variation. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall complete the following:

- Remove "Provided Parking" under Parking & General Notes, as General Note #10 stipulates compliance.
- Remove "29.5'" and "27.5'" shown on the proposed barn, as the setback is conditioned.
- Remove the circles shown on the site plan and label the 150' perimeter buffer.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29, 2024.

1. The project shall be developed in general conformance with the January 29, 2024, site plan and be limited to the following uses.
 - a. Professional Services
 - b. Health Practitioner’s Office
 - c. Clinic
 - d. Health Services excluding animal hospitals, veterinarian clinics, hospitals, medical and dental labs, nursing homes and sanitarium/mental institutions.

2. In addition to the uses described in condition 1, small farm animals shall be housed within the barn and allowed on the property for therapy purposes limited to the following maximum number of animals:
 - 9 chickens
 - 1 turkey
 - 2 pigs
 - 2 rabbits
 - 2 turtles

3. The development shall comply with the standards shown on the January 29, 2024, site plan and the following development standards.

a. Maximum Barn Height:	15 feet
b. Maximum Building Height (Primary Office):	20 feet
c. Maximum Barn Square Feet:	600 SF
d. Maximum One-Story Building Square Feet:	1,784 SF (Heated Area)
e. North Setback (McMullen Loop):	25 feet
f. West Setback (Balm Riverview Drive):	25 feet

 - g. The barn shall meet the following requirements.
 - The barn shall have a roof.
 - Where the animals are housed, the barn shall be enclosed.
 - A barn door(s) shall be located on the fourth side of the barn.
 - Pens will be constructed on the interior to accommodate the animals.
 - Shall provide measures to ensure temperature is appropriate for animals.

4. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. The existing pool and deck may remain and encroach into the 20-foot landscape buffer. A 6-foot opaque fence will be provided.

5. The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.


6. If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was found approvable on February 7, 2024.

Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project's Balm Riverview Rd. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
8. A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
9. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
12. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

ZHM HEARING DATE: February 20, 2024
BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Mar 25 2024 08:42:02</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: PD 23-0776

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: RV/South

DATE: 02/08/2024
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0776

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

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.
- If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was found approvable on February 7, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project's Balm Riverview Rd. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.49-acre parcel from Agricultural Single-Family Conventional 1, ASC-1, to Planned Development to allow for 2,384 sf of medical office uses with ancillary barn/therapy animal shelter. The site is located at the southeast corner of Balm Riverview Rd. and McMullen Loop. The Future Land Use designation is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 1 unit, Single Family Detached (ITE LUC 210)	9	1	1

Proposed PD Rezoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 2,400 sf, Medical Office (ITE 720)	86	7	9

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(+)77	(+)6	(+)8

The proposed rezoning would generally result in an increase of trips potentially generated by +77 average daily trips, +6 trips in the a.m. peak hour, and +8 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Balm Riverview Rd. and McMullen Loop Rd.

Balm Riverview Rd. is a 2-lane, substandard, rural collector roadway characterized by +/- 11-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a varying +/- 60 to 70-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage.

Balm Riverview Rd., along the project’s frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The Type TS-4 typical section (for a 2-lane urban collector roadway) requires a minimum of 64 feet of right-of-way, to which add 11 feet are added for enhancements, which totals 71 feet required to accommodate future improvements. Given the variable width right-of-way and previous acquisition patterns, the developer will be required to preserve up to +/-8 feet of right-of-way along the project’s Balm Riverview Rd. frontage.

McMullen Loop Rd. is a 2-lane, substandard, rural roadway characterized by +/- 9.5-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a varying +/- 50 to 52-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage. The project does not take access to McMullen Loop Rd.

Although both roads are substandard roadways, the proposed development generates 10 or fewer peak hour trips. Given the road meets minimum life-safety standards, by policy of the County Engineer, no

improvements will be required. Notwithstanding the above, the developer shall provide sidewalks as shown on the PD site plan and as otherwise required by the LDC.

SITE ACCESS

The PD site plan proposes one full access connection on Balm Riverview Rd. The proposed access connection does not meet the minimum 245ft spacing requirement for a Class 5 connection. The closest driveway to the subject property project access is located +/-78 feet to the north from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to be located within the required spacing. See section titled Requested Administrative Variance herein for greater detail.

Sidewalks are required along the frontage of Balm Riverview Rd. and McMullen Loop Rd.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 17, 2024, and submitted January 30, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Balm Riverview Rd. access connection. Per the LDC, a driveway connection on a Class 5 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 78 feet from the closest driveway to the north. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 7, 2024.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BALM RIVERVIEW RD	BOYETTE RD	US HWY 301	D	D
MCMULLEN LOOP RD	BALM RIVERVIEW RD	MCMULLEN RD	D	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, February 7, 2024 6:38 PM
To: jimmy@ceitampa.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; ortizplanningsolutions@gmail.com; monica@drmonicalake.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 23-0776 - Administrative Variance Review
Attachments: 23-0776 AVAdd 01-30-24_2.pdf

Importance: High

Jimmy/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0776 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, February 7, 2024 12:07 PM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 23-0776 - Administrative Variance Review
Importance: High

Hello Mike,

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

jimmy@ceitampa.com
libbytraffic@yahoo.com
ortizplanningsolutions@gmail.com
monica@drmonicalake.com
lampkint@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

January 17, 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: 23-0776 McMullen Loop/Balm-Riverview Road. Administrative Variance for Driveway Spacing – FOLIO # 076389-0500

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

“Sec. 6.04.07. - Table: Minimum Spacing – CLASS 5 -

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

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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

1. Site Information: *FOLIO # 076389-0500*
2. Associated Application Numbers: *23-0776*
3. Type of Request: *Administrative variance to Section 6.04.03.07*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief per LDC Section 6.04.02.B is sought.*

5. Description of what the LDC/zoning conditions require: *The posted speed on this link of Balm Riverview Road is 35 mph, and Section 6.04.07 requires the proposed driveway to be 245 feet from the other driveways. However, the driveway is proposed to be 78.2 feet from the driveway to the north, which does not meet spacing, and 371.1 feet from the single family driveway to the south, which does meet spacing criteria. See dimensions on attached Site Plan.*
6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Balm Riverview Road is a rural (ditches) road section with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are about 10.75 foot lane widths. (b) Approximately 56 feet of right-of-way. (c) There are sidewalks with some missing segments of sidewalk. (d) Bike lanes are not required for a TS-7, and Balm Riverview Road does not have bike lanes. (e) The pavement appears to be in good condition.*
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 unreasonable burden on the applicant. *Due to the size and configuration of the parcel, the driveway cannot meet spacing on Balm Riverview Road relative to the driveway to the north. The parcel is not deep enough to the south to put the parking lot and driveway there; the proposed location is the only feasible location, and to require otherwise would constitute an unreasonable burden on the applicant.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *This is a 35 mph roadway, so it is a relatively low speed facility. The new development will only generate 9 PM peak hour trips per day. (See attached Trip Generation.) In addition, there have been no crashes on Balm Riverview Road in the vicinity of the proposed driveway in the past 5 years (2019-2023, inclusive). See Hillsborough County CDM polygon, attached. Thus, 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. *It is not reasonable to deny the site access to Balm Riverview Road because spacing cannot be met relative to the driveway to the north. The driveway to the north is a single family driveway and the single family house is expected to generate just under 1 PM peak hour trip, and thus, does not represent significant potential conflict.*
8. Documentation/other attachments: *Attached are site plan; location map; pavement width/lane width measurements; ROW measurements; pavement condition photograph; Hillsborough County CDM polygon; and trip generation.*

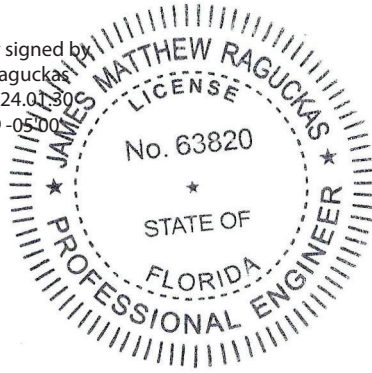
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

James
Raguckas

James Raguckas, P.E.

Digitally signed by
James Raguckas
Date: 2024.01.30
11:52:29 -0500



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES RAGUCKAS, PE ON THE DATE NOTED ON THE DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

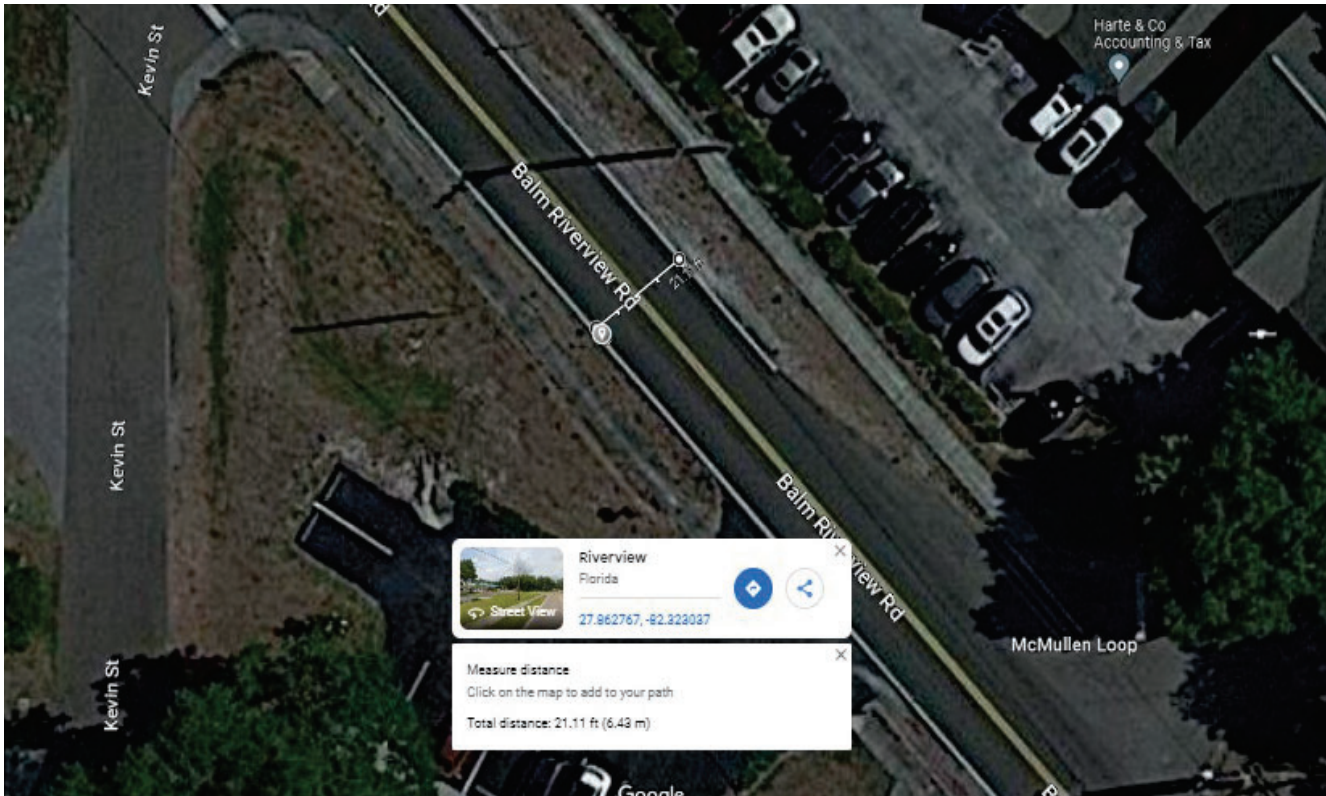
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

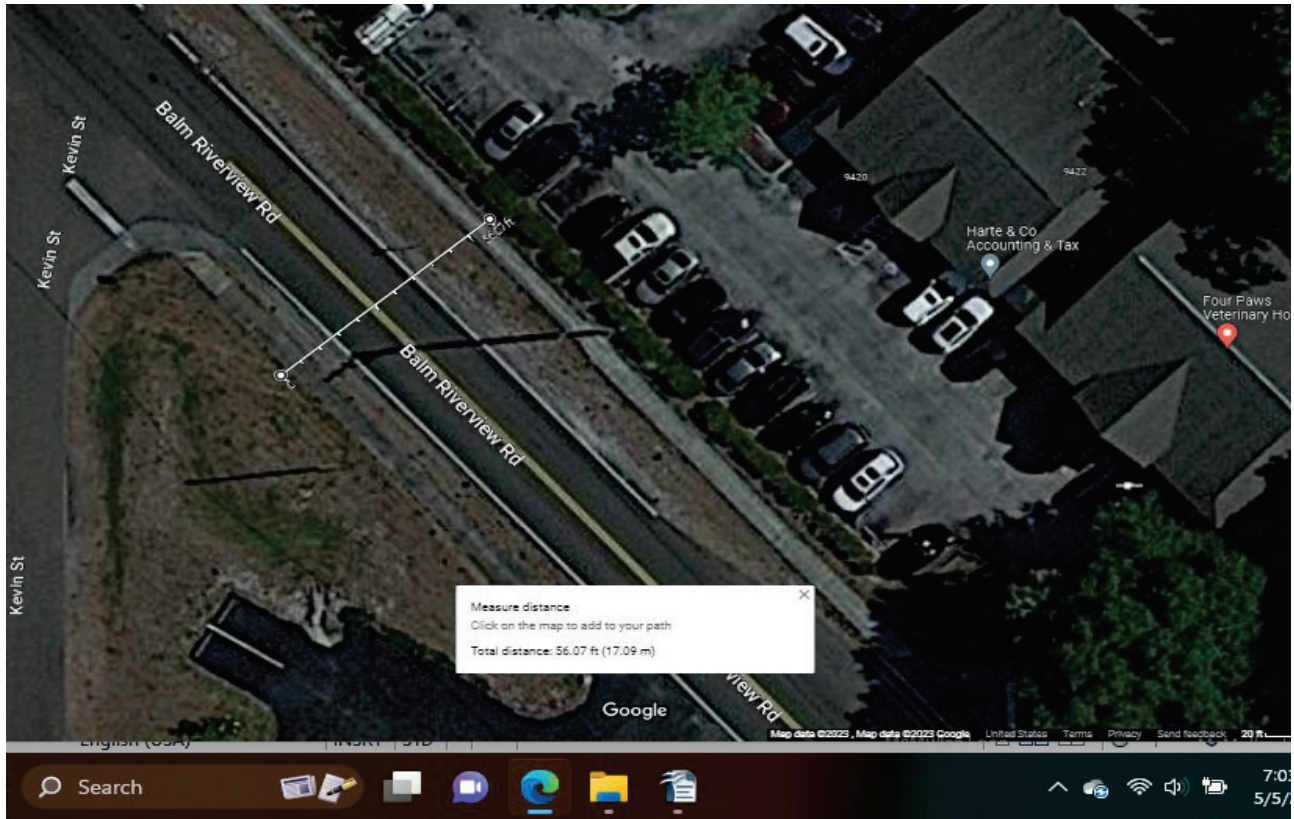
Michael J. Williams, P.E.
Hillsborough County Engineer



LOCATION MAP



Balm Riverview Road 21 ½ feet (2 – 10 ¾ foot lanes)



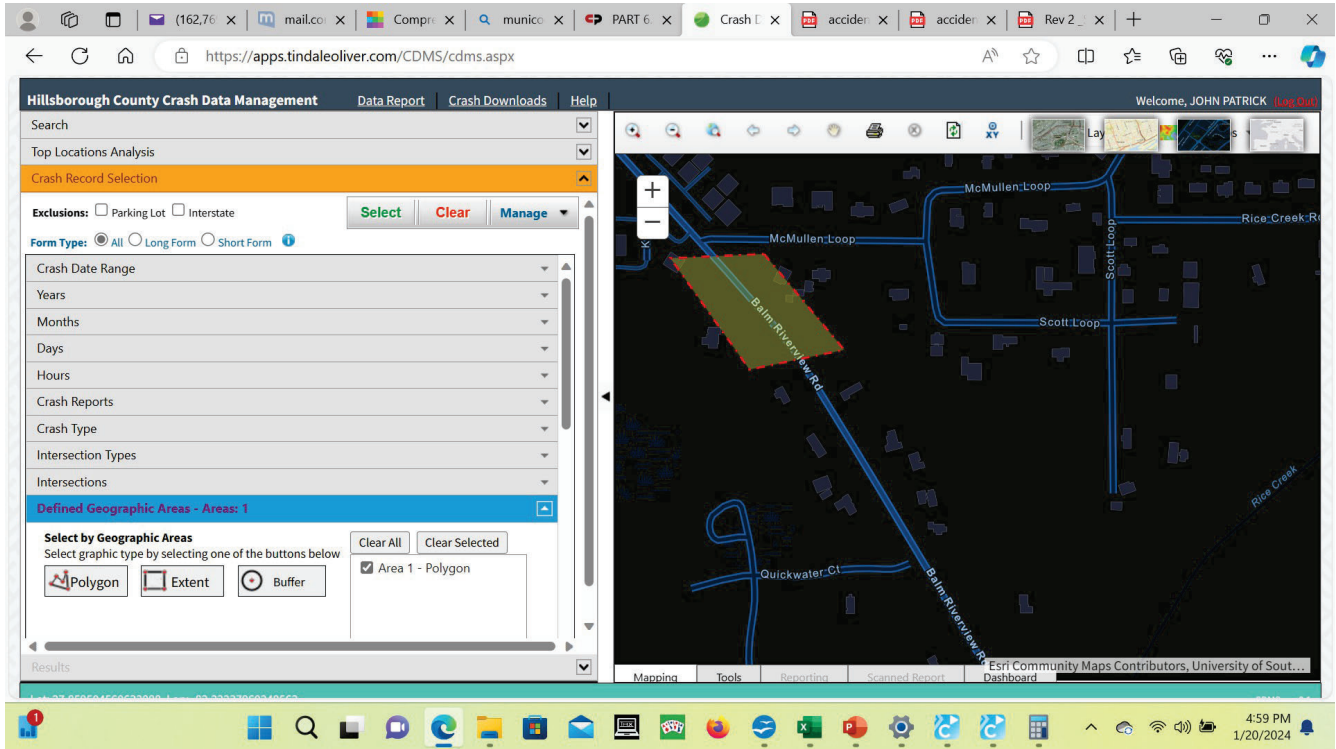
56 foot Right of Way.



Pavement condition – Good.

Trip Generation

ITE Code	Land Use Type	Size SQ FT	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
720	Med/dent office	2,384	86	6	1	3	6
	TOTAL	2,384	86	6	1	3	6



Hillsborough County CDM Polygon

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 23-0776

DATE OF HEARING: February 20, 2024

APPLICANT: Dr. Monica Lake

PETITION REQUEST: A request to rezone property from ASC-1 to PD to develop a medical-type professional office with small farm animals and an existing pool for therapeutic purposes

LOCATION: 10901 McMullen Loop

SIZE OF PROPERTY: 1.49 acres, m.o.l.

EXISTING ZONING DISTRICT: ASC-1

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

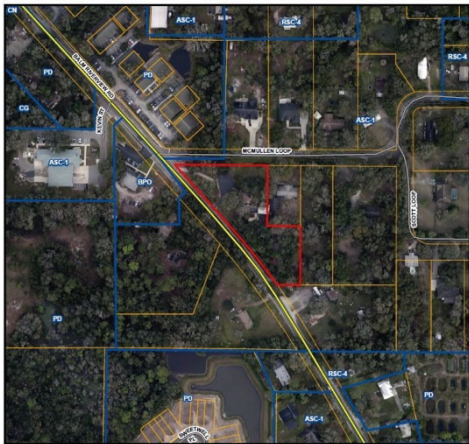
COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Dr. Monica Lake

FLU Category: RES-6

Service Area: Urban

Site Acreage: Approximately 1.49 acres

Community Plan Area: Riverview

Overlay: None

Introduction Summary:

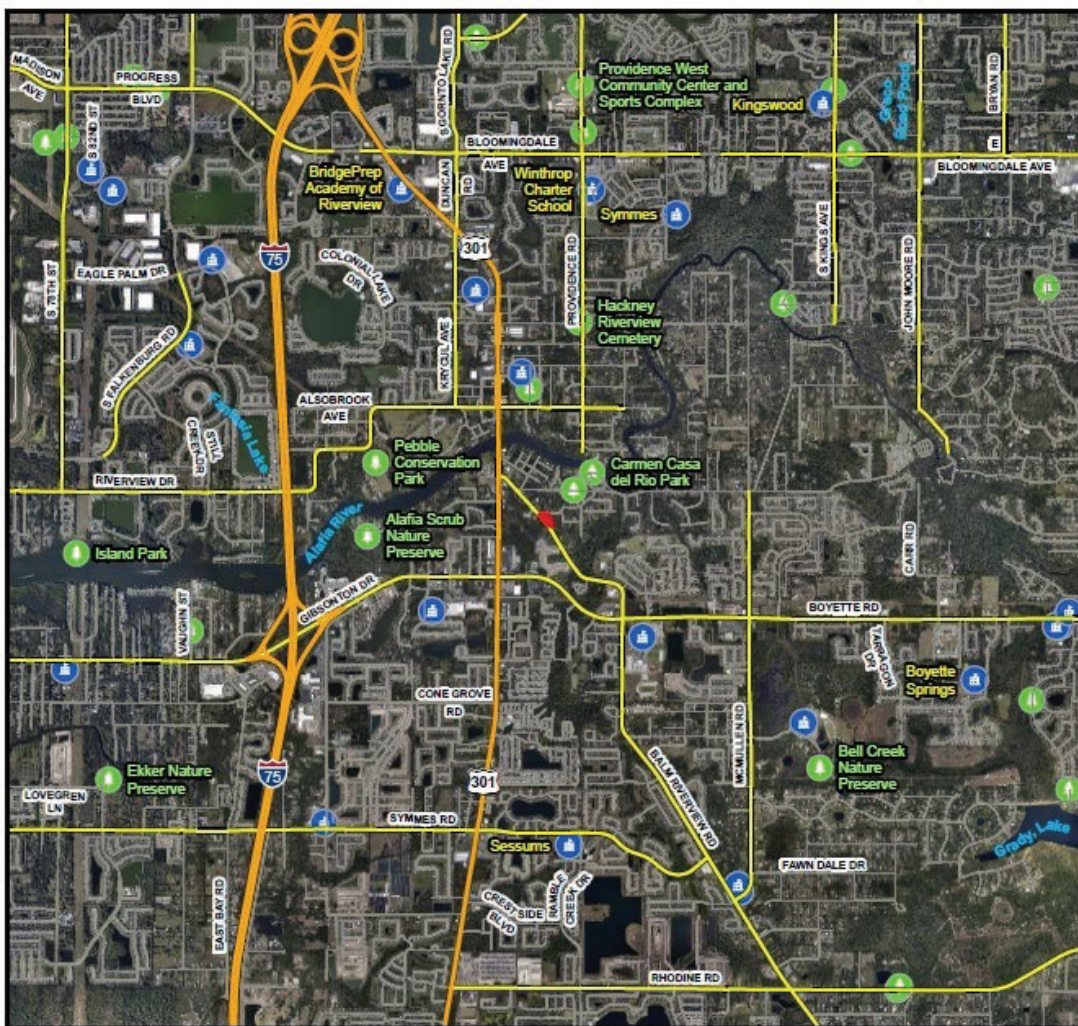
The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. The request is for a rezoning from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of a medical-type professional office. The applicant also proposes to have smaller farm animals housed in an adjacent barn for therapy purposes and to keep the existing pool located to the east for therapeutic purposes.

PD Variation(s): LDC Part 6.06.00 (landscaping/Buffering)
Waiver(s) to the Land Development Code: Waiver of LDC Sec. 6.11.04 to Allow
Accessory Structure in Front Yard

Planning Commission Recommendation: Consistent

Development Services Recommendation: APPROVABLE, Subject to
Conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

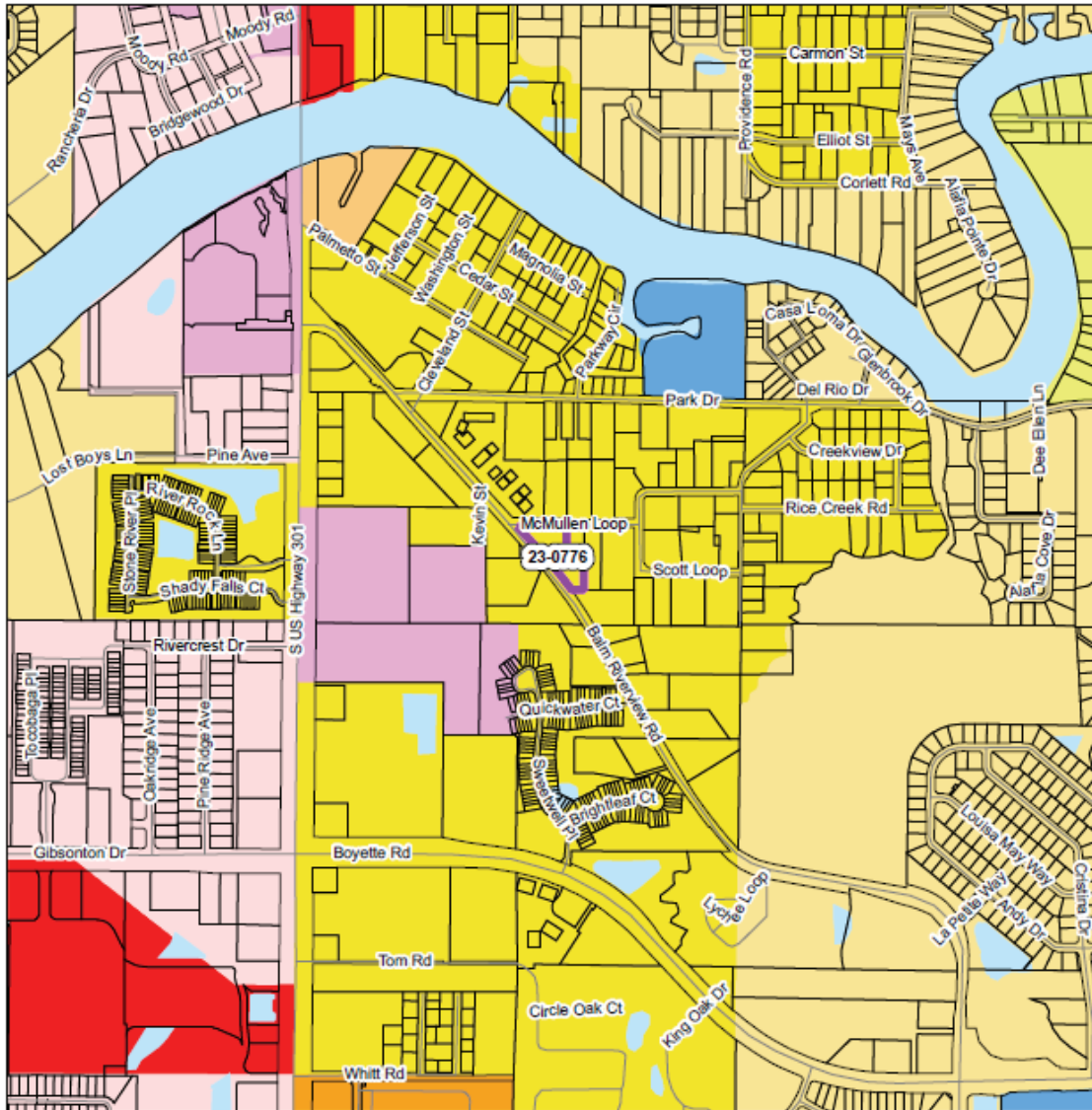


Context of Surrounding Area:

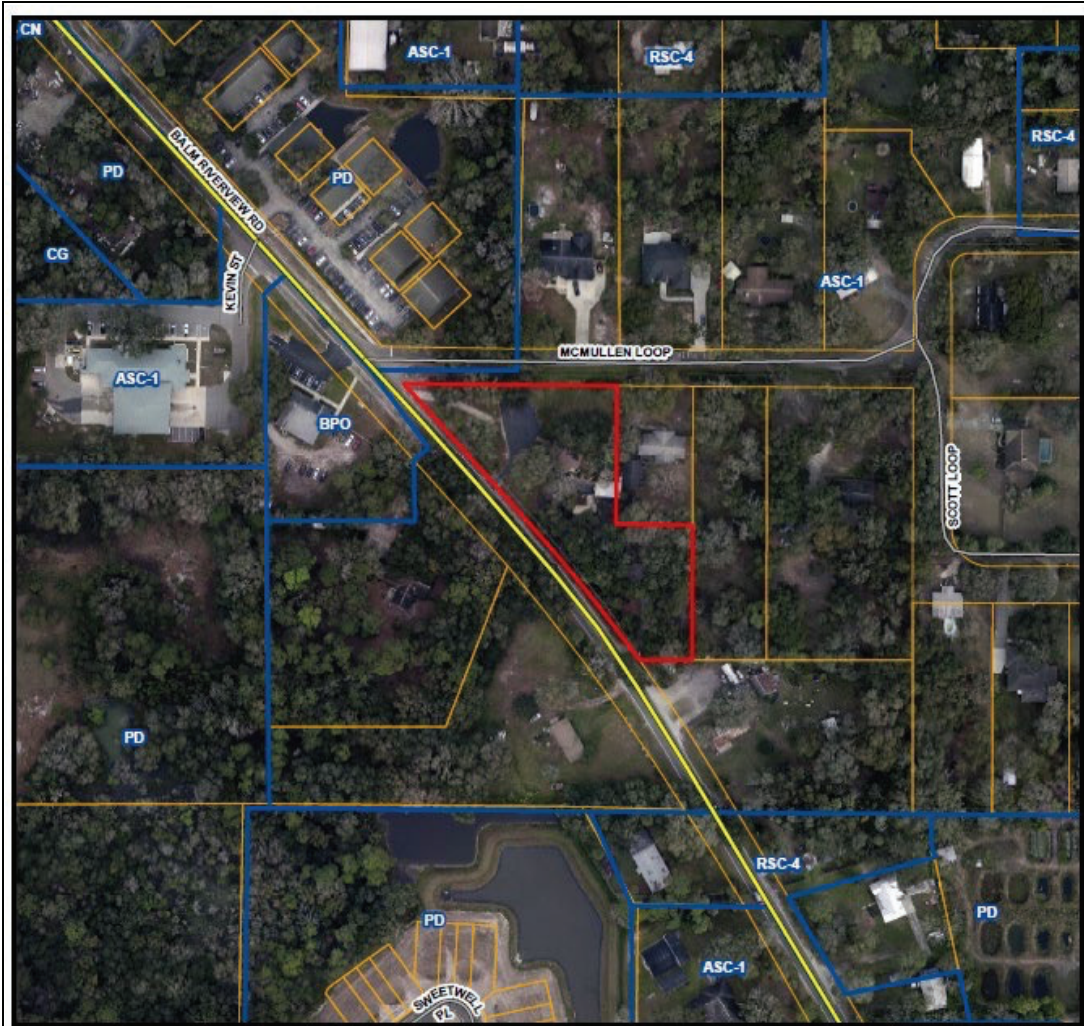
The subject property is located on the southeast corner of the intersection of McMullen Loop and Balm Riverview Road.

The immediate area surrounding the property is developed with a mix of uses including offices and a veterinary clinic located to the north across McMullen Loop. Further north is more commercial development along McMullen Loop. To the immediate east, south and northeast of the subject site are single-family uses. West across Balm Riverview Road are single-family residential, offices and a fire station.

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



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



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit

- Wellhead Protection Area
- Surface Water Resource Protection Area

- Potable Water Wellfield Protection Area
- Significant Wildlife Habitat (Upland Wildlife Habitat Area) Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor
- Adjacent to ELAPP property
- Other:

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Estimated fees: Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 * 4.1 = \$89,626 Fire: \$158 * 4.1 = \$647.80				

Medical Office (10,000 s.f. or less) less Single Family Residence (Per 1,000 s.f.)
 Mobility: \$21,860 *2.158 = \$47,173.88 less \$9,183 = \$37,990.88 Fire: \$158 *
 2.158 = \$340.96 less \$335 = \$5.96
 Total Mobility \$127,616.88

Total Fire \$653.76
 Project Summary/Description:
 Urban Mobility, South Fire - 4,100 sq ft Medical Office & convert existing SFR to
 Medical Office (SFR is 1,738 sq ft living area, 2,158 gross area)

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. Initially, the applicant proposed a new construction medical office, along with the existing single-family residential building, the pool and a barn. Pursuant to compatibility concerns with the adjacent residential to the immediate east of the subject site the applicant modified the request and proposes to keep the existing 1,784-square-foot home which the applicant proposes to convert to an office. The applicant also proposes to keep the existing swimming pool and construct a 20-ft. by 30 ft. barn on the northwest portion of the property.

As stated in the applicant's narrative, the intent is to develop a mental health facility with a focus on neuro-divergent populations, but not necessarily exclusively neuro-divergent. LDC Section 6.11.13, allows up to 3 Animal Units per acre in agricultural zoning districts, equating to 1.49 acres multiplied by 3 Animal Units equates to 4.47 Animal Units which the proposal meets. As part of

the facility, a barn is proposed to incorporate small farm animals. The applicant also proposes a condition to limit number and type of small farm animals as follows: 9 chickens, 1 turkey, 2 pigs, 2 rabbits, and 2 turtles.

The applicant also proposes to provide additional services such as financial counseling assistance, relationship counseling and more. The Land Development Code does not have a category for a medical facility offering a wrap-around services as described by the applicant; however, it would closely align in part with each of the following: Professional Services, Health Services, Clinics, and Health Practitioner's Office.

Pursuant to LDC Sec. 6.11.04, Accessory Structures are required to be in the rear or side yards, or twice the depth of the front yard. The proposed barn will be closer than 50 feet setback and will also not be twice the depth of the existing front yard of the retrofitted single-family home. The applicant is requesting a waiver to this requirement and has provided justifications including the odd shape of the lot and its corner configuration creating hardship regarding placement. The requested Waiver of LDC Sec. 6.11.04 is to allow the Barn (Accessory Structure) in the front yard with the north and west setback conditioned to allow a minimum 25-ft. setback for the proposed barn housing the animals.

The applicant is required to have a 20-foot landscaped buffer with Type "B" screening along the eastern and southern property boundary in compliance with LDC Sec. 6.06.06 per the medical facility adjacent to the ASC-1 zoning. With the proposed buffers and screening, staff finds the proposed medical facility and professional office compatible with the adjoining properties. The applicant requests one partial variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow an existing pool to remain. The applicant proposes to use the existing pool for therapeutic purposes.

LDC Section 6.06.06 Variation to Allow Existing Pool in Landscape Buffer:

Sec. 6.06.06 requires a 20-foot landscape buffer with Type "B" screening. The applicant is requesting to maintain the in-ground pool in its current location within the 20-foot landscaped buffer area. The applicant states that the impact of the variation will be mitigated by the fencing that will be required and shown on the site plan along the eastern boundary of the PD. Justification was included in the applicant's submittal for the variation. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Patricia Ortiz 2810 North Central Avenue testified on behalf of the applicant. Ms. Ortiz stated that the request is to rezone from ASC-1 to PD. She described the surrounding area and stated that the property is just under 1.5 acres in size. The PD is for a medical type professional office with the use of farm animals for therapy purposes. A waiver of locational criteria is requested as well as a waiver the location of an accessory structure and required buffering along the eastern property boundary. Ms. Ortiz explained that the intent is to create what's called a nurturing village which is an approach to mental health that focuses on neuro divergent populations. This would include persons with autism, ADHD, social anxiety, learning disorders and the like. She added that the property owner, Dr. Monica Lake intends to remove barriers associated with mental health. Ms. Ortiz described Dr. Lake's objectives and stated that she intends to use animal therapy and the existing swimming pool for water therapy. She discussed the proposed site plan and the site's compliance with the required number of parking spaces. The barn is limited to 600 square feet in size and the number and type of animals is specified in the zoning conditions.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. Mr. Lampkin stated that the request is to rezone approximately 1.5 acres from ASC-1 and RSB to Planned Development to develop a medical type professional office. The applicant proposes to house small animals in an adjacent barn for therapy purposes as well as utilizing the existing swimming pool for therapeutic purposes. He added that the Code permits more animals on-site given the amount of acreage but the applicant is only requesting one-third of that maximum. Mr. Lampkin testified that the applicant is requesting a Planned Development variation regarding the existing swimming pool that is located within the landscape buffer. All other buffer requirements are met. The applicant proposes to install a 6-foot high opaque fence where the pool is located. Mr. Lampkin stated that staff finds the rezoning approvable.

Hearing Master Finch asked Mr. Lampkin what was the reason for the revised staff report. Mr. Lampkin replied that the backup was changed to include the transportation comments.

Ms. Jillian Massey of the Planning Commission staff testified that the property is

within the Residential -6 Future Land Use category and located in the Urban Service Area and the Riverview Community Plan. She stated that the project meets the compatibility standards in Policy 1.4. She added that the site does not meet commercial locational criteria but staff supports the requested waiver as the site has been designed to ensure sensitivity with nearby residential properties and that the proposed office is in character with other non-residential land uses in the area. Ms. Massey testified that the request is consistent with the Riverview Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Mr. Greg Brewer 10912 McMullen Loop testified in opposition. Mr. Brewer stated that he objected to the proposed pigs and turkey as they are not conducive to the local environment or with the overall residential area. Mr. Brewer stated that he would like the access point on McMullen Loop closed off and that a 6-foot fence be installed along the adjacent residential home. He added that he is ok with having chickens but that the pole barn be denied.

Ms. Denise Brewer 10912 McMullen Loop testified in opposition to the proposed livestock on the property and the location of the pole barn. She added that pigs smell bad and she does not want that in her neighborhood as she lives diagonally across the street.

Ms. Rebecca Lloyd 11013 Scott Loop testified in opposition.

County staff did not have additional comments.

Ms. Ortiz testified during the second rebuttal period that the site currently utilizes three driveways and that the McMullen Loop driveway will be closed. Access will be to Balm Riverview Road. Regarding moving the barn, moving it south would put it closer to residential property. Therefore, the applicant thought that the proposed location and size of 600 square feet was most appropriate. Ms. Ortiz discussed using pigs as therapy animals and showed pictures of them. She added that the pigs must pass difficult testing in order to qualify which includes certain skills such as sit, stay and come. She added that there will only be two pigs.

Hearing Master Finch asked Ms. Ortiz if the barn will be enclosed. Ms. Ortiz replied yes and stated that the barn will be climate controlled. Hearing Master Finch asked Ms. Ortiz to confirm that it will not be a typical pole barn but rather an enclosed structure. Ms. Ortiz replied yes and added that there will be a roof, three sides and an area for the cages. Hearing Master Finch asked Ms. Ortiz to confirm the maximum barn size of 600 square feet and if she would be willing to commit to that size in the proposed zoning conditions. Ms. Ortiz replied yes.

Hearing Master Finch asked about the opposition's request for a 6-foot fence along McMullen Loop. Ms. Ortiz replied that a 6-foot fence in the front yard would not work.

The hearing was then closed.

EVIDENCE SUBMITTED

Mr. Lampkin submitted a revised staff report into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 1.49 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1). The property is designated Residential-6 (RES-6) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Riverview Community Plan.
2. The request to rezone from ASC-1 to PD is for the purpose of developing a medical type professional office which will include the use of therapy animals and the use of the existing swimming pool for water therapy.
3. A Planned Development variation is requested to the required 20-foot landscape buffer with Type B screening on the east side of the property. The existing swimming pool is located within this buffer. The applicant proposes to install a 6-foot high fence along the eastern boundary to provide screening to the adjacent parcel. The variation meets Land Development Code Section 5.03.06.C.6 as the swimming pool prevents future construction in the area and the proposed fence meets the intent of the Code requirement.

It is noted that the remainder of the site meets the required buffering and screening on the remainder of the parcel boundaries.

4. The applicant is requested a waiver to the Land Development Code setback requirement for accessory structures. The proposed barn is located in the front yard and the northern and western setback will be 25 feet. The placement of the barn is limited by the irregular shape of the corner lot.

The applicant committed on the record at the Zoning Hearing Master to a zoning condition that limits the maximum size of the barn to 600 square feet and that the barn will be enclosed.

5. The Planning Commission staff support the rezoning request. Staff testified that the project meets the compatibility standards in Policy 1.4. The site does not meet commercial locational criteria but staff supports the requested waiver as the site has been designed to ensure sensitivity with nearby residential properties and that the proposed office is in character with other non-residential land uses in the area. The Planning Commission found the rezoning request is consistent with the Riverview Community Plan and the Future of Hillsborough Comprehensive Plan.
6. Testimony in opposition was presented at the Zoning Hearing Master hearing. The opposition concerns focused on the proposed therapy pigs and turkey and the possible smells that would emanate from the animals.

Development Services Department staff testified that the subject property would be allowed by the Land Development Code to have more animals than proposed by the applicant given the parcel acreage size.

The applicant testified on the record that the proposed barn will be enclosed and is located on-site in a location that provides the greatest setback from residential properties. The applicant agreed to a zoning condition that would limit the maximum size of the barn to 600 square feet and that the barn would be enclosed.

7. The subject property is surrounded by agriculturally zoned land (ASC-1). The area to the north is developed with a veterinary office with single-family land uses to the south, east and west. The Riverview Fire Station is located west of the subject property.
8. The existing one-story single-family home and swimming pool will remain on-site thereby minimizing the visual impacts of the proposed medical-type office on adjacent parcels.
9. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 1.49 acres from ASC-1 to PD to develop a medical type professional office which will include the use of therapy animals and the use of the existing swimming pool for water therapy.

A Planned Development variation is requested to the required 20-foot landscape buffer with Type B screening on the east side of the property. The existing swimming pool is located within this buffer. The applicant proposes to install a 6-foot high along the eastern boundary to provide screening to the adjacent parcel. The variation meets Land Development Code Section 5.03.06.C.6 as the swimming pool prevents future construction in the area and the proposed fence meets the intent of the Code requirement. It is noted that the remainder of the site meets the required buffering and screening on the remainder of the parcel boundaries.

The applicant is requested a waiver to the Land Development Code setback requirement for accessory structures. The proposed barn is located in the front yard and the northern and western setback will be 25 feet. The placement of the barn is limited by the irregular shape of the corner lot. The applicant committed on the record at the Zoning Hearing Master to a zoning condition that limits the maximum size of the barn to 600 square feet and that the barn will be enclosed.

The Planning Commission staff supports the request and testified that the project meets the compatibility standards in Policy 1.4. The site does not meet commercial locational criteria but staff supports the requested waiver as the site has been designed to ensure sensitivity with nearby residential properties and that the proposed office is in character with other non-residential land uses in the area. Staff found the rezoning consistent with the Riverview Community Plan and the Comprehensive Plan.

Testimony in opposition was presented at the Zoning Hearing Master hearing. The opposition concerns focused on the proposed therapy pigs and turkey and the possible smells that would emanate from the animals. Development Services Department staff testified that the subject property would be allowed by the Land Development Code to have more animals than proposed by the applicant given the parcel acreage size. The applicant testified on the record that the proposed barn will be enclosed and is located on-site in a location that provides the greatest setback from residential properties. The applicant agreed to a zoning

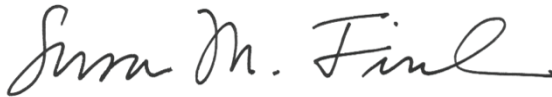
condition that would limit the maximum size of the barn to 600 square feet and that the barn would be enclosed.

The subject property is surrounded by agriculturally zoned land (ASC-1). The area to the north is developed with a veterinary office with single-family land uses to the south, east and west. The Riverview Fire Station is located west of the subject property. The existing one-story single-family home and swimming pool will remain on-site thereby minimizing the visual impacts of the proposed medical-type office on adjacent parcels.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

RECOMMENDATION

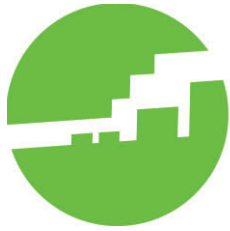
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department including the agreed upon condition that the barn be a maximum of 600 square feet and enclosed per the testimony of the applicant's representative at the Zoning Hearing Master hearing.



March 10, 2024

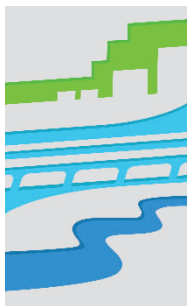
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 23-0776 10901 McMullen Loop <i>East side of Balm Riverview Road, south of McMullen Loop</i>
Summary Data	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Riverview & SouthShore Areawide Systems
Request	Rezoning from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an office use
Parcel Size	1.49 +/- acres (64,904 square feet)
Street Functional Classification	McMullen Loop – Local Road Balm Riverview Road – County Collector
Locational Criteria	Does not meet; waiver requested
Evacuation Zone	B



Context

- The approximately 1.49 +/- acre subject property is located to the east of Balm Riverview Road, south of McMullen Loop.
- The subject property is located in the Urban Service Area (USA). It is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.
- The subject site is designated as Residential-6 (RES-6) the Future Land Use Map which allows consideration of up to 6 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. Typical allowable uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses are required to meet the established Commercial Locational Criteria.
- RES-6 surrounds the subject site in all directions. To the west and further northwest of the site is the Community Mixed Use-12 (CMU-12) designation. Further west of the site is the Suburban Mixed Use-6 (SMU-6) Future Land Use category. Further north is the Residential-4 (RES-4) Future Land Use category.
- Single family residential is located to the east and north of the site along McMullen Loop. Office uses are located to the north along Balm Riverview Road. To the west are residential, office and equipment storage uses. The overall area includes residential, commercial and public/institutional uses, with the more intensive uses located along Balm Riverview Road.
- The subject property is zoned Agricultural Single Family Conventional (ASC-1). ASC-1 zoning districts surround the subject site in all directions. To the west, across Balm Riverview Road is the Business Professional Office (BPO) zoning district. Planned Development (PD) zoning districts with residential development are located to the north and south. Residential Single Family Conventional-4 (RSC-4) zoning is located further to the northeast of the site. A pocket of Commercial General (CG) and Commercial Neighborhood (CN) zoning is located further north at the intersection of Balm Riverview Road and Park Drive.
- The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an office use.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

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

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

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

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

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

COMMERCIAL-LOCATIONAL CRITERIA

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

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

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

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

Community Design Component

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: Avoid "strip" development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

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". (see Figure 10).

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.

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.

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.49 +/- acre subject property is located on the east side of Balm Riverview Road, south of McMullen Loop. The subject property is located in the Urban Service Area (USA). It is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an existing 1,784 square foot existing one story building that will be used for a medical office use and a 600 square foot new construction barn.

The subject site is designated as Residential-6 (RES-6) on the Future Land Use Map. Typical allowable uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses are required to meet the established Commercial Locational Criteria.

The RES-6 Future Land Use category surrounds the subject site in all directions. To the west and further northwest of the site is the Community Mixed Use-12 (CMU-12) designation. Further west of the site is the Suburban Mixed Use-6 (SMU-6) Future Land Use category. Further north is the Residential-4 (RES-4) Future Land Use category.

The subject property is zoned Agricultural Single Family Conventional (ASC-1). ASC-1 zoning districts surround the subject site in all directions. To the west, across Balm Riverview Road is the Business Professional Office (BPO) zoning district. Planned Development (PD) zoning districts with residential development are located to the north and south. Residential Single Family Conventional-4 (RSC-4) zoning is located further to

the northeast of the site. A pocket of Commercial General (CG) and Commercial Neighborhood (CN) zoning is located further north at the intersection of Balm Riverview Road and Park Drive.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the Urban Service Area where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. Single family residential is located to the east and north of the site along McMullen Loop. Office uses are located to the north along Balm Riverview Road. To the west are residential, office and equipment storage uses. The overall area includes residential, commercial and public/institutional uses, with the more intensive uses located along Balm Riverview Road.

Per FLUE Objective 8, the Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. RES-6 allows up to a 0.25 Floor Area Ratio (FAR), or a maximum of 6 dwelling units per gross acre on the subject site. With 1.49 acres, the site can be considered for up to 16,226 square feet. With the proposed 600 square foot barn and the 1,784 square foot medical office building, the proposed square footage is 2,384, which is well below what can be considered for this amount of acreage in the RES-6 Future Land Use category. Therefore, the proposal is consistent with the intensity expected in the RES-6 category.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3 and 16.5 that require new development, infill and redevelopment to be compatible to the surrounding area in character. Specifically, Policy 16.2 requires gradual intensities between land uses through the use of professional site planning, buffering and screening techniques and the control of specific land uses. The applicant is proposing to retain the existing 1,784 square foot residence on the subject site to use as a medical office, while constructing a new 600 square foot barn toward the intersection of McMullen Loop and Balm Riverview Road. By utilizing the existing structure and constructing the new barn toward the intersection, there will be a natural gradual transition of the medical use away from the existing residential development, consistent with Policy 16.2. In addition, the applicant is proposing a total of 2,384 square feet of building area, which is well below what can be considered in the RES-6 Future Land Use category on this property. The proposed building and site design is sensitive to the existing residential uses to the east and is consistent with Objective 16 and its accompanying policies related to Neighborhood Protection.

The site does not meet Commercial Locational Criteria per FLUE Policy 22.2, as the site is located approximately 2,000 feet away from the nearest qualifying intersection of US Highway 301 and Balm Riverview Road. Per FLUE Policy 22.8, the applicant is seeking a waiver to Commercial Locational Criteria to allow for a medical use in the existing building with an accessory structure. Due to the fact that the applicant has designed the site to ensure sensitivity with the nearby residential properties and that a rezoning for an office use would be in character with the other non-residential uses in the area, Planning Commission staff recommends the Board of County Commissioners approve the waiver to Commercial Locational Criteria.

The subject site is in the Highway 301 Corridor District of the Riverview Community Plan. The goal of the Highway 301 Corridor is to 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. The proposed use meets the intent of the Community Plan by proposing a non-residential use in an existing residence while orienting the accessory structure and the stormwater pond area away from the residences to the east.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern and is consistent with the vision of the Riverview Community Plan.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0776

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

WATER NATURAL LULC_We_Poly

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

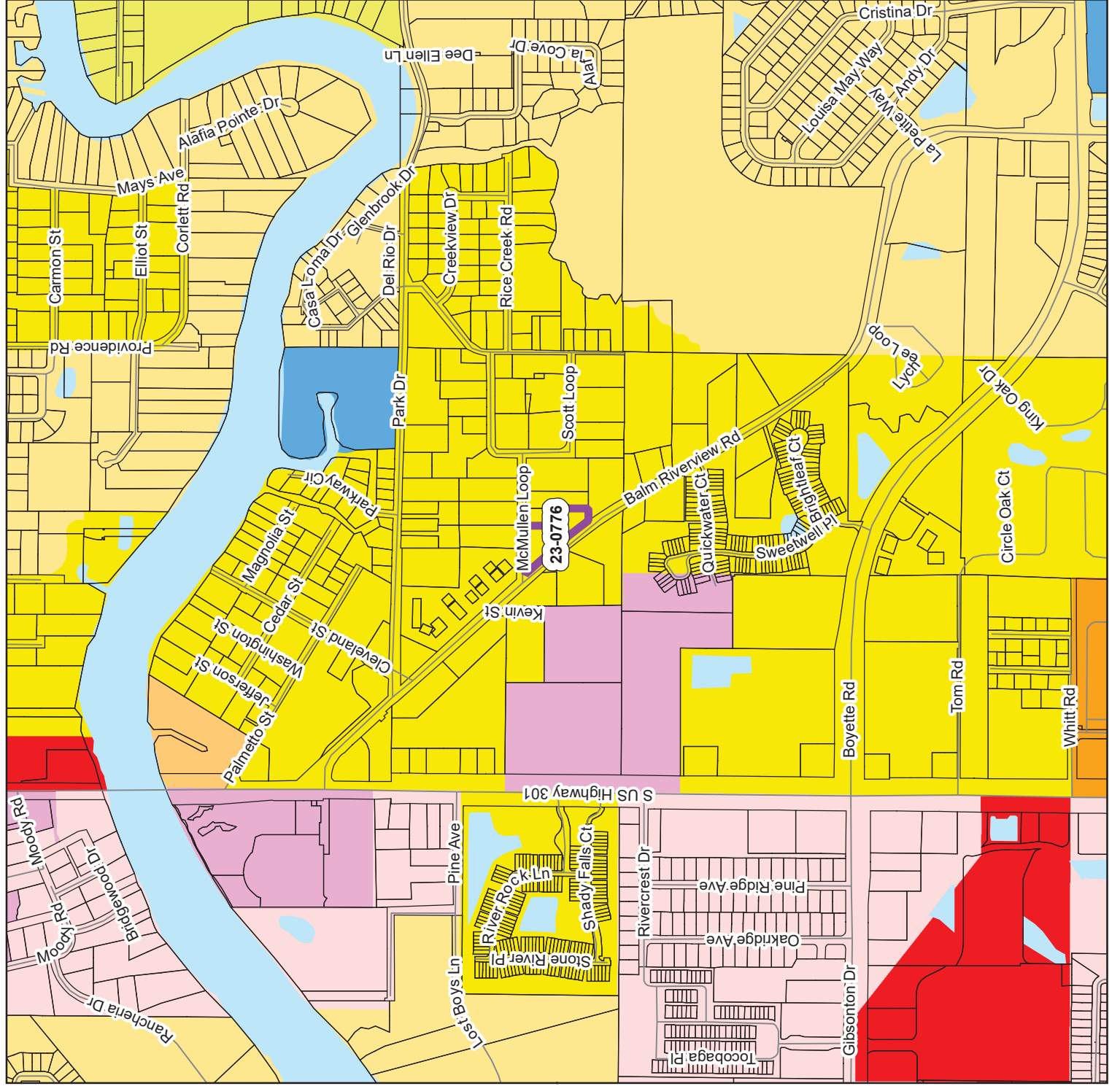
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is provided as a tool to assist in the rezoning process and is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that this map be used for informational purposes only. The information is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 7/19/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD (23-0776)

Zoning File: RZ-PD (23-0776) Modification: None

Atlas Page: None Submitted: 03/18/24

To Planner for Review: 03/18/24 Date Due: ASAP

Contact Person: Patricia Ortiz, Ortiz Planning Solutions LLC Phone: 813-817-8492/OrtizPlanningSolutions@gmail.com

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

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

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

Reviewed by: Tim Lampkin Date: 03-18-24

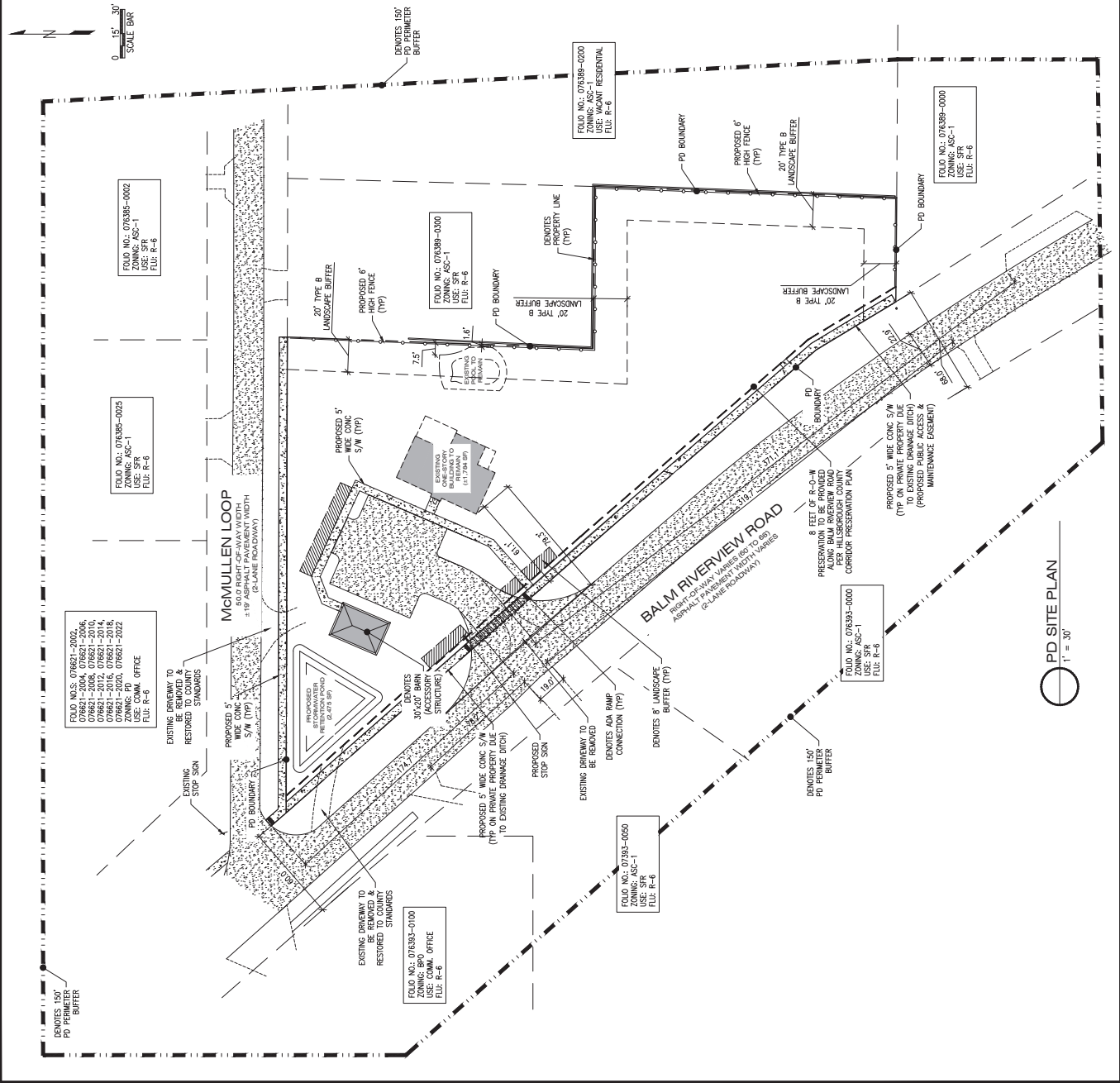
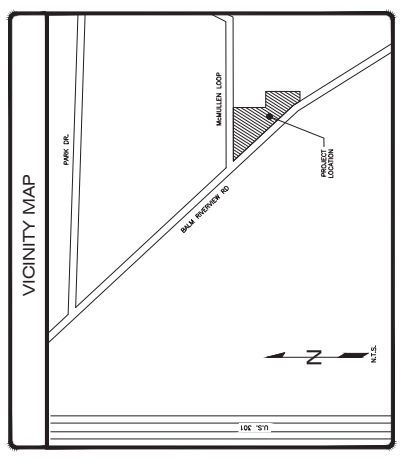
Date Agent/Owner notified of Disapproval: _____

AREA CALCULATIONS

TOTAL SITE AREA	64,897 SF	(1.49 AC)
EXISTING IMPROVEMENTS:		
BUILDING	1,794 SF	(0.04 AC)
VIA	8201	(0.19 AC)
MISC.	0 SF	(0.00 AC)
TOTAL	10,615 SF	(0.23 AC)
PROPOSED IMPROVEMENTS:		
BUILDING	2,348 SF	(0.05 AC)
VIA	4,838 SF	(0.11 AC)
MISC.	1,154 SF	(0.03 AC)
TOTAL	8,340 SF	(0.19 AC)
PERCENT IMPROVEMENTS:		
EXISTING:	15%	
PROPOSED:	12%	
TOTAL OPEN SPACE:		
EXISTING:	54,103 SF	(1.25 AC)
PROPOSED:	56,519 SF	(1.30 AC)

PARKING & GENERAL NOTES

- GENERAL NOTES:**
1. FOLD NO. 076389-0200
 2. EXISTING ZONING: ASC-1
 3. PROPOSED ZONING: PD
 4. EXISTING USE: SINGLE FAMILY RESIDENCE
 5. PROPOSED USE: MEDICAL OFFICE, POLY BARN (ACCESSORY STRUCTURES)
 6. FUTURE LAND USE: R-6
 7. BUILDING HEIGHT: 15'-0" (EXISTING BLDG.), 17'-0" (PROPOSED BARN), 17'-0" (ACCESSORY STRUCTURES)
 8. PROPOSED F.A.R. = 0.037
 9. FEMA FIRM MAP 1202/0205Z (DATED 10/7/11) FLOOD ZONE A & X
 10. SHADING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 04.05
 11. PROJECT LOCATED WITHIN REVIEWER COMMUNITY PLAN PROTECTION AREA
 12. PROJECT NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA
 13. PROJECT NOT LOCATED IN A PORTABLE WATER BUFFER AREA
 14. PROJECT NOT LOCATED IN A SURFACE WATER PROTECTION ZONE
 15. PROJECT NOT LOCATED IN A SCENIC CORRIDOR, OR SIMILAR
 16. NO WETLANDS OR WATER BODIES ON THE SUBJECT SITE.
 17. THERE ARE NO COMMENTS ON THE SUBJECT SITE.
 18. PROJECT WILL NOT BE PHASED.
 19. ARCHITECTURAL STYLE ARE NOT PROPOSED.
 20. THERE ARE NO HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES.
 21. THE PROJECT DRAWINGS ARE TO BE PRIMARILY SHOWN AND WILL NOT BE GRAYED.
 22. NO ADJACENT PROPERTY AREA AND NO PROVISIONS MADE ON THE SUBJECT SITE.



PD SITE PLAN
 1" = 30'



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: RV/South

DATE: 02/08/2024
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0776

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

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.
- If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was found approvable on February 7, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project's Balm Riverview Rd. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.49-acre parcel from Agricultural Single-Family Conventional 1, ASC-1, to Planned Development to allow for 2,384 sf of medical office uses with ancillary barn/therapy animal shelter. The site is located at the southeast corner of Balm Riverview Rd. and McMullen Loop. The Future Land Use designation is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 1 unit, Single Family Detached (ITE LUC 210)	9	1	1

Proposed PD Rezoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 2,400 sf, Medical Office (ITE 720)	86	7	9

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(+)77	(+)6	(+)8

The proposed rezoning would generally result in an increase of trips potentially generated by +77 average daily trips, +6 trips in the a.m. peak hour, and +8 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Balm Riverview Rd. and McMullen Loop Rd.

Balm Riverview Rd. is a 2-lane, substandard, rural collector roadway characterized by +/- 11-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a varying +/- 60 to 70-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage.

Balm Riverview Rd., along the project’s frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The Type TS-4 typical section (for a 2-lane urban collector roadway) requires a minimum of 64 feet of right-of-way, to which add 11 feet are added for enhancements, which totals 71 feet required to accommodate future improvements. Given the variable width right-of-way and previous acquisition patterns, the developer will be required to preserve up to +/-8 feet of right-of-way along the project’s Balm Riverview Rd. frontage.

McMullen Loop Rd. is a 2-lane, substandard, rural roadway characterized by +/- 9.5-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a varying +/- 50 to 52-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage. The project does not take access to McMullen Loop Rd.

Although both roads are substandard roadways, the proposed development generates 10 or fewer peak hour trips. Given the road meets minimum life-safety standards, by policy of the County Engineer, no

improvements will be required. Notwithstanding the above, the developer shall provide sidewalks as shown on the PD site plan and as otherwise required by the LDC.

SITE ACCESS

The PD site plan proposes one full access connection on Balm Riverview Rd. The proposed access connection does not meet the minimum 245ft spacing requirement for a Class 5 connection. The closest driveway to the subject property project access is located +/-78 feet to the north from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to be located within the required spacing. See section titled Requested Administrative Variance herein for greater detail.

Sidewalks are required along the frontage of Balm Riverview Rd. and McMullen Loop Rd.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 17, 2024, and submitted January 30, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Balm Riverview Rd. access connection. Per the LDC, a driveway connection on a Class 5 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 78 feet from the closest driveway to the north. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 7, 2024.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BALM RIVERVIEW RD	BOYETTE RD	US HWY 301	D	D
MCMULLEN LOOP RD	BALM RIVERVIEW RD	MCMULLEN RD	D	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, February 7, 2024 6:38 PM
To: jimmy@ceitampa.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; ortizplanningsolutions@gmail.com; monica@drmonicalake.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 23-0776 - Administrative Variance Review
Attachments: 23-0776 AVAdd 01-30-24_2.pdf

Importance: High

Jimmy/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0776 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, February 7, 2024 12:07 PM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 23-0776 - Administrative Variance Review
Importance: High

Hello Mike,

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

jimmy@ceitampa.com
libbytraffic@yahoo.com
ortizplanningsolutions@gmail.com
monica@drmonicalake.com
lampkint@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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



**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 Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
--------------------------	---

Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
----------------------------	--

Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Driveway spacing variance Q4. <input type="checkbox"/> 2. 5. <input type="checkbox"/> 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	Balm Riverview McMullen Loop Psych Office
---------------------	---

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)	076389 0500
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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 (DEJ 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	ASC-1
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Important: For Example, type "Residential Multi-Family Conventional —9" or "RMC-9". This is not the same as the property's Future Land Use (FLUJ Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information maybe 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	23-0776
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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)	
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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

January 17, 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: 23-0776 McMullen Loop/Balm-Riverview Road. Administrative Variance for Driveway Spacing – FOLIO # 076389-0500

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

“Sec. 6.04.07. - Table: Minimum Spacing – CLASS 5 -

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

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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

1. Site Information: *FOLIO # 076389-0500*
2. Associated Application Numbers: *23-0776*
3. Type of Request: *Administrative variance to Section 6.04.03.07*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief per LDC Section 6.04.02.B is sought.*

5. Description of what the LDC/zoning conditions require: *The posted speed on this link of Balm Riverview Road is 35 mph, and Section 6.04.07 requires the proposed driveway to be 245 feet from the other driveways. However, the driveway is proposed to be 78.2 feet from the driveway to the north, which does not meet spacing, and 371.1 feet from the single family driveway to the south, which does meet spacing criteria. See dimensions on attached Site Plan.*
6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Balm Riverview Road is a rural (ditches) road section with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are about 10.75 foot lane widths. (b) Approximately 56 feet of right-of-way. (c) There are sidewalks with some missing segments of sidewalk. (d) Bike lanes are not required for a TS-7, and Balm Riverview Road does not have bike lanes. (e) The pavement appears to be in good condition.*
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 unreasonable burden on the applicant. *Due to the size and configuration of the parcel, the driveway cannot meet spacing on Balm Riverview Road relative to the driveway to the north. The parcel is not deep enough to the south to put the parking lot and driveway there; the proposed location is the only feasible location, and to require otherwise would constitute an unreasonable burden on the applicant.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *This is a 35 mph roadway, so it is a relatively low speed facility. The new development will only generate 9 PM peak hour trips per day. (See attached Trip Generation.) In addition, there have been no crashes on Balm Riverview Road in the vicinity of the proposed driveway in the past 5 years (2019-2023, inclusive). See Hillsborough County CDM polygon, attached. Thus, 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. *It is not reasonable to deny the site access to Balm Riverview Road because spacing cannot be met relative to the driveway to the north. The driveway to the north is a single family driveway and the single family house is expected to generate just under 1 PM peak hour trip, and thus, does not represent significant potential conflict.*
8. Documentation/other attachments: *Attached are site plan; location map; pavement width/lane width measurements; ROW measurements; pavement condition photograph; Hillsborough County CDM polygon; and trip generation.*

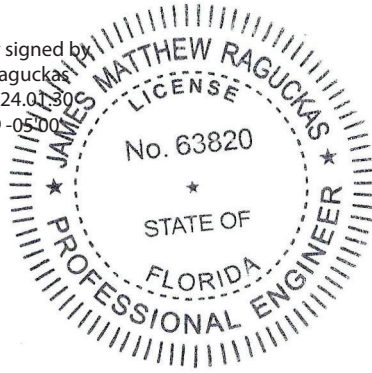
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

James
Raguckas

James Raguckas, P.E.

Digitally signed by
James Raguckas
Date: 2024.01.30
11:52:29 -0500



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES RAGUCKAS, PE ON THE DATE NOTED ON THE DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

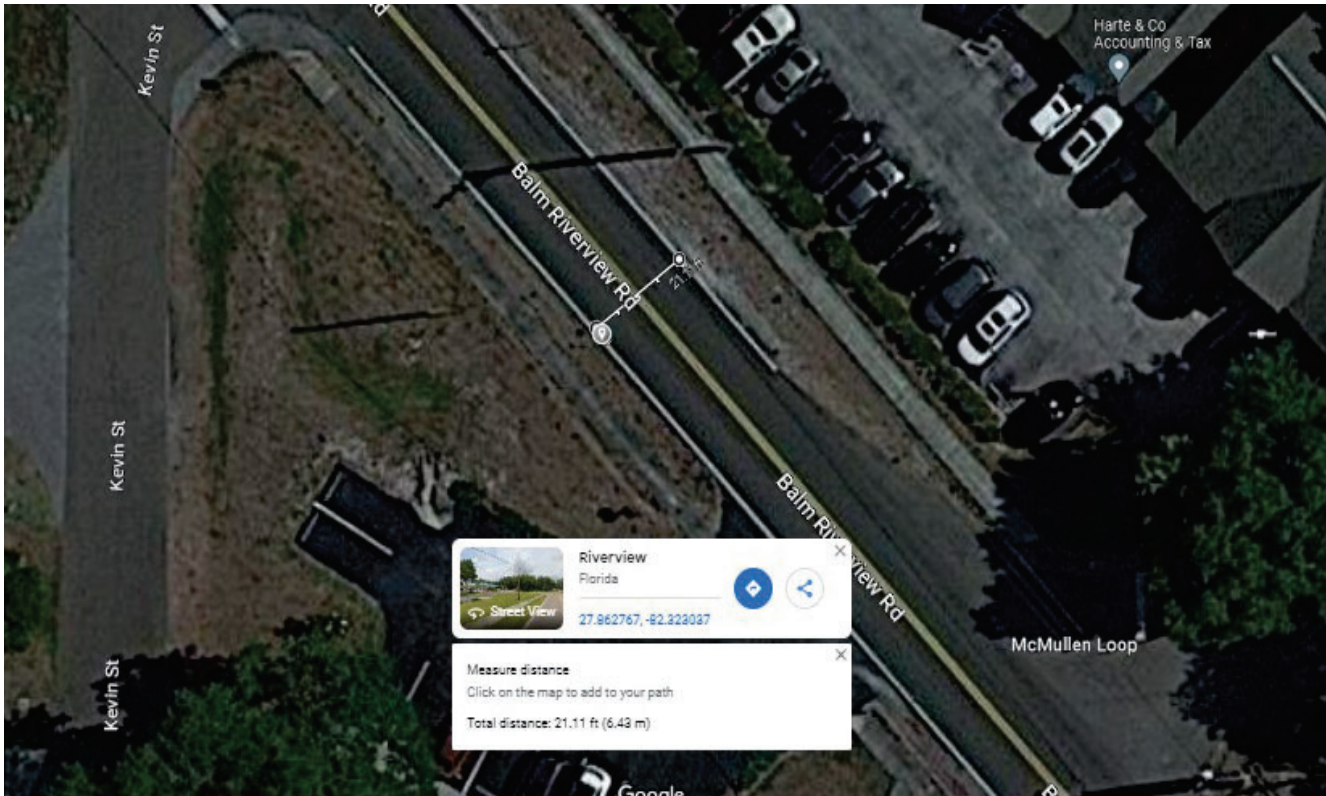
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

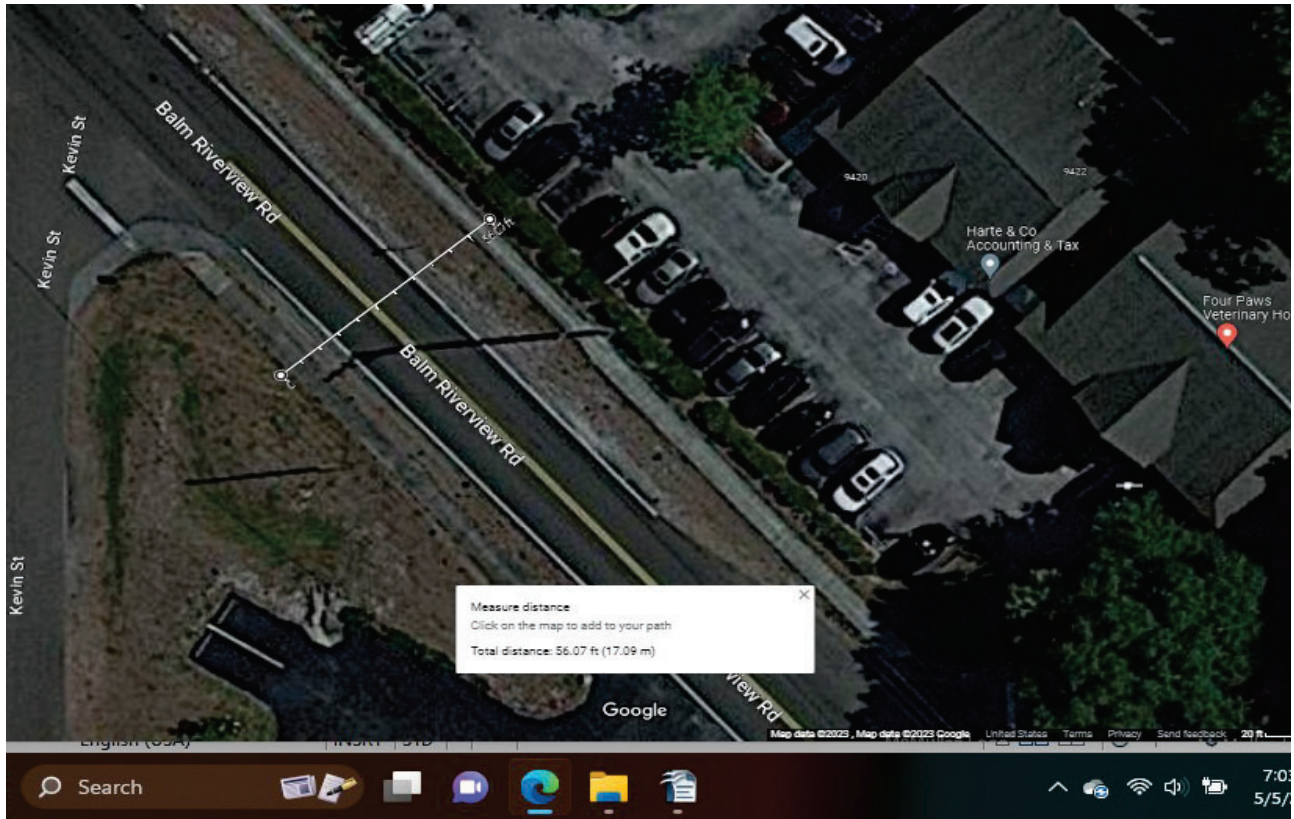
Michael J. Williams, P.E.
Hillsborough County Engineer



LOCATION MAP



Balm Riverview Road 21 ½ feet (2 – 10 ¾ foot lanes)



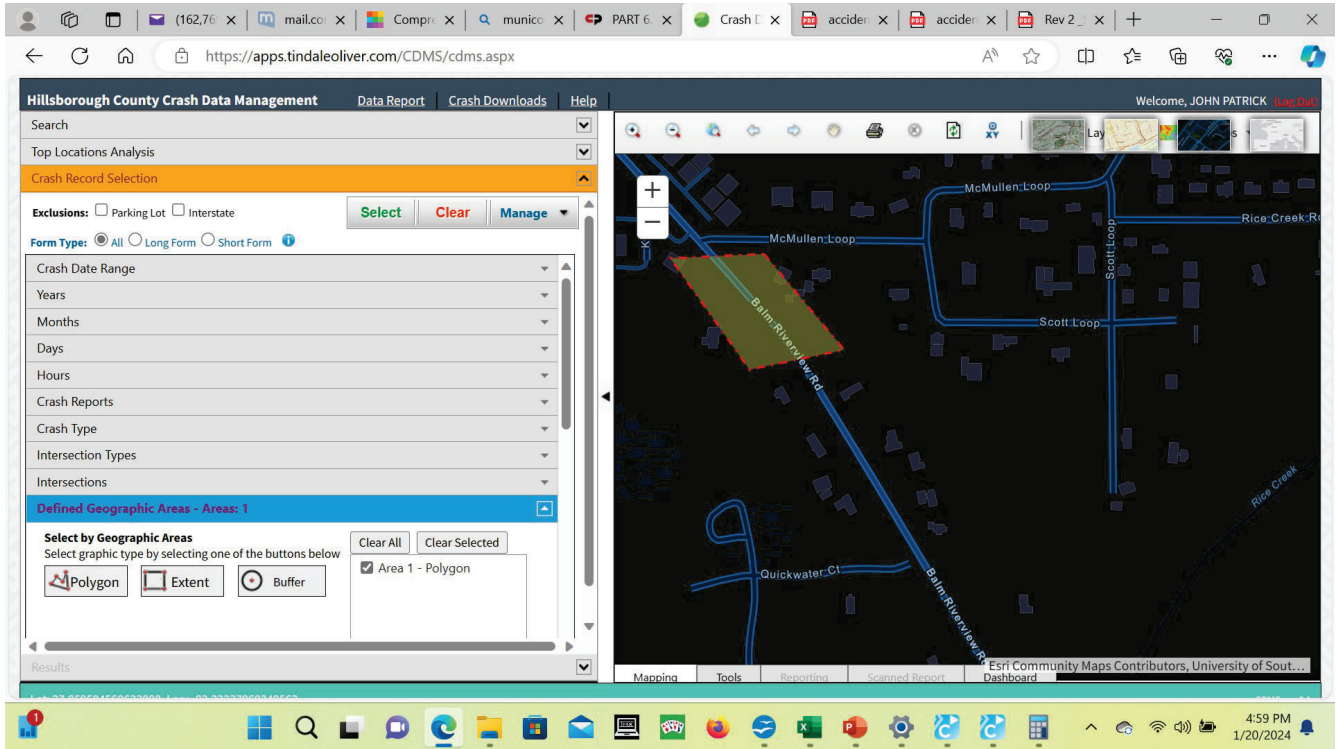
56 foot Right of Way.



Pavement condition – Good.

Trip Generation

ITE Code	Land Use Type	Size SQ FT	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
720	Med/dent office	2,384	86	6	1	3	6
	TOTAL	2,384	86	6	1	3	6



Hillsborough County CDM Polygon

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn “Gwen” W. Myers
 Michael Owen



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: October 16, 2023</p> <p>PETITION NO.: 23-0776</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: August 2, 2023</p> <p>PROPERTY ADDRESS: 10901 McMullen Loop, Riverview</p> <p>FOLIO #: 0763890500</p> <p>STR: 20-30S-20E</p>
<p>REQUESTED ZONING: Rezone from ASC-1 to Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	07/28/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site 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 the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>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.</p>	

kmh / app

ec: Patricia Ortiz, Agent - OrtizPlanningSolutions@gmail.com

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



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 10/11/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/19/2023

APPLICANT: Patricia Ortiz, Agent **PID:** 23-0776

LOCATION: 10901 McMullen Loop Riverview, FL 33569

FOLIO NO.: 76389.0500

AGENCY REVIEW COMMENTS:

Based on the most current available data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 10/06/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Dr Monica Lake

PETITION NO: 23-0776

LOCATION: 10901 McMullen Loop

FOLIO NO: 76389.0500

Estimated Fees:

Medical Office (10,000 s.f. or less)

(Per 1,000 s.f.)

Mobility: $\$21,860 * 4.1 = \$89,626$

Fire: $\$158 * 4.1 = \647.80

Medical Office (10,000 s.f. or less) less Single Family Residence

(Per 1,000 s.f.)

Mobility: $\$21,860 * 2.158 = \$47,173.88$ less $\$9,183 = \$37,990.88$

Fire: $\$158 * 2.158 = \340.96 less $\$335 = \5.96

Total Mobility $\$127,616.88$

Total Fire $\$653.76$

Project Summary/Description:

Urban Mobility, South Fire - 4,100 sq ft Medical Office & convert existing SFR to Medical Office (SFR is 1,738 sq ft living area, 2,158 gross area)

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 23-0776 REVIEWED BY: Clay Walker, E.I. DATE: 8/1/2023

FOLIO NO.: 76389.0500

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists (adjacent to the site), (approximately 65 feet from the site) and is located north of the subject property within the north Right-of-Way of McMullen Loop. 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 20 inch wastewater force main exists (adjacent to the site), (approximately 60 feet from the site) and is located west of the subject property within the west Right-of-Way of Balm Riverview 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 24 Jul. 2023

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

APPLICANT: Patricia Ortiz

PETITION NO: RZ-PD 23-0776

LOCATION: 10901 McMullen Loop Rd., Riverview, FL 33569

FOLIO NO: 76389.0500

SEC: 20 TWN: 30 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: _____.



VERBATIM TRANSCRIPT

ZHM Hearing
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

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

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

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

1 MS. HEINRICH: Our next item is Item D.4, PD Rezoning
2 23-0776. The applicant is requesting to rezone from ASC-1 to
3 plan development. Tim Lampkin with Development Services will
4 provide Staff findings after the applicant's presentation.

5 HEARING MASTER: All right. Good evening.

6 MS. ORTIZ: Good evening. For the record, my name is
7 Patricia Ortiz. My address is 2810 North Central Avenue and I
8 have been sworn in.

9 We are requesting a, excuse me, a PD rezoning. The
10 property is currently zoned ASC-1 we're seeking to rezone to PD.
11 The site is located at the southeast corner of Balm Riverview
12 Road and it McMullan Loop in an area of mixed development.
13 There's a fire station across Balm Riverview Road, some office
14 development, a veterinarian's office and some residential in the
15 immediate area nearby. And on 301, there is the new Advent
16 Hospital.

17 This one is just under 1.5 acres in size. It's
18 designated RES-6 on the Future Land Use Map. And we are
19 requesting, along with the plan development consideration of the
20 use of farm animals for therapy purposes in conjunction with a
21 medical type professional office, as well as a waiver to the
22 location criteria, a waiver to the accessory structure loc --
23 location and a very minimal and limited encroachment into the --
24 the required 20-foot type buffer along the eastern property
25 boundary.

1 The intent of this rezoning is to create what's called
2 a nurturing village. It's a -- an approach to mental health
3 with the focus on the neuro divergent populations. And that
4 would be persons with conditions like autism, ADHD, social
5 anxiety, learning disorders and the like. The purpose of the
6 Doctor, the -- the property owner, Dr. Monica Lake, is to remove
7 barriers associated with mental health and to continue the
8 overall wellbeing of the family and the community.

9 Some of her objectives are to educate parents,
10 siblings, teachers, etcetera on neuro divergency to provide
11 counseling and emotional support to the neuro divergent and
12 their caregivers and to create an environment that empowers and
13 foster's wellbeing. Some of the specific services which will be
14 provided deviate from a typical medical type office and include
15 assistance with financial services, the use of animal therapy
16 and using the existing swimming pool for water therapy.

17 The intent of course is to address mental health
18 issues, help with relationship difficulties, financial problems
19 and to overall -- overall to assist with the family unit and you
20 know, improve the community. This use is not defined -- defined
21 in the Land Development Code, but it is most like professional
22 services, health services, a health practitioner's office in a
23 clinic. The use of the swimming pool and the farm animals for
24 therapy creates a distinction between the proposed use and those
25 most similar uses, which are defined by Land Development Code.

1 I can show you the site plan, which -- and -- and
2 quickly go over our development proposal. We're proposing a
3 stormwater pond right here at the corner, the northeast corner
4 of the property or excuse me, the northwest corner of the
5 property. The existing home, which is about 1,800 square feet,
6 will be converted to a medical office. We have a parking area
7 sufficient for 11 parking spaces, which is the parking
8 generation that has been determined based on the size of the
9 office. And we're proposing to put a barn here to house the
10 therapy animals. We've kind of gone back and forth on the best
11 location for this barn and while it is in the front yard of
12 both Balm Riverview Road and McMullen Loop and does not meet the
13 required accessory structure setback. Staff and I have
14 concluded that that is the best location because it'll have the
15 most minimal impacts on the neighborhood.

16 The barn is limited to 600 square feet in size and
17 the type and number of therapy animals has been specified
18 through conditions of approval to include about nine chickens,
19 one turkey, two potbelly pigs, a couple rabbits and two turtles.

20 With that, I can conclude my presentation and maybe
21 if you have questions, I can answer them or follow up if -- if
22 rebuttal is necessary.

23 HEARING MASTER: I don't have any questions at this
24 time, but --

25 MS. ORTIZ: Thank you /.

1 HEARING MASTER: -- than you so much. Just please
2 sign in.

3 Development Services.

4 MR. LAMPKIN: Good evening. Tim Lampkin,
5 Development Services. The applicant is proposing to develop an
6 approximately one and a half acre property. It's located at the
7 intersection of McMullen Booth I'm sorry, McMullen Loop and
8 Balm Riverview Road. And the request is to rezone from ASC-1 to
9 plan development to allow for the development, as the applicant
10 stated, a medical type professional office.

11 The applicant also proposes to have a smaller farm
12 animals housed in an adjacent barn for therapy purposes and to
13 keep the existing pool located to the east for therapeutic
14 purposes. As stated in the applicant's narrative, the intent is
15 to develop a mental health facility with a focus on neuro
16 divergent populations, but not necessarily exclusively neuro
17 divergent. As part of the facility, the barn is proposed to
18 incorporate small farming animals.

19 This size property would be allowed to have up to 4.47
20 farm animal units and they're under a third of that. The
21 applicant also proposes additional services, as they stated it
22 falls under professional services, health services, clinics and
23 health practitioner's office.

24 Pursuant to -- as the applicant stated, section
25 6.11.04, accessory structures required to be in the rear side

1 yards or twice the depth or 50 feet, whichever is less. The
2 applicant's just requesting a waiver of Section 6.11.04 to allow
3 the barn in the front yard.

4 The applicant is also proposing a variation of Land
5 Development Section 6.06.06 to allow a variation for an existing
6 pool that's going to be in the landscape buffer. The applicant
7 is meeting all the other required buffers, including the 20-foot
8 landscape buffering with Type B screening. Where the pool is,
9 the applicant is proposing to put in a six-foot high opaque
10 fence.

11 And the -- the applicant has provided justification
12 and Staff has reviewed the justification statement review --
13 submitted by the applicant per Section LDC Section 5.03.06.C.6.

14 And that conclude Staff's presentation unless you have
15 any questions.

16 HEARING MASTER: Just one. I received the revised
17 staff report and I don't really see the reason for the revision.

18 MR. LAMPKIN: Yes. And -- and you wouldn't. The
19 revised staff report was because the report's PDF'd and the only
20 change was in the backup materials is transportation's comments.
21 And it was just PDF'd as one document instead of two.

22 HEARING MASTER: I see. Perfect. All right. Thank
23 you so much. That was it.

24 MR. LAMPKIN: You're welcome.

25 HEARING MASTER: Planning Commission please.

1 MS. MASSEY: Jillian Massey, Planning Commission
2 Staff.

3 The subject site is designated as Residential-6 on the
4 Future Land Use Map. It's in the urban service area and within
5 the limits of the Riverview Community Plan and south shore area
6 systems plan. The proposal meets the intended Policy 1.4 of the
7 Future Land Use Element by providing a residential use in the
8 urban service area. The proposal meets the compatibility
9 requirements of Policy 1.4 as the character of the area contains
10 a variety of uses.

11 Overall, it includes residential, commercial, public
12 institutional and with more intensive uses located along
13 Balm Riverview Road. The proposal meets the intent of Future
14 Land Use Element Objective 16 and associated policies that
15 required new development to be compatible with the surrounding
16 area and -- and in character. The proposed building and site
17 design is sensitive to the existing residential uses to the
18 east.

19 The site does not meet locational criteria per Future
20 Land Use Element Policy 22.2, as the site is located
21 approximately 2,000 feet from the closest qualifying
22 intersection of Highway 301 and Balm Riverview Road. Per Policy
23 22.8, the applicant is seeking a waiver to the criteria to allow
24 for a medical used in the existing building with an accessory
25 structure. The site has been designed to ensure sensitive --

1 sensitivity with nearby residential properties and rezoning for
2 an office use would be in character with the other
3 nonresidential uses in the area.

4 Therefore, Planning Commission staff recommends the
5 Board of of County Commissioners grant the waiver to commercial
6 locational criteria.

7 The subject site is in the Highway 301 corridor
8 district of the Riverview community plan. The goal of this plan
9 is to provide a safe, attractive and efficient corridor system
10 that contributes to the character and economic wellbeing of the
11 community and provides a sense of arrival. The proposed use
12 meets the intent of the community plan by proposing a
13 nonresidential use and existing residents while orienting the
14 accessory structure and stormwater pond away from the residences
15 to the east.

16 And based on these considerations, Planning Commission
17 Staff finds the proposed plan development consistent with the
18 Unincorporated Hillsborough County Comprehensive Plan, subject
19 to the conditions proposed by the Development Services
20 Department.

21 HEARING MASTER: Thank you so much. I appreciate it.

22 Is there anyone in the room or online that would like
23 to speak in support? Anyone in favor? You would like to speak
24 in support?

25 UNIDENTIFIED SPEAKER: No.

1 HEARING MASTER: All right. I'm seeing no one.

2 Anyone in opposition?

3 UNIDENTIFIED SPEAKER: Yes.

4 HEARING MASTER: Okay. How many people would like to
5 speak total. Three people?

6 UNIDENTIFIED SPEAKER: Yes.

7 HEARING MASTER: All right. Do we have anyone online
8 that would like to speak?

9 MR. MURRAY: If there's anybody that'd like to speak
10 online?

11 Madam Chair, it seems like there is nobody.

12 HEARING MASTER: All right. Thank you so much. So
13 we'll do -- with three people, we'll do five is apiece.

14 Go ahead and give us your name and address.

15 MR. BREWER: Hi. Good evening. I'm Greg Brewer. I
16 live at 10912 McMullen Loop, that's Riverview, Florida 33569.
17 It's almost adjacent to the property.

18 I'm here along with a couple of the other residents,
19 but also some others couldn't make you here. Obviously, I
20 understand you can't take your testimony in those -- and -- and
21 sort, but they did share their same concerns. Specifically,
22 there were a couple of planned items, as we know, the areas
23 coming up in new development and that's fine. But we do have
24 some specific criteria that we would like to have addressed as
25 far as what permit -- what's permitted or what's accepted and

1 then -- and then negotiate it at that point.

2 And I spoke with Tim earlier about a month ago and he
3 shared the -- that the -- the applicant would potentially be
4 able to accommodate the same -- the same requirement, but I
5 haven't heard anything back.

6 So the objections that we would have would be
7 specifically to the pigs and the turkey. Those are not
8 conducive to the residential area. It's not conducive to the
9 local environment or the -- or the -- the ambiance that's within
10 that -- with -- within the overall larger residential area
11 that's there.

12 In addition, there's an access point currently at
13 McMullen Loop. The address for the property is McMullen Loop.
14 It's 10901, I believe. We would like to make sure that that
15 is -- that that is closed off. I believe it's shows it on the
16 site plan. I don't have a copy of that, but I do know that it
17 exists as of currently today and don't want that to be continue
18 beyond there.

19 In addition to that, rec -- we requested that there be
20 a six-foot privacy fence or -- or something to that effect,
21 along McMullen Loop, similar to the buffer up against the -- the
22 neighboring residential house on McMullen Loop. Also, the pull
23 barn, which was already addressed. So the pull barn, is it an
24 illegal -- it's -- it's not in legal standing with the current
25 land development plans. It sits within the front yard on both

1 McMullen Loop and also Balm Riverview Road. Those are in direct
2 violation in that in of itself, but also is not conducive to the
3 local environment and -- and not in the similar fashion of the
4 appearance or structure or anything else in that area.

5 Again, local residential area. There's chick --
6 chickens and you know, things like that. That's perfectly fine.
7 We can see that going through. The structure, we request that
8 the -- the structure for the pull barn be denied or moved to the
9 further southern area that's on that property. It has a -- a
10 naturally wooded area that would be conducive to that and then
11 not also in the front area.

12 I think that pretty much covers up everything that I
13 wanted to say. I appreciate it. Thank you much for your time.
14 Would be followed by Denise.

15 HEARING MASTER: All right. Thanks for coming down.
16 If you could please sign in.

17 Next please. Good evening.

18 MS. BREWER: Denise Brewer, 10912 McMullen Loop.

19 I basically just wanted to be on record that I oppose
20 and the livestock that's being re -- requested to be placed on
21 the property. The location of the barn, the pull barn in front
22 of the property, which -- and the placement of it being 25 feet,
23 I believe it was, off the -- what is that, the --

24 HEARING MASTER: The property line?

25 MS. BREWER: Yes. Instead of 50 feet, it's just, as

1 he -- as Greg stated there is another location further down Balm
2 Riverview where it would be away from the neighborhood. That
3 would be better. The pigs, I was an agriculture major in
4 college. I know the smell that pigs can bring. I don't want
5 that in my neighborhood. So even two pigs. So that -- I just
6 wanted to put that on record that I just -- I just don't want
7 that in my neighborhood. And these lots are one acre. They are
8 literally across the street diagonally I from me. So I just
9 don't want that in my neighborhood.

10 HEARING MASTER: Thank you for coming down. I
11 appreciate it. Please sign in.

12 Next, please. Good evening.

13 MS. LLOYD: My name is Rebecca Lloyd. I live at 11013
14 Scott Loop, Riverview 33569 and I oppose.

15 HEARING MASTER: All right. Thank you for coming
16 down. I appreciate it.

17 Anyone else that would like to speak in opposition?
18 I'm seeing none.

19 All right. We'll close that portion and go to the
20 Development Services. Ms. Heinrich, anything else?

21 MS. HEINRICH: No, ma'am.

22 HEARING MASTER: All right. Ms. Ortiz, you have five
23 minutes for rebuttal.

24 MS. ORTIZ: Thank you so much. So in regard to
25 access, the site currently utilizes three driveways. It has

1 a -- a -- and we're reducing the driveways down to one and
2 putting that driveway on the more primary roadway, Balm
3 Riverview Road, so there will no longer be access from McMullen
4 Loop Road.

5 In regard to the location of the barn, moving it south
6 would put it closer to residential property. So we feel that
7 the location as proposed nearest the intersection is most
8 appropriate. It's a 600 square foot barn. It's going to be
9 designed to fit in with the aesthetic of the property.

10 The -- the other concern I had or that I heard was
11 relating to pigs as therapy animals. I've done a little bit of
12 research on therapy pigs and they are generally highly
13 intelligent. They're gentile -- they're gentle, excuse me,
14 they're docile. They're friendly. Physically, they're smaller
15 than other pigs. They have a lower level of strength and
16 they're smart. They can you know, you can train them to know
17 their name. They will recall. The -- these pigs are going to
18 be kept in the barn. They're smaller than your typical dog and
19 they just have a great reputation as therapy animals. They're
20 extremely social and friendly. Here are some pictures of the
21 pigs that we're proposing. And again, generally, they're highly
22 intelligent. In order to qualify as a therapy animal, they must
23 pass some difficult testing. They have to be -- go through a --
24 a regimented training process to be certified as a therapy
25 animal. They must be spayed or neutered. And there are certain

1 skills that they must master, like sit, stay and come. They
2 have to -- to know their name or be trained on recall. They are
3 controlled with a harness or leash. And they have to know how
4 to come up and down stairs or a ramp.

5 There are some general misconceptions about pigs being
6 dirty. These really are sized to -- to compare with household
7 pets. And they will be housed in the barn, which will have
8 climate control. And you know, I -- I mean, I -- there will
9 only be two of them. So we've accepted conditions to limit the
10 number.

11 HEARING MASTER: Let me ask you this. So the -- I'm
12 reading the condition it says small farm animals shall be housed
13 within the barn. And it was referred to by the opposition as a
14 poll barn. Are you saying that it's enclosed?

15 MS. ORTIZ: Yes. It an enclosed barn. It has an area
16 in the barn for the -- the housing of the animals. So they're
17 going to have to be -- be kept in the barn. And in order to do
18 that, they would have, like climate control. Like we -- it --
19 it gets hot, so they will come in and out of the office for
20 their therapeutic sessions, but they will primarily be housed in
21 the barn.

22 HEARING MASTER: So it's not a typical poll barn that
23 you would see in an agricultural --

24 MS. ORTIZ: No.

25 HEARING MASTER: -- use, it's an enclosed structure?

1 MS. ORTIZ: Yeah. It has an enclosed area like there
2 will be a roof, you know, three sides and an enclosed area for
3 the cages and you know, a shaded area for the animal to have
4 some -- sometime outside of its pen.

5 HEARING MASTER: And did you mention that there was a
6 maximum size to that barn?

7 MS. ORTIZ: It's 600 square feet.

8 HEARING MASTER: All right. I don't see that in the
9 conditions. Is that something you're willing to commit to?

10 MS. ORTIZ: Yeah, it's on the site plan.

11 HEARING MASTER: Okay.

12 MS. ORTIZ: Let me -- let me just quickly breeze the
13 conditions just to make sure that I -- all right. Well, I have
14 a copy of my site plan here, but it is so small I couldn't read
15 it anyway. So it's 600 square feet is -- is what the -- the
16 barn is proposed at all.

17 HEARING MASTER: All right. So would you be willing
18 to commit on the record to a change in that condition that would
19 commit that it is an enclosed structure, as you've described it?

20 MS. ORTIZ: Yes.

21 HEARING MASTER: And that it's a maximum of 600 square
22 feet?

23 MS. ORTIZ: Yes.

24 HEARING MASTER: All right. Maybe you can work with
25 Staff on -- to craft that condition --

1 MS. ORTIZ: Yeah, sure.

2 HEARING MASTER: -- in a -- in a revised staff report
3 prior to the filing.

4 All right. And then there was a question about the
5 opposition mentioned a desire to have a six-foot fence along
6 McMullen Loop?

7 MS. ORTIZ: Yeah. That is complicated because that
8 would be a six-foot tall fence in a required front yard or a
9 front yard, that would not typically work.

10 HEARING MASTER: Right. And then I talked about the
11 poll barn. Okay. That addressed those issues, unless you've
12 had anything else that add.

13 MS. ORTIZ: No, I don't. I'd be happy to answer any
14 other questions you might have.

15 HEARING MASTER: No. I think that was it.

16 All right. So then with that, we'll close the hearing
17 on Rezoning PD 23-0776. And go to the next case.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>KZ</u> <u>23-0774</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>433 Central Ave #400</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2828</u>
APPLICATION # <u>RZ VS</u> <u>23-0109</u>	PLEASE PRINT NAME <u>Clay Schmit</u> MAILING ADDRESS <u>667 Casa Loma Blvd</u> CITY <u>Bayton Beach</u> STATE <u>FL</u> ZIP <u>33435</u> PHONE _____
APPLICATION # <u>RZ VS</u> <u>23-0588</u>	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO BOX 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # <u>RZ</u> <u>24-0074</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-924-1760</u>
APPLICATION # <u>RZ</u> <u>24-0195</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____

DATE/TIME: 2/20/24 6pm

HEARING MASTER: Susan Finch

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

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Arnold Walker</u> MAILING ADDRESS <u>6817 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-265-0892</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>BRET HART</u> MAILING ADDRESS <u>6743 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33637</u> PHONE <u>813-888-9804</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Sherry Vaughn</u> MAILING ADDRESS <u>6901 Seton Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-679-2449</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>LINDA O'Leary</u> MAILING ADDRESS <u>7407 Meadow Triva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(501) 715-1809</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Thomas O'Leary</u> MAILING ADDRESS <u>7407 Meadow Triva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>81-715-9492</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Renee Taylor</u> MAILING ADDRESS <u>7013 Summerbridge Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-300-1980</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FrinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>William E. Fricke</u> MAILING ADDRESS <u>7033 Oakview Cir.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>781-733-6095</u>
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Debra Fricke</u> MAILING ADDRESS <u>7033 Oakview Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>781-291-1913</u>
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Ronald Richardson</u> MAILING ADDRESS <u>7301 Summerbridge Dr.</u> CITY <u>TPA</u> STATE <u>Fla.</u> ZIP <u>33634</u> PHONE <u>813-244-0678</u>
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Mercito Ramos</u> MAILING ADDRESS <u>7815 Greenshire Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-810-5284</u>
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Lori Broyles</u> MAILING ADDRESS <u>7501 Meadow Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-278-2280</u>
APPLICATION # <u>RZ</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Howard Broyles</u> MAILING ADDRESS <u>7501 Meadow Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-453-1764</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Scott Shuman Shuman</u> MAILING ADDRESS <u>7013 Summerbridge Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-735-9862</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Julie Hirst</u> MAILING ADDRESS <u>6743 Twelve Oaks Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-765-3411</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Harvey W. Hawkins III</u> MAILING ADDRESS <u>6904 Summerbridge Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-244-8423</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Scott Galosha</u> MAILING ADDRESS <u>6916 Seton Ln.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-735-4926</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Nancy Hendrix</u> MAILING ADDRESS <u>7536 Armand Cir Tampa 33634</u> CITY _____ STATE _____ ZIP _____ PHONE <u>813 455 0655</u>
APPLICATION # 23-0472	PLEASE PRINT NAME <u>MANUEL SANTANA</u> MAILING ADDRESS <u>6905 Summerbridge Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-297-0098</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Amy Keil</u> MAILING ADDRESS <u>6725 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-748-8962</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Anthony Gomez</u> MAILING ADDRESS <u>7436 Oakvista Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-767-0746</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Heather Hale</u> MAILING ADDRESS <u>6916 Seton Ln</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-325-4466</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Dennis Gomez</u> MAILING ADDRESS <u>7436 OAKVISTA Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-503-6865</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Kathy Gomez</u> MAILING ADDRESS <u>7436 Oakvista Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-348-7357</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Ellen Arsove</u> <u>7223 San Louise Ct</u> MAILING ADDRESS <u>1934 Overbrook Ave. *</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33755</u> PHONE <u>813-606-0863</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Patrick McKeon</u> MAILING ADDRESS <u>7016 Oakview Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 230-6609</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Martha Holmes</u> MAILING ADDRESS <u>7003 Forestview Court</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33034</u> PHONE <u>813-885-4879</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Stanley N. Holmes</u> MAILING ADDRESS <u>7003 Forestview Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-885-4879</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Mary Blazer</u> MAILING ADDRESS <u>6910 Barry Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 760 2442</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sandra R Street</u> MAILING ADDRESS <u>7616 BARRY RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 503 6362</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Laura D. Daigle</u> MAILING ADDRESS <u>7527 Armend Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-331-6108</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Laura Weiter</u> MAILING ADDRESS <u>6908 Barry Rd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-884-2477</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Susan Pritchard</u> MAILING ADDRESS <u>7517 DAK VISTA Cir</u> CITY <u>TDA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-4965</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>ROBERT MANN</u> MAILING ADDRESS <u>6909 WILLIAMS DR</u> CITY <u>TAMPA</u> STATE <u>F</u> ZIP <u>33634</u> PHONE <u>813 886-8193</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>LINDA MANN</u> MAILING ADDRESS <u>6909 WILLIAMS DR.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 886-8193</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>SARAH RICHARDS</u> MAILING ADDRESS <u>7613 OVERBROOK DR</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-453-0007</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Barbara Beavregard</u> MAILING ADDRESS <u>7516 Clearview Dr</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-886-0234</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Christine Brodeur</u> MAILING ADDRESS <u>608 Mitchell Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-928-3769</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Regina C Henschel</u> MAILING ADDRESS <u>7505 Oakvista Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 884-1932</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Colleen Beran</u> MAILING ADDRESS <u>7025 Oakview Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 584 465-2050</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Claudia Beran</u> MAILING ADDRESS <u>2025 Oakview Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 416 2480</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Worraine Whyte</u> MAILING ADDRESS <u>7401 Spring Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(813) 884-4436</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Hilda Rosa Muinos</u> MAILING ADDRESS <u>7405 OAK VISTA CIR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 503 7557</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>MARSHA J CRAIG</u> MAILING ADDRESS <u>7510 Willow CT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 625 9186</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>ELAINE ROACH</u> MAILING ADDRESS <u>7303 BROOKVIEW CIR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 884 1073</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Todd M. KEIL</u> MAILING ADDRESS <u>6725 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 748 8945</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Nancy Clonari</u> MAILING ADDRESS <u>7611 Overbrook Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 884-6746</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Sonia M. Lopez</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 766 0430</u>
APPLICATION # <u>R2</u> <u>23-0472</u>	PLEASE PRINT NAME <u>Ann Meachem</u> MAILING ADDRESS <u>4314 Barry Rd.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-886-3444</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Jeanette Oliver</u> MAILING ADDRESS <u>7312 Barry Rd</u> CITY <u>TDA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-884-8555</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Carmen L. Delgado</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tampa</u> STATE <u>FLA</u> ZIP <u>33634</u> PHONE <u>813-507-4188</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Clegg Thote</u> MAILING ADDRESS <u>7501 Mayfair Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-401-9392</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Raulo R. Buind</u> MAILING ADDRESS <u>7503 MAYFAIR CT.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-842-4341</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Rainey W. SHELBY</u> MAILING ADDRESS <u>7540 ARMAND CIRCLE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-882-3957</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Edward J. Whyte whyte</u> MAILING ADDRESS <u>7401 Spring Court</u> CITY <u>Tps</u> STATE <u>FL</u> ZIP <u>33654</u> PHONE <u>813-967-6973</u>

DATE/TIME: 2/20/24 4PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Jeanette Oliver</u> MAILING ADDRESS <u>7312 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>8138848555</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Carmen Delgado</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>8138074183</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sonia Lopez</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>8138074183</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Karin Murphy</u> MAILING ADDRESS <u>7001 Edenbrook Ct</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813784-3333</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>James Murphy</u> MAILING ADDRESS <u>7001 Edenbrook Ct.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>8132173017</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Martha Wallace</u> MAILING ADDRESS <u>8302 Regina Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>8139178423</u>

DATE/TIME: 2/26/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 23-0472	PLEASE PRINT NAME Jennifer Fontana MAILING ADDRESS 7511 Rustic Dr CITY Tampa STATE FL ZIP 33634 PHONE 8135085822
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Andre Fontana MAILING ADDRESS 7511 Rustic Dr CITY Tampa STATE FL ZIP 33634 PHONE 8135460676
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Beth Fontana MAILING ADDRESS 7515 Rustic Dr CITY Tpa STATE FL ZIP 33634 PHONE 8138866045
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Patricia Fontana MAILING ADDRESS 7517 Rustic Drive CITY Tpa STATE FL ZIP 33634 PHONE 8138103455
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Brittany Fontana MAILING ADDRESS 7517 Rustic Dr CITY Tpa STATE FL ZIP 33634 PHONE 8138103455
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Ann Meadhem MAILING ADDRESS 7314 Barry Rd CITY Tpa STATE FL ZIP 33634 PHONE 8138863494

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>JUAN C DOMINGUES</u> MAILING ADDRESS <u>601 CHANNESIDE WALKWAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-488-6208</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Francisca I. Otero-Cassio</u> MAILING ADDRESS <u>13014 N. DATE Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-517-6828</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Robert Holley</u> MAILING ADDRESS <u>9908 ALAFIA River Lane</u> CITY <u>GIBSONTON</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>812-621-2337</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>CHRISTINE HAUPT</u> MAILING ADDRESS <u>P.O. Box 328 9901 Alafi River Ln</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33568</u> PHONE <u>813-244-6211</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Robert Stroud</u> MAILING ADDRESS <u>9909 Alafi River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33574</u> PHONE <u>813 817 5178</u></p>
<p>APPLICATION # RZ US 23-0540</p>	<p>PLEASE PRINT NAME <u>Claudia Haupt</u> MAILING ADDRESS <u>PO BOX 1755</u> CITY <u>Gretna</u> STATE <u>LA</u> ZIP <u>70054</u> PHONE _____</p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: SUSAN FEINCHPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>Oma Molley</u> MAILING ADDRESS <u>9908 Alafia River Lane</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-7337</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>William Speers Speers</u> MAILING ADDRESS <u>9919 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>352 682 2901</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>Karen Taylor</u> MAILING ADDRESS <u>9909 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-420-5892</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>Susan Stratchko</u> MAILING ADDRESS <u>9912 Alafia River Lane</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-417-5558</u>
APPLICATION # <u>RZ</u> <u>23-0540</u>	PLEASE PRINT NAME <u>DAVID STRATCHKO</u> MAILING ADDRESS <u>9912 ALAFIA RIVER LANE</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-415-7066</u>
APPLICATION # <u>RZ VS</u> <u>24-116</u>	PLEASE PRINT NAME <u>Alicia Barrington</u> MAILING ADDRESS <u>2806 Bryan Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE _____

DATE/TIME: 2/20/24 6PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Patricia Ortiz</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-8784912</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Greg Brewer</u> MAILING ADDRESS <u>10912 McMullen Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>8134530295</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Denise Brewer</u> MAILING ADDRESS <u>10912 McMullen Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>8133177022</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>REBECCA LLOYD</u> MAILING ADDRESS <u>11013 Scott Loop</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813.230-9934</u>
APPLICATION # RZ 23-0783	PLEASE PRINT NAME <u>Brice Pinson</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>813-625-4500</u>
APPLICATION # RZ 23-0785	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAWRENZ ST</u> CITY <u>TIPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0785</u>	PLEASE PRINT NAME <u>M Bentley mark Bentley</u> MAILING ADDRESS <u>400 N Ashly</u> CITY <u>TPL</u> STATE <u>FL</u> ZIP _____ PHONE <u>2252500</u>
APPLICATION # <u>RZ</u> <u>230785</u>	PLEASE PRINT NAME <u>Ryan Manasse</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>225-2500</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825 Jcot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Robert Dugas</u> MAILING ADDRESS <u>19471 EVERTON PL</u> CITY <u>Land O Lakes</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>941 320 0525</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Kris Bigant</u> MAILING ADDRESS <u>12507 Bivue Pl</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>727-481-1601</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Scott Silverman</u> MAILING ADDRESS <u>4415 Ridgeline Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-453-3786</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Ed Spinks</u> MAILING ADDRESS <u>2801 W Ruth Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>817-657-1233</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>PATRICIA JOHANSTON-KUNK</u> MAILING ADDRESS <u>5226 CREEMORE LANE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-453-8609</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>MANUEL POLAN RODRICK</u> MAILING ADDRESS <u>5874 PINEY LANE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>813-363-2208</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>TAMMY TORRES</u> MAILING ADDRESS <u>5614 PINE BAY DRIVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>(813)625-5202</u>
APPLICATION # <u>mm</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Kristen C. Barrett</u> MAILING ADDRESS <u>5609 Piney Lane Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>813-245-9417</u>

DATE/TIME: 2/20/24 6PM

HEARING MASTER: Susan Finch

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APPLICATION # MM VS 23-0951	PLEASE PRINT NAME <u>Danielle Horton</u> MAILING ADDRESS <u>5617 Pine bay Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # RZ 23-0992	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-222-5057</u>
APPLICATION # RZ 23-0992	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE _____
APPLICATION # RZ 23-0993	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>8254 2157</u>
APPLICATION # RZ 24-0033	PLEASE PRINT NAME <u>Kevin Reali</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400 N Tampa St Sk 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3064</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Steve Henn</u> MAILING ADDRESS <u>5023 W. LANIER ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-6691</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Kenneth Tanker, Carlton Fields</u> MAILING ADDRESS <u>4221 W Bay Coast Blvd Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33616</u> PHONE <u>813-222-3700</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Scott Odem</u> MAILING ADDRESS <u>2823 Stanford Ridge Dr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>770-2105-2260</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Mike M-2121 Mez. Rah</u> MAILING ADDRESS <u>5216 Palm River Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>(813) 927-1691</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>BRADFORD MAROE</u> MAILING ADDRESS <u>509 S 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 309 4488</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Elvis Piggott</u> MAILING ADDRESS <u>6305 W 19th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>(813) 558-1817</u></p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 24-0142	PLEASE PRINT NAME <u>Yves Johnson</u> MAILING ADDRESS <u>2813 COLEWOOD LANE</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>8136133893</u>
APPLICATION # R2 24-0142	PLEASE PRINT NAME <u>Robert Almand</u> MAILING ADDRESS <u>520 S. 56th St</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-244-3408</u>
APPLICATION # R2 24-0142	PLEASE PRINT NAME <u>Jennifer Johnson</u> MAILING ADDRESS <u>2813 Colewood Ln</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>(813)419-2479</u>
APPLICATION # R2 24-0142	PLEASE PRINT NAME <u>Edna Underwood</u> MAILING ADDRESS <u>512 S. 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-626-6189</u>
APPLICATION # R2 24-0142	PLEASE PRINT NAME <u>Quinton Underwood</u> MAILING ADDRESS <u>512 S. 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-626-6189</u>
APPLICATION # R2 24-0142	PLEASE PRINT NAME <u>Bubba KATANEN</u> MAILING ADDRESS <u>6012 murchison Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-6448437</u>

DATE/TIME: 2/20/24 6pm

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Geraldine Skipper</u> MAILING ADDRESS <u>3210 S. 70th ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-624-4691</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Barbara Darby</u> MAILING ADDRESS <u>5909 8th AVE S</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 7129529</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>JOHN H. DARBY JR</u> MAILING ADDRESS <u>5909 8th AVE. S</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 843 8608</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>ANGELIKA HAMILTON</u> MAILING ADDRESS <u>2020 NEW BEDFORD DR</u> CITY <u>SUN CITY CENTER</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>813-521-1488</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Mark Besser</u> MAILING ADDRESS <u>3814 Cardinal Ave</u> CITY <u>Roskin</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>8134559529</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Carmen Mendoza</u> MAILING ADDRESS <u>712 South 57 st Apt A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813 405-6938</u>

DATE/TIME: 2/20/29 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>Helen Isidore</u> MAILING ADDRESS <u>6868 Kingston Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-573-5158</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>HARRY SAVAGE</u> MAILING ADDRESS <u>2909 S. 50th ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-898</u> <u>4749</u>
APPLICATION # <u>RZ</u> <u>24-0142</u>	PLEASE PRINT NAME <u>Chloe Smith</u> MAILING ADDRESS <u>1023 Milano Cir, 304</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-760-3774</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Kimberly Brown</u> MAILING ADDRESS <u>3009 E 33rd Ave #2</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-679-2478</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Aida Ashe</u> MAILING ADDRESS <u>1011 Westside Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-620-3622</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>EILEEN WENDEL MONROE</u> MAILING ADDRESS <u>509 S. 5TH STREET</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-244-5394</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>SHERRIE AMAND</u> MAILING ADDRESS <u>520 S 56 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>727-267-2071</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Kim Almand</u> MAILING ADDRESS <u>520 S. 56 ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-0668</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Beth Peifer</u> MAILING ADDRESS <u>13205 Fawn Lily PR</u> CITY <u>Riverwood</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>813-503-1865</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 24-0146</p>	<p>PLEASE PRINT NAME <u>Steve Henry</u></p> <p>MAILING ADDRESS <u>5023 W. LAMAR ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-269-0039</u></p>
<p>APPLICATION # RZ 24-0146</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Gwendolyn Sevastis</u></p> <p>MAILING ADDRESS <u>3034 S. 78TH ST</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-531-2906</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Michael Smith</u></p> <p>MAILING ADDRESS <u>1023 Milano Cir. Apt 307</u></p> <p>CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>(813) 276-3144</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>MICHAEL Brooks</u></p> <p>MAILING ADDRESS <u>400 E. H. TAMPA ST 1. Ste 1910</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 2-20-2024

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0776	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0783	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0993	Julian Massey	1. Planning Commission revised map	Yes (Copy)
RZ 23-0993	Rosa Timoteo	2. Revised Staff Report	Yes (Copy)
RZ 24-0142	Michael Brooks	1. Applicant Presentation Packet	No
RZ 24-0142	Bradford Monroe	2. Opponent Presentation Packet	No
RZ 24-0142	Mike Mezrah	3. Opponent Letter	No
RZ 24-0142	Kenneth Tinklor	4. Proponent Presentation Packet	No
RZ 24-0146	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 24-0146	Kami Corbett	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0074	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0195	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0472	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Julie Hirst	3. Opponent Presentation Packet	No
RZ 23-0472	Suisan Pritchard	4. Opponent Presentation Packet	No
RZ 23-0472	Jennifer Fontana	5. Opponent Presentation Packet	No
RZ 23-0785	Ryan Manasse	1. Applicant Presentation Packet	No
MM 23-0951	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
MM 23-0951	Kris Bryant	2. Proponent Presentation Packet	No
MM 23-0951	Todd Pressman	3. Applicant Letter	No
MM 23-0951	Kristen Barrett	4. Opponent Petitions	No
RZ 23-0992	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0992	Elise Batsel	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-0033	Kevin Reali	1. Applicant Presentation Packet	No

FEBRUARY 20, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 20, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed the changes to the agenda. ▶ Continued with the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0109

▶ Michelle Heinrich, Development Services, called RZ 23-0109.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0109.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0588

▶ Michelle Heinrich, Development Services, called RZ 23-0588.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0588.

C.2. RZ 24-0074

▶ Michelle Heinrich, Development Services, called RZ 24-0074.

▶ Testimony provided.

MONDAY, FEBRUARY 20, 2024

▶ Susan Finch, ZHM, closed RZ 24-0074.

C.3. RZ 24-0116

▶ Michelle Heinrich, Development Services, called RZ 24-0116.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0116.

C.4. RZ 24-0195

▶ Michelle Heinrich, Development Services, called RZ 24-0195.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0195.

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

D.1. RZ 23-0472

▶ Michelle Heinrich, Development Services, called RZ 23-0472.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0472.

D.2. RZ 23-0540

▶ Michelle Heinrich, Development Services, called RZ 23-0540.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0540.

D.3. RZ 23-0774

▶ Michelle Heinrich, Development Services, called RZ 23-0774.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 23-0774.

MONDAY, FEBRUARY 20, 2024

D.4. RZ 23-0776

- ▶ Michelle Heinrich, Development Services, called RZ 23-0776.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0776.

D.5. RZ 23-0783

- ▶ Michelle Heinrich, Development Services, called RZ 23-0783.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0783.

D.6. RZ 23-0785

- ▶ Michelle Heinrich, Development Services, called RZ 23-0785.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0785.

D.7. MM 23-0951

- ▶ Michelle Heinrich, Development Services, called MM 23-0951.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0951.

D.8. RZ 23-0992

- ▶ Michelle Heinrich, Development Services, called RZ 23-0992.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0992.

D.9. RZ 23-0993

- ▶ Michelle Heinrich, Development Services, called RZ 23-0993.
- ▶ Testimony provided.

MONDAY, FEBRUARY 20, 2024

▶ Susan Finch, ZHM, closed RZ 23-0993.

D.10. RZ 24-0033

▶ Michelle Heinrich, Development Services, called RZ 24-0033.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0033.

D.11. RZ 24-0142

▶ Michelle Heinrich, Development Services, called RZ 24-0142.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0142.

D.12. RZ 24-0146

▶ Michelle Heinrich, Development Services, called RZ 24-0146.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0146.

E. ZHM SPECIAL USE

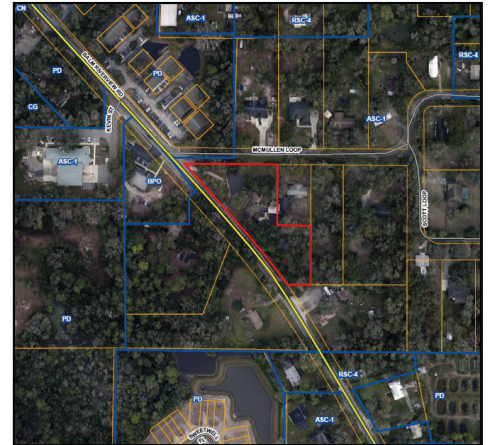
ADJOURNMENT

▶ Susan Finch, ZHM, adjourned the meeting at 11:46 p.m.

Rezoning Application: PD 23-0776
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Dr. Monica Lake
FLU Category: RES-6
Service Area: Urban
Site Acreage: Approximately 1.49 acres
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. The request is for a rezoning from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of a medical-type professional office. The applicant also proposes to have smaller farm animals housed in an adjacent barn for therapy purposes and to keep the existing pool located to the east for therapeutic purposes.

Zoning:	Existing	Proposed
District(s)	ASC-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	1,784-sf Medical Office (Professional Services, Health Services, Health Practitioner's Office, Clinic) and a 600-sf Pole Barn
Acreage	1.49 acres	+/- 1.49 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: +/-0.04

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides Existing Swimming Pool: 7.5' from east property boundary	East: 20' buffer w/ Type "B" Screening South: 20' buffer w/ Type "B" Screening North: Minimum 25' Setback West: Minimum 25' Setback Existing Swimming Pool: 7.5' from property boundary with a 6' high fence
Height	50 ft. Max. Ht.	50 ft. Max. Ht.

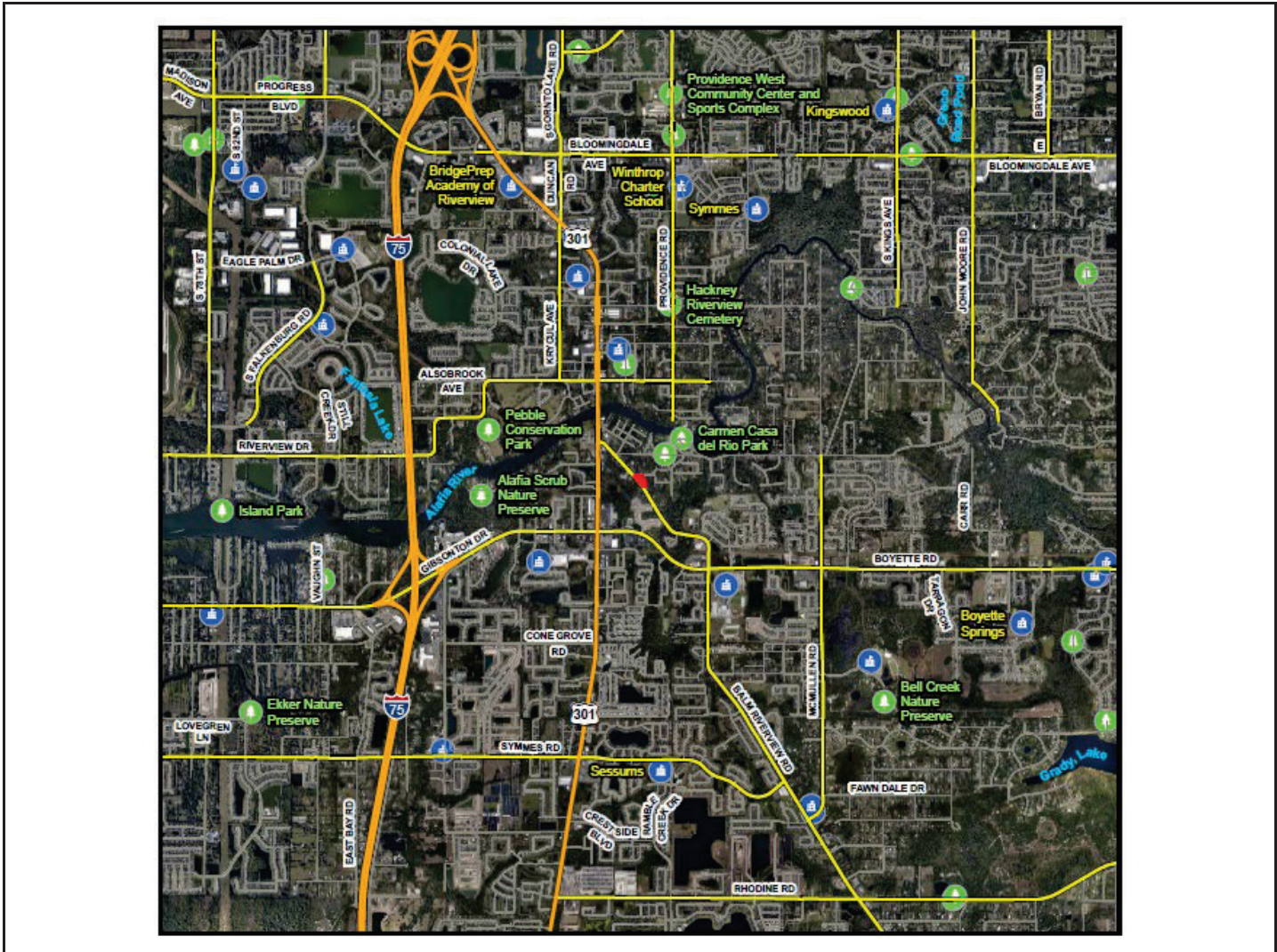
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	Waiver of LDC Sec. 6.11.04 to Allow Accessory Structure in Front Yard.

Planning Commission Recommendation: Consistent	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



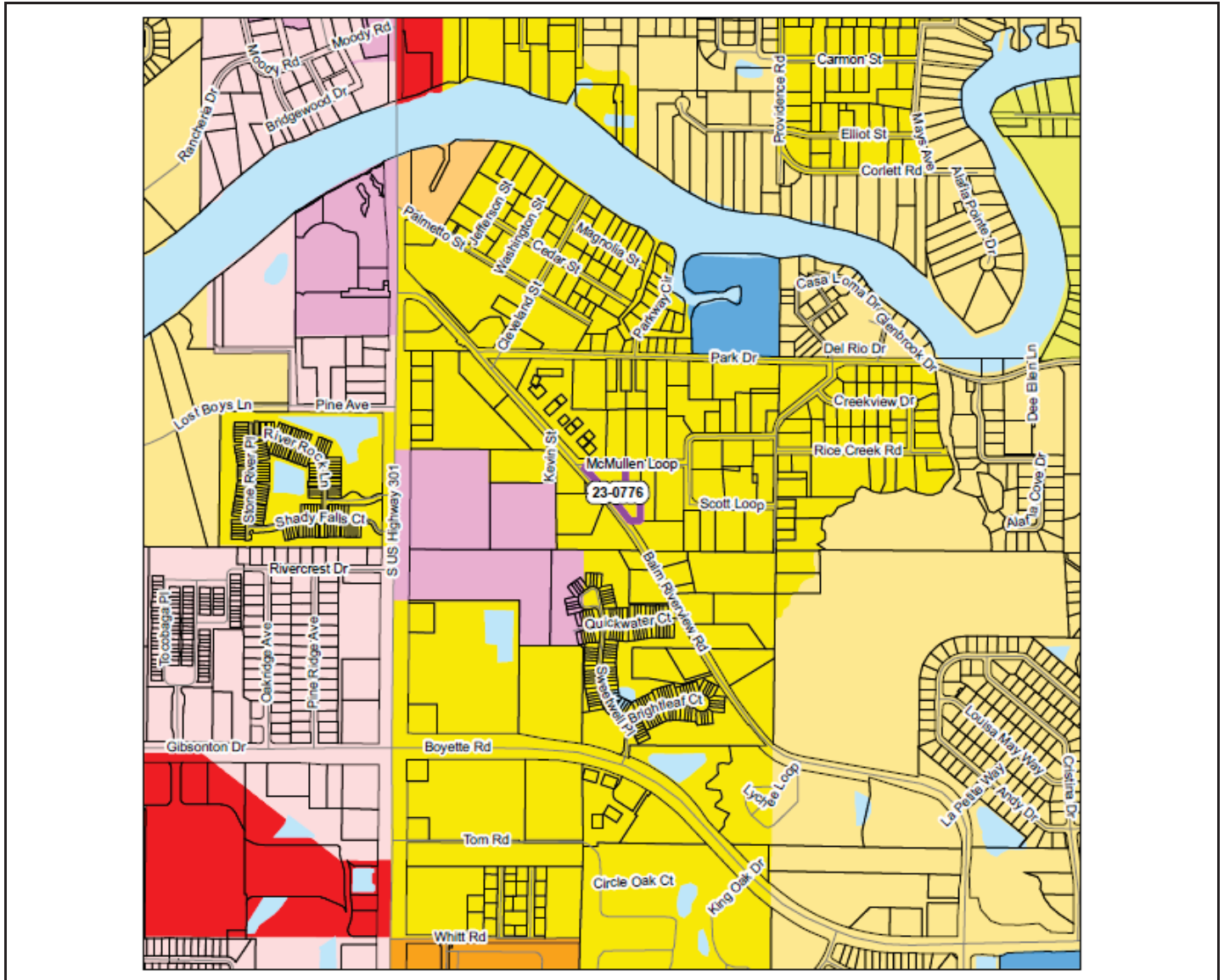
Context of Surrounding Area:

The subject property is located on the southeast corner of the intersection of McMullen Loop and Balm Riverview Road.

The immediate area surrounding the property is developed with a mix of uses including offices and a veterinary clinic located to the north across McMullen Loop. Further north is more commercial development along McMullen Loop. To the immediate east, south and northeast of the subject site are single-family uses. West across Balm Riverview Road are single-family residential, offices and a fire station.

2.0 LAND USE MAP SET AND SUMMARY DATA

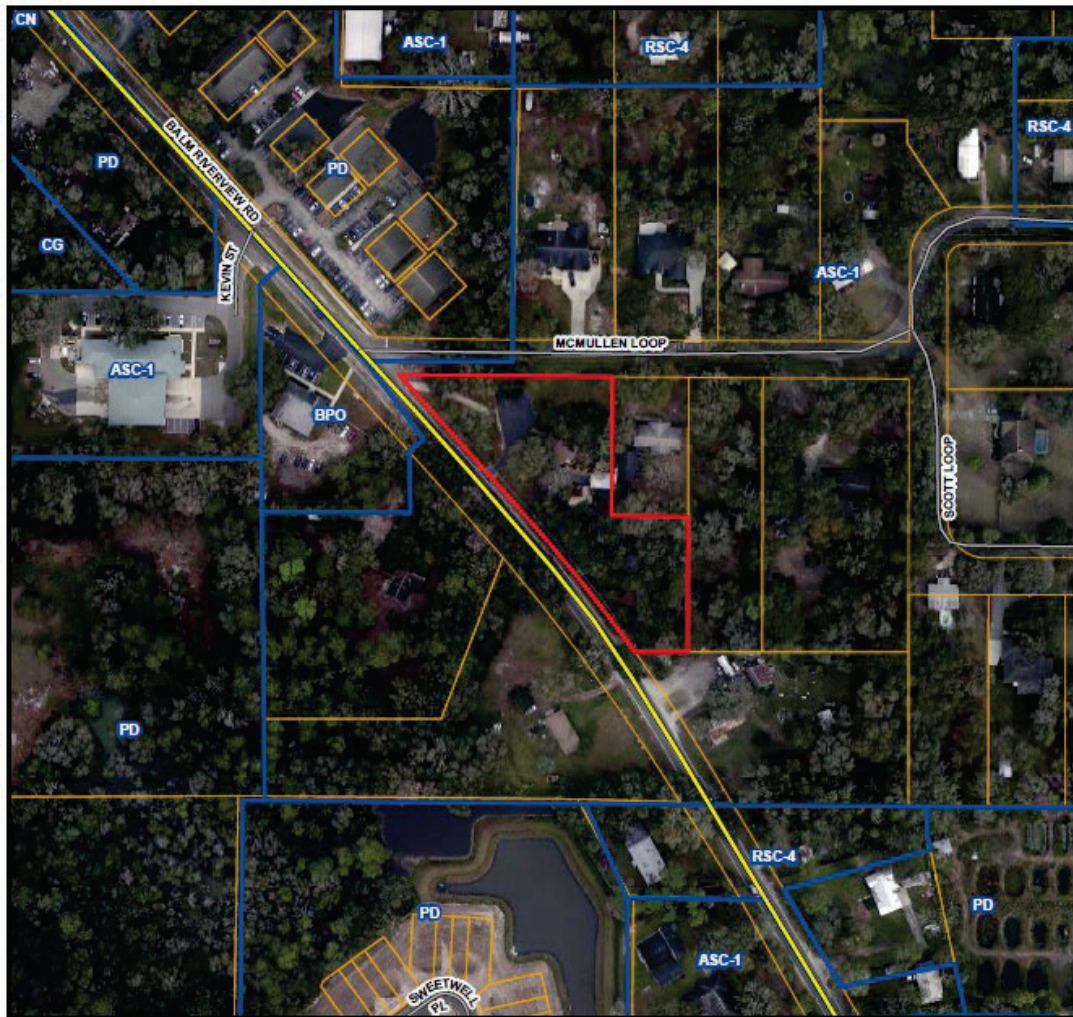
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	Max. Density: 6 du/acre FAR: 0.25
Typical Uses:	Typical uses in the SMU-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

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	PD 00-1268 ASC-1	PD: Max. 0.2 FAR ASC-1: 1 SF / ac.	PD: BPO uses AS-1: Agricultural / SF	Northeast: SF North/northwest: veterinary & offices
South	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
East	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
Southwest/ Northwest	Balm Riverview Rd. ROW; ASC-1; BPO	ASC-1: 1 SF / ac. BPO: Max. 0.2 FAR	SF / office	SF, office and Riverview Fire Rescue Station

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

*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		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Balm Riverview Rd./Minimum 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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Impact/Mobility Fees Estimated fees: Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 * 4.1 = \$89,626 Fire: \$158 * 4.1 = \$647.80 Medical Office (10,000 s.f. or less) less Single Family Residence (Per 1,000 s.f.) Mobility: \$21,860 * 2.158 = \$47,173.88 less \$9,183 = \$37,990.88 Fire: \$158 * 2.158 = \$340.96 less \$335 = \$5.96 Total Mobility \$127,616.88				

ZHM HEARING DATE: February 20, 2024
 BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

Total Fire \$653.76

Project Summary/Description:
 Urban Mobility, South Fire - 4,100 sq ft Medical Office & convert existing SFR to Medical Office (SFR is 1,738 sq ft living area, 2,158 gross area)

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. Initially, the applicant proposed a new construction medical office, along with the existing single-family residential building, the pool and a barn. Pursuant to compatibility concerns with the adjacent residential to the immediate east of the subject site the applicant modified the request and proposes to keep the existing 1,784-square-foot home which the applicant proposes to convert to an office. The applicant also proposes to keep the existing swimming pool and construct a 20-ft. by 30 ft. barn on the northwest portion of the property.

As stated in the applicant's narrative, the intent is to develop a mental health facility with a focus on neuro-divergent populations, but not necessarily exclusively neuro-divergent. LDC Section 6.11.13, allows up to 3 Animal Units per acre in agricultural zoning districts, equating to 1.49 acres multiplied by 3 Animal Units equates to 4.47 Animal Units which the proposal meets. As part of the facility, a barn is proposed to incorporate small farm animals. The applicant also proposes a condition to limit number and type of small farm animals as follows: 9 chickens, 1 turkey, 2 pigs, 2 rabbits, and 2 turtles.

The applicant also proposes to provide additional services such as financial counseling assistance, relationship counseling and more. The Land Development Code does not have a category for a medical facility offering a wrap-around services as described by the applicant; however, it would closely align in part with each of the following: Professional Services, Health Services, Clinics, and Health Practitioner's Office.

Pursuant to LDC Sec. 6.11.04, Accessory Structures are required to be in the rear or side yards, or twice the depth of the front yard. The proposed barn will be closer than 50 feet setback and will also not be twice the depth of the existing front yard of the retrofitted single-family home. The applicant is requesting a waiver to this requirement and has provided justifications including the odd shape of the lot and its corner configuration creating hardship regarding placement. The requested Waiver of LDC Sec. 6.11.04 is to allow the Barn (Accessory Structure) in the front yard with the north and west setback conditioned to allow a minimum 25-ft. setback for the proposed barn housing the animals.

The applicant is required to have a 20-foot landscaped buffer with Type "B" screening along the eastern and southern property boundary in compliance with LDC Sec. 6.06.06 per the medical facility adjacent to the ASC-1 zoning. With the proposed buffers and screening, staff finds the proposed medical facility and professional office compatible with the adjoining properties. The applicant requests one partial variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow an existing pool to remain. The applicant proposes to use the existing pool for therapeutic purposes.

LDC Section 6.06.06 Variation to Allow Existing Pool in Landscape Buffer:

Sec. 6.06.06 requires a 20-foot landscape buffer with Type "B" screening. The applicant is requesting to maintain the in-ground pool in its current location within the 20-foot landscaped buffer area. The applicant states that the impact of the variation will be mitigated by the fencing that will be required and shown on the site plan along the eastern boundary of the PD. Justification was included in the applicant's submittal for the variation. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall complete the following:

- Remove “Provided Parking” under Parking & General Notes, as General Note #10 stipulates compliance.
- Remove “29.5’” and “27.5’” shown on the proposed barn, as the setback is conditioned.
- Remove the circles shown on the site plan and label the 150’ perimeter buffer.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29, 2024.

1. The project shall be developed in general conformance with the January 29, 2024, site plan and be limited to the following uses.
 - a. Professional Services
 - b. Health Practitioner’s Office
 - c. Clinic
 - d. Health Services excluding animal hospitals, veterinarian clinics, hospitals, medical and dental labs, nursing homes and sanitarium/mental institutions.
2. In addition to the uses described in condition 1, small farm animals shall be housed within the barn and allowed on the property for therapy purposes limited to the following maximum number of animals:
 - 9 chickens
 - 1 turkey
 - 2 pigs
 - 2 rabbits
 - 2 turtles
3. The development shall comply with the standards shown on the January 29, 2024, site plan and the following development standards.

a. Maximum Barn Height:	15 feet
b. Maximum Building Height (Primary Office):	20 feet
c. Maximum Barn Square Feet:	600 SF
d. Maximum One-Story Building Square Feet:	1,784 SF (Heated Area)
e. North Setback (McMullen Loop):	25 feet
f. West Setback (Balm Riverview Drive):	25 feet
4. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. The existing pool and deck may remain and encroach into the 20-foot landscape buffer. A 6-foot opaque fence will be provided.
5. The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.
6. If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was found approvable on February 7, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project’s Balm Riverview Rd. frontage. Only those


interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

8. A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
9. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
12. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

ZHM HEARING DATE: February 20, 2024
BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:



Integrign Desktop
J. Brian Grady
Mon Feb 12 2024 16:54:27

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

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

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

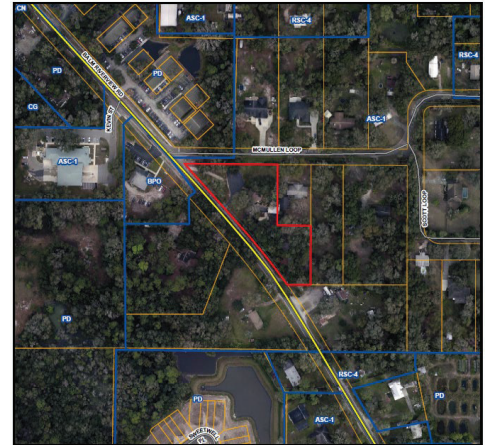
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Rezoning Application: PD 23-0776
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Dr. Monica Lake
FLU Category: RES-6
Service Area: Urban
Site Acreage: Approximately 1.49 acres
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. The request is for a rezoning from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of a medical-type professional office. The applicant also proposes to have smaller farm animals housed in an adjacent barn for therapy purposes and to keep the existing pool located to the east for therapeutic purposes.

Zoning:	Existing	Proposed
District(s)	ASC-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	1,784-sf Medical Office (Professional Services, Health Services, Health Practitioner's Office, Clinic) and a 600-sf Pole Barn
Acreage	1.49 acres	+/- 1.49 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: +/-0.04

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides Existing Swimming Pool: 7.5' from east property boundary	East: 20' buffer w/ Type "B" Screening South: 20' buffer w/ Type "B" Screening North: Minimum 25' Setback West: Minimum 25' Setback Existing Swimming Pool: 7.5' from property boundary with a 6' high fence
Height	50 ft. Max. Ht.	50 ft. Max. Ht.

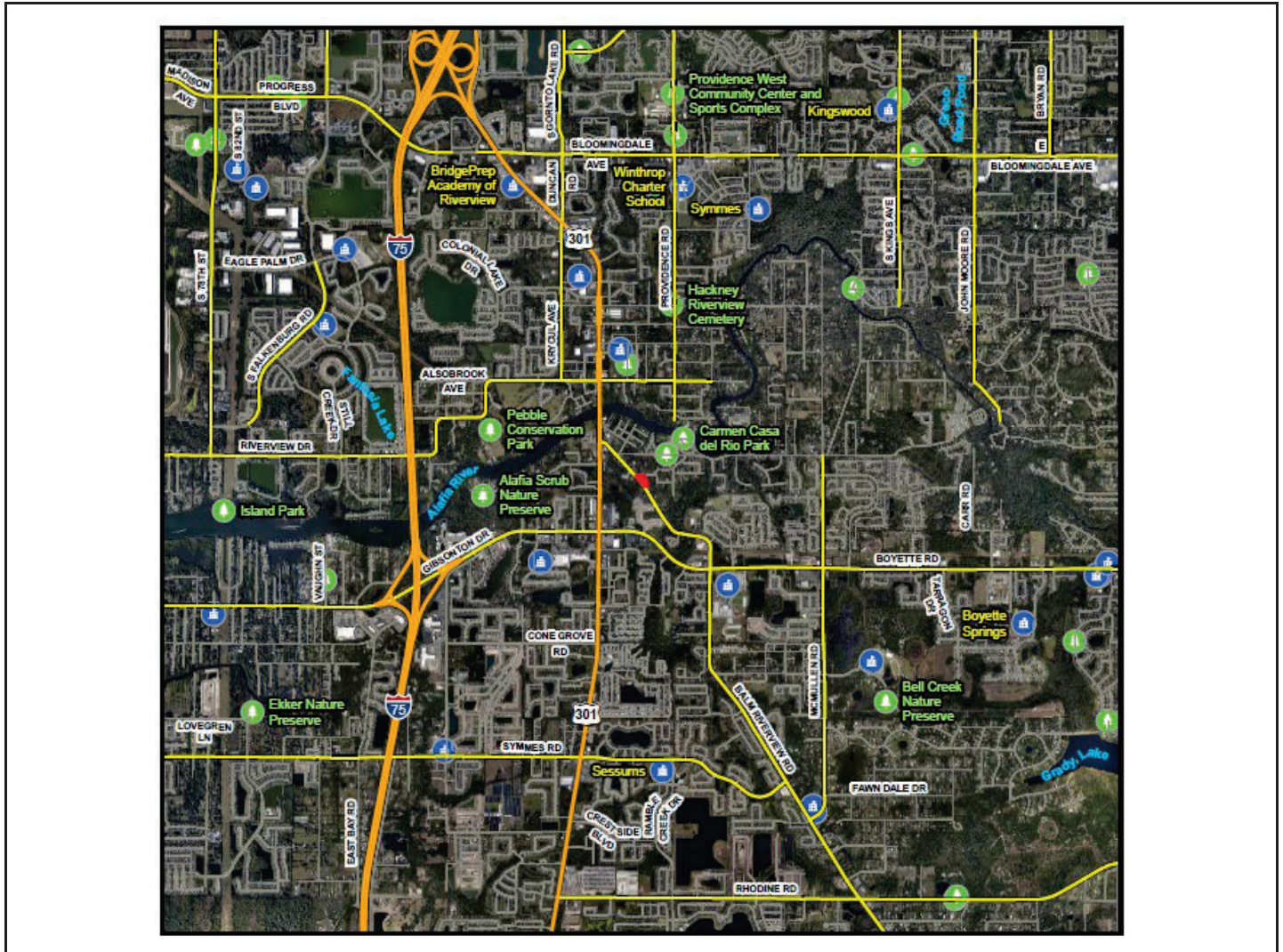
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	Waiver of LDC Sec. 6.11.04 to Allow Accessory Structure in Front Yard.

Planning Commission Recommendation: Consistent	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



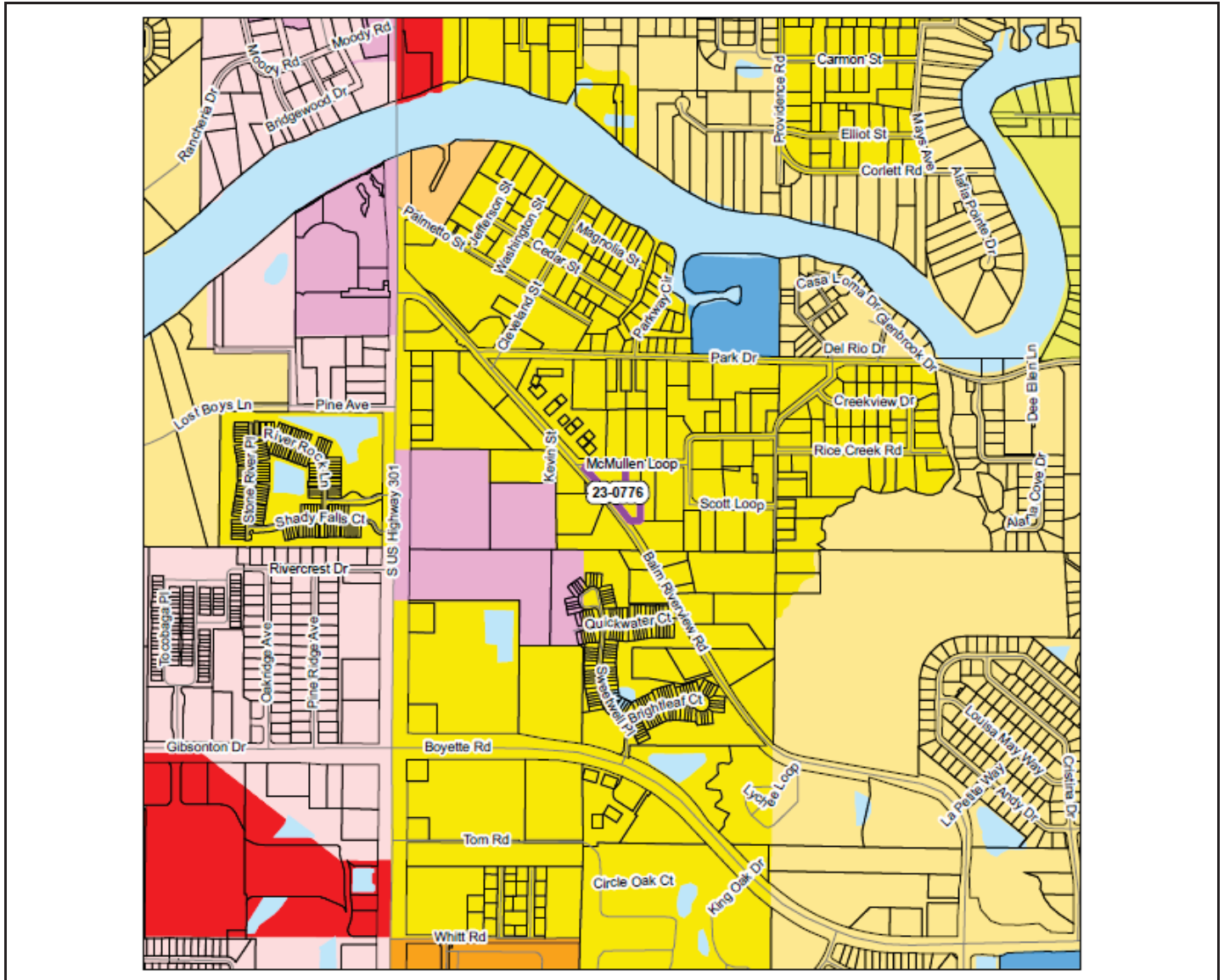
Context of Surrounding Area:

The subject property is located on the southeast corner of the intersection of McMullen Loop and Balm Riverview Road.

The immediate area surrounding the property is developed with a mix of uses including offices and a veterinary clinic located to the north across McMullen Loop. Further north is more commercial development along McMullen Loop. To the immediate east, south and northeast of the subject site are single-family uses. West across Balm Riverview Road are single-family residential, offices and a fire station.

2.0 LAND USE MAP SET AND SUMMARY DATA

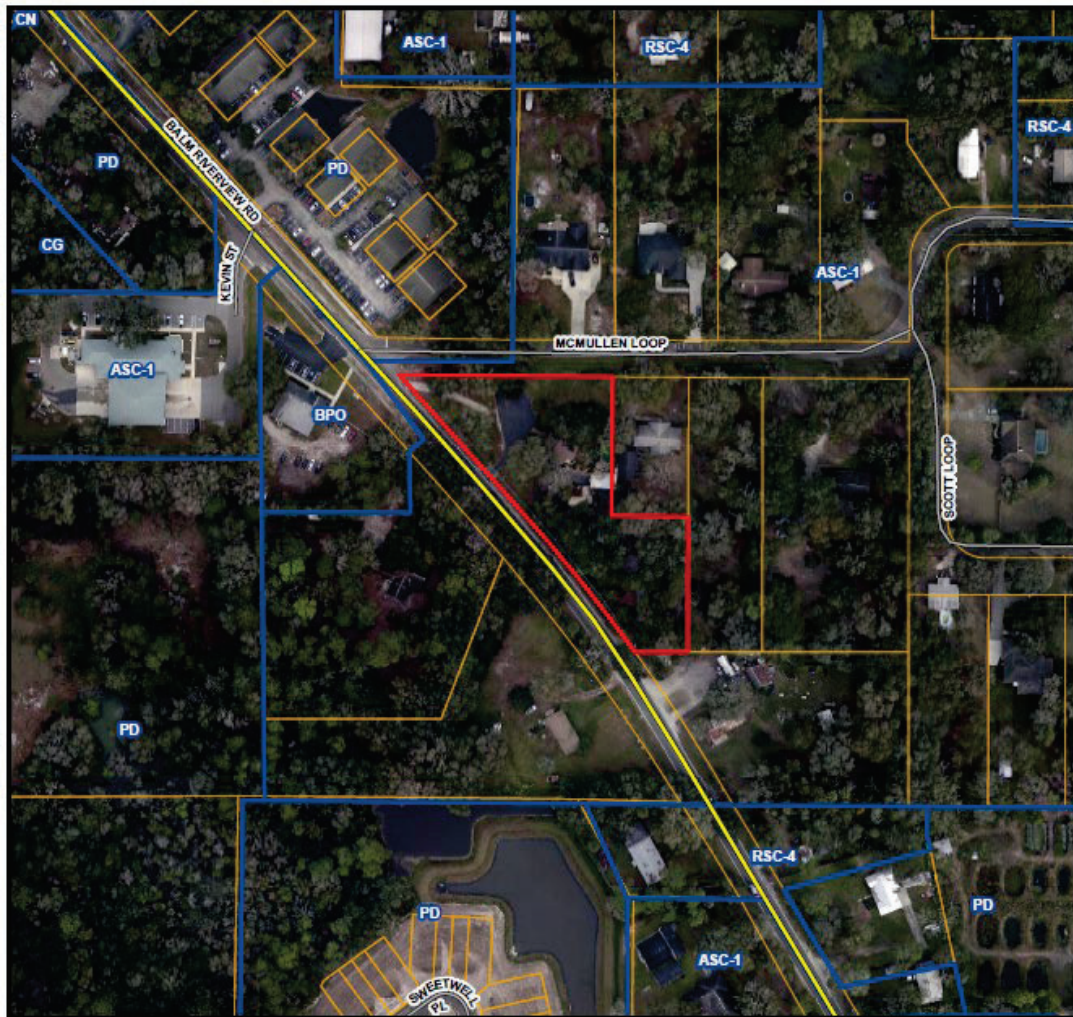
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	Max. Density: 6 du/acre FAR: 0.25
Typical Uses:	Typical uses in the SMU-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

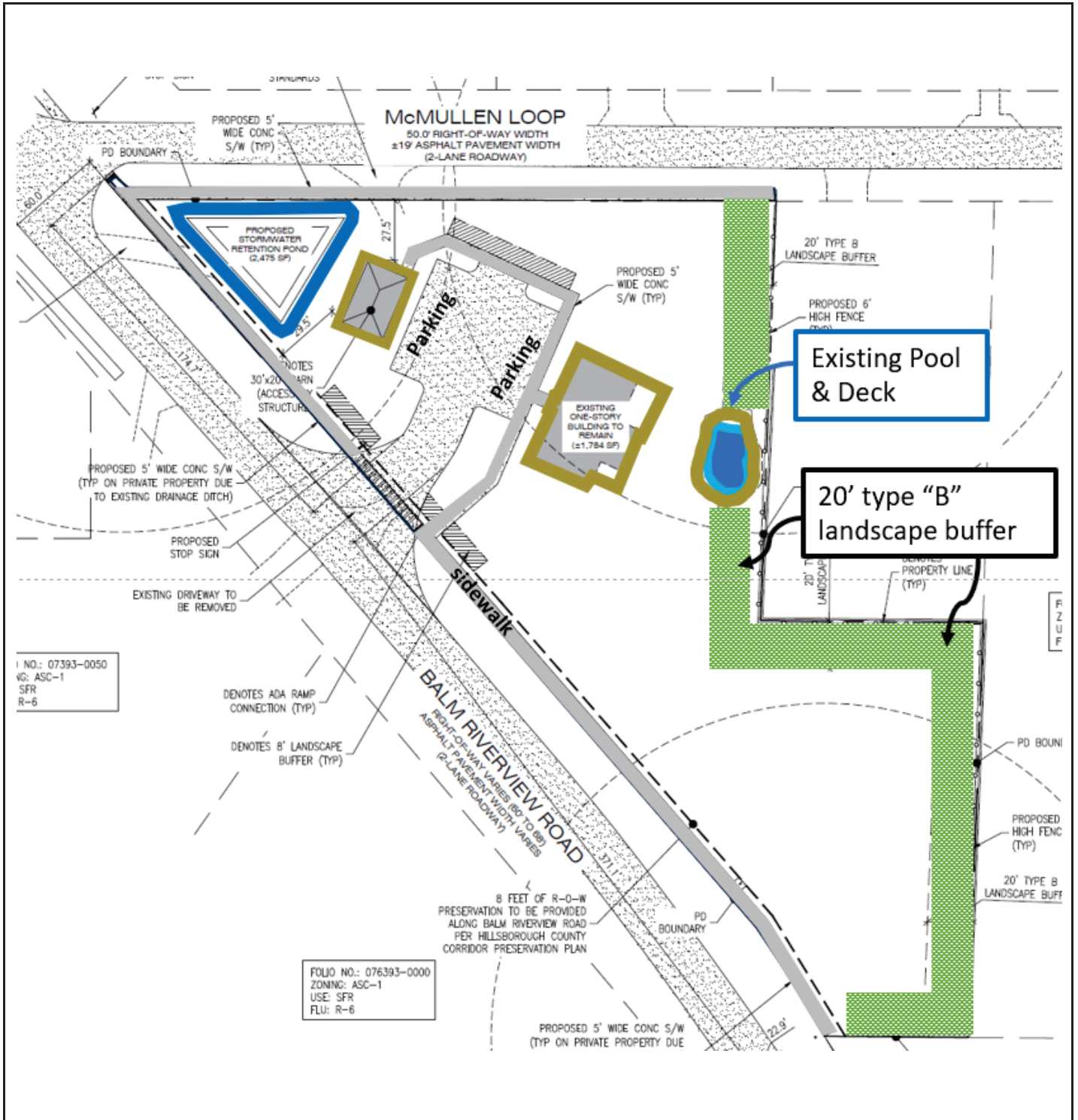
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 00-1268 ASC-1	PD: Max. 0.2 FAR ASC-1: 1 SF / ac.	PD: BPO uses AS-1: Agricultural / SF	Northeast: SF North/northwest: veterinary & offices
South	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
East	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
Southwest/ Northwest	Balm Riverview Rd. ROW; ASC-1; BPO	ASC-1: 1 SF / ac. BPO: Max. 0.2 FAR	SF / office	SF, office and Riverview Fire Rescue Station

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

*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		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Balm Riverview Rd./Minimum 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
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Mon Feb 12 2024 16:54:27

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.

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APPLICATION NUMBER: PD 23-0776

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: RV/South

DATE: 02/08/2024
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0776

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

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.
- If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was found approvable on February 7, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project's Balm Riverview Rd. frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.49-acre parcel from Agricultural Single-Family Conventional 1, ASC-1, to Planned Development to allow for 2,384 sf of medical office uses with ancillary barn/therapy animal shelter. The site is located at the southeast corner of Balm Riverview Rd. and McMullen Loop. The Future Land Use designation is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 1 unit, Single Family Detached (ITE LUC 210)	9	1	1

Proposed PD Rezoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 2,400 sf, Medical Office (ITE 720)	86	7	9

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(+)77	(+)6	(+)8

The proposed rezoning would generally result in an increase of trips potentially generated by +77 average daily trips, +6 trips in the a.m. peak hour, and +8 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Balm Riverview Rd. and McMullen Loop Rd.

Balm Riverview Rd. is a 2-lane, substandard, rural collector roadway characterized by +/- 11-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a varying +/- 60 to 70-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage.

Balm Riverview Rd., along the project’s frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The Type TS-4 typical section (for a 2-lane urban collector roadway) requires a minimum of 64 feet of right-of-way, to which add 11 feet are added for enhancements, which totals 71 feet required to accommodate future improvements. Given the variable width right-of-way and previous acquisition patterns, the developer will be required to preserve up to +/-8 feet of right-of-way along the project’s Balm Riverview Rd. frontage.

McMullen Loop Rd. is a 2-lane, substandard, rural roadway characterized by +/- 9.5-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a varying +/- 50 to 52-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage. The project does not take access to McMullen Loop Rd.

Although both roads are substandard roadways, the proposed development generates 10 or fewer peak hour trips. Given the road meets minimum life-safety standards, by policy of the County Engineer, no

improvements will be required. Notwithstanding the above, the developer shall provide sidewalks as shown on the PD site plan and as otherwise required by the LDC.

SITE ACCESS

The PD site plan proposes one full access connection on Balm Riverview Rd. The proposed access connection does not meet the minimum 245ft spacing requirement for a Class 5 connection. The closest driveway to the subject property project access is located +/-78 feet to the north from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to be located within the required spacing. See section titled Requested Administrative Variance herein for greater detail.

Sidewalks are required along the frontage of Balm Riverview Rd. and McMullen Loop Rd.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 17, 2024, and submitted January 30, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Balm Riverview Rd. access connection. Per the LDC, a driveway connection on a Class 5 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 78 feet from the closest driveway to the north. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 7, 2024.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BALM RIVERVIEW RD	BOYETTE RD	US HWY 301	D	D
MCMULLEN LOOP RD	BALM RIVERVIEW RD	MCMULLEN RD	D	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, February 7, 2024 6:38 PM
To: jimmy@ceitampa.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; ortizplanningsolutions@gmail.com; monica@drmonicalake.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 23-0776 - Administrative Variance Review
Attachments: 23-0776 AVAdd 01-30-24_2.pdf

Importance: High

Jimmy/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0776 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, February 7, 2024 12:07 PM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 23-0776 - Administrative Variance Review
Importance: High

Hello Mike,

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

jimmy@ceitampa.com
libbytraffic@yahoo.com
ortizplanningsolutions@gmail.com
monica@drmonicalake.com
lampkint@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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 Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
--------------------------	---

Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
----------------------------	--

Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Driveway spacing variance Q4. <input type="checkbox"/> 2. 5. <input type="checkbox"/> 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	Balm Riverview McMullen Loop Psych Office
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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)	076389 0500
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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 (DEJ 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	ASC-1
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Important: For Example, type "Residential Multi-Family Conventional—9" or "RMC-9". This is not the same as the property's Future Land Use (FLUJ Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information maybe 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	23-0776
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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*

January 17, 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: 23-0776 McMullen Loop/Balm-Riverview Road. Administrative Variance for Driveway Spacing – FOLIO # 076389-0500

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

“Sec. 6.04.07. - Table: Minimum Spacing – CLASS 5 -

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

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

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

1. Site Information: *FOLIO # 076389-0500*
2. Associated Application Numbers: *23-0776*
3. Type of Request: *Administrative variance to Section 6.04.03.07*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief per LDC Section 6.04.02.B is sought.*

5. Description of what the LDC/zoning conditions require: *The posted speed on this link of Balm Riverview Road is 35 mph, and Section 6.04.07 requires the proposed driveway to be 245 feet from the other driveways. However, the driveway is proposed to be 78.2 feet from the driveway to the north, which does not meet spacing, and 371.1 feet from the single family driveway to the south, which does meet spacing criteria. See dimensions on attached Site Plan.*
6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Balm Riverview Road is a rural (ditches) road section with a 35 mph posted speed, and includes: (a) Pavement width/lane width measurements are about 10.75 foot lane widths. (b) Approximately 56 feet of right-of-way. (c) There are sidewalks with some missing segments of sidewalk. (d) Bike lanes are not required for a TS-7, and Balm Riverview Road does not have bike lanes. (e) The pavement appears to be in good condition.*
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 unreasonable burden on the applicant. *Due to the size and configuration of the parcel, the driveway cannot meet spacing on Balm Riverview Road relative to the driveway to the north. The parcel is not deep enough to the south to put the parking lot and driveway there; the proposed location is the only feasible location, and to require otherwise would constitute an unreasonable burden on the applicant.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *This is a 35 mph roadway, so it is a relatively low speed facility. The new development will only generate 9 PM peak hour trips per day. (See attached Trip Generation.) In addition, there have been no crashes on Balm Riverview Road in the vicinity of the proposed driveway in the past 5 years (2019-2023, inclusive). See Hillsborough County CDM polygon, attached. Thus, 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. *It is not reasonable to deny the site access to Balm Riverview Road because spacing cannot be met relative to the driveway to the north. The driveway to the north is a single family driveway and the single family house is expected to generate just under 1 PM peak hour trip, and thus, does not represent significant potential conflict.*
8. Documentation/other attachments: *Attached are site plan; location map; pavement width/lane width measurements; ROW measurements; pavement condition photograph; Hillsborough County CDM polygon; and trip generation.*

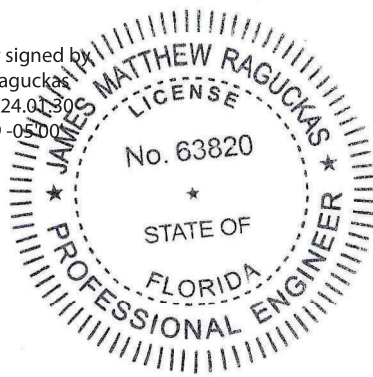
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,

James
Raguckas

James Raguckas, P.E.

Digitally signed by
James Raguckas
Date: 2024.01.30
11:52:29 -0500



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES RAGUCKAS, PE ON THE DATE NOTED ON THE DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

_____ Disapproved

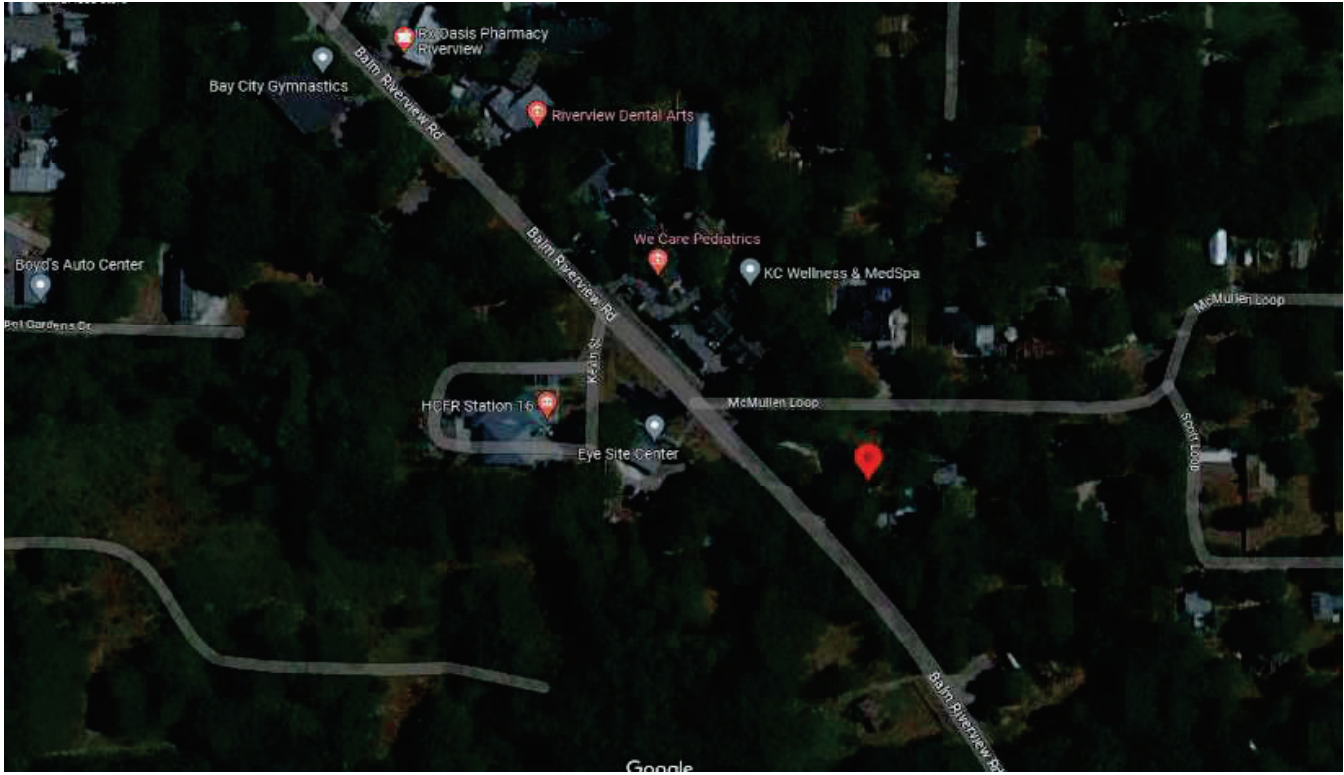
_____ Approved with Conditions

_____ Approved

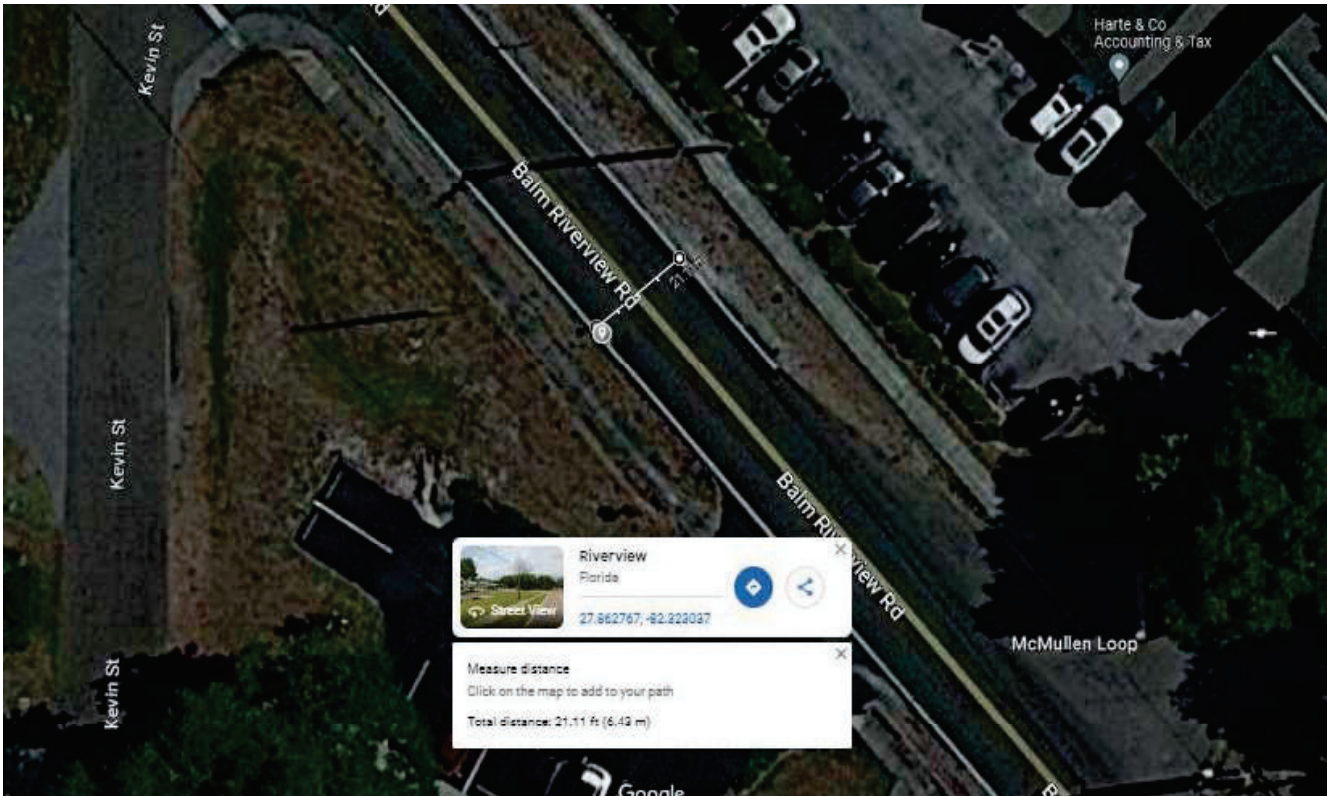
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

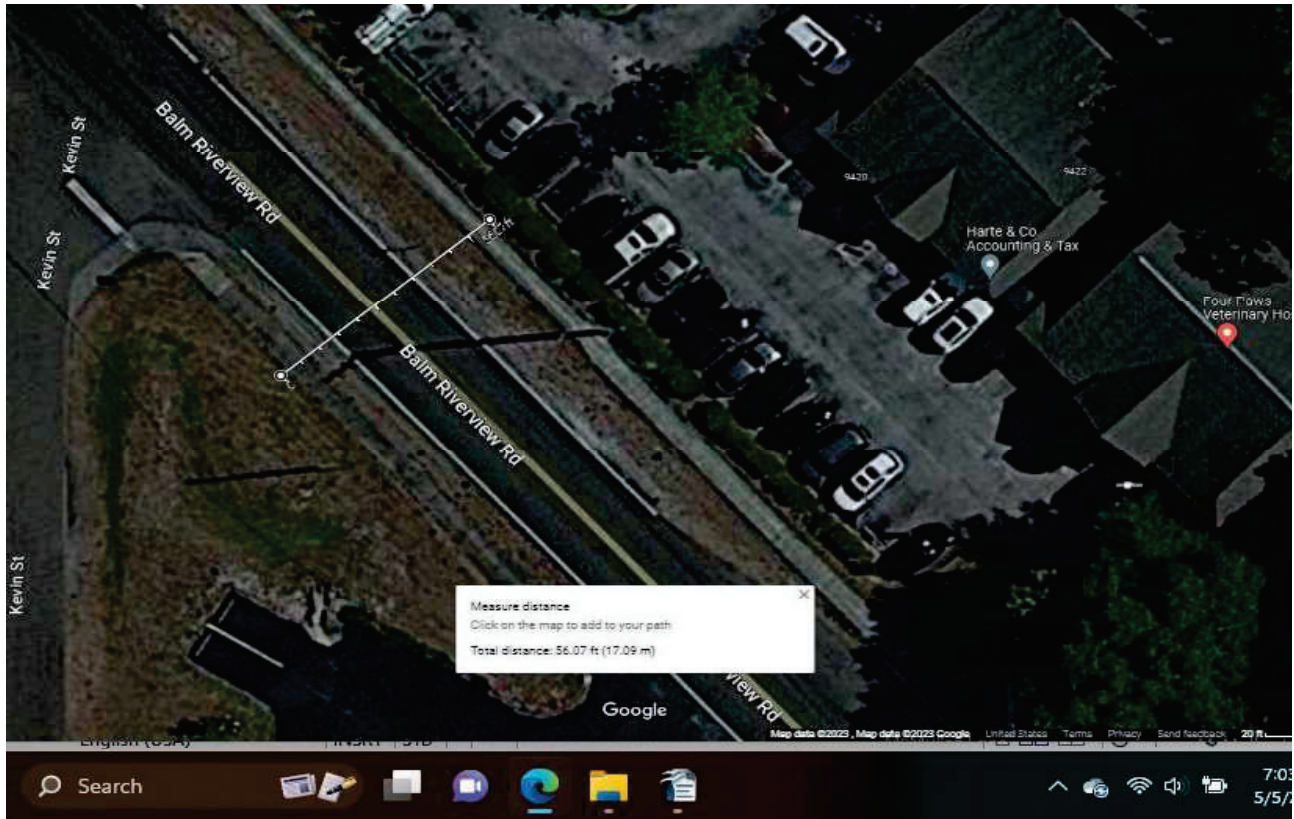
Michael J. Williams, P.E.
Hillsborough County Engineer



LOCATION MAP



Balm Riverview Road 21 ½ feet (2 – 10 ¾ foot lanes)



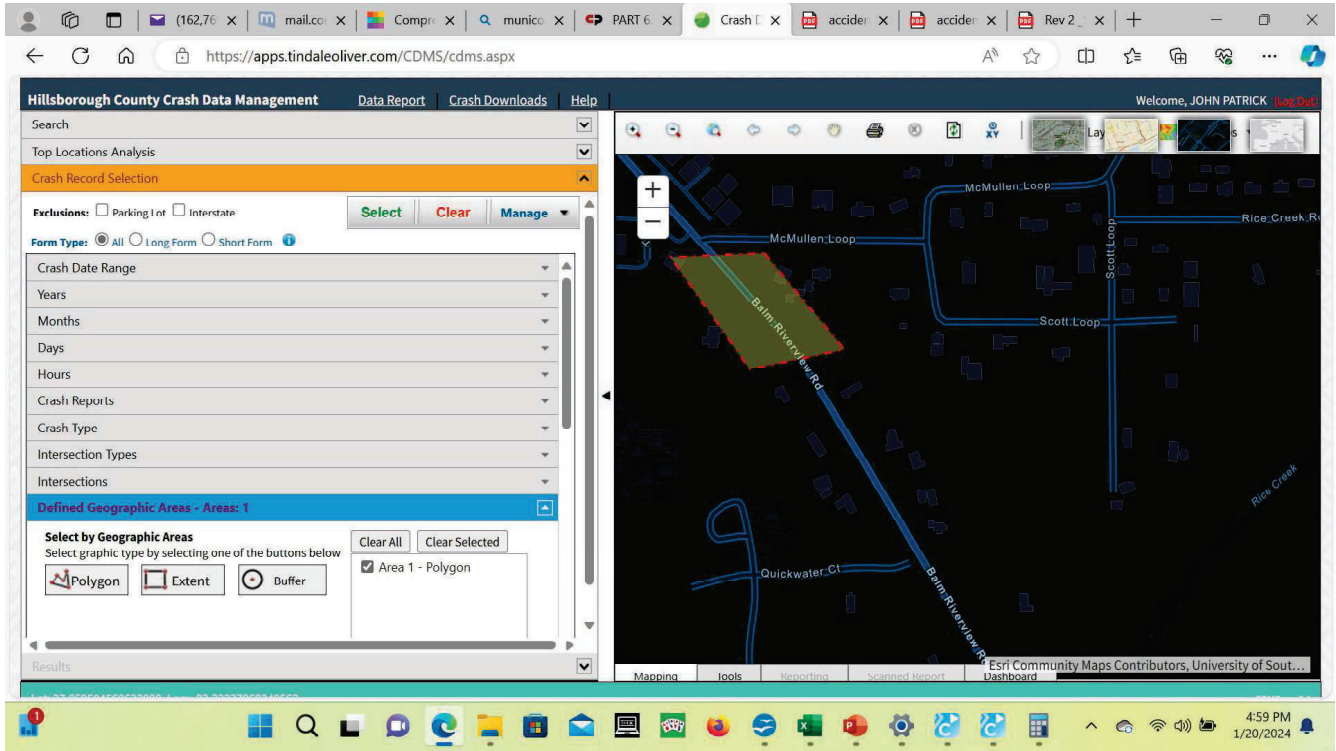
56 foot Right of Way.



Pavement condition – Good.

Trip Generation

ITE Code	Land Use Type	Size SQ FT	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
720	Med/dent office	2,384	86	6	1	3	6
	TOTAL	2,384	86	6	1	3	6



Hillsborough County CDM Polygon

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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



**PARTY OF
RECORD**

NONE