Rezoning Application: PD 24-0932

Zoning Hearing Master Date: October 28, 2024

BOCC Land Use Meeting Date: December 10, 2024



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hayden and D'Amico LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 2.34 acres

Community Southshore Community Planning

Plan Area: Area

Overlay: None



Introduction Summary:

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

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

^{*}number represents a pre-development approximation

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

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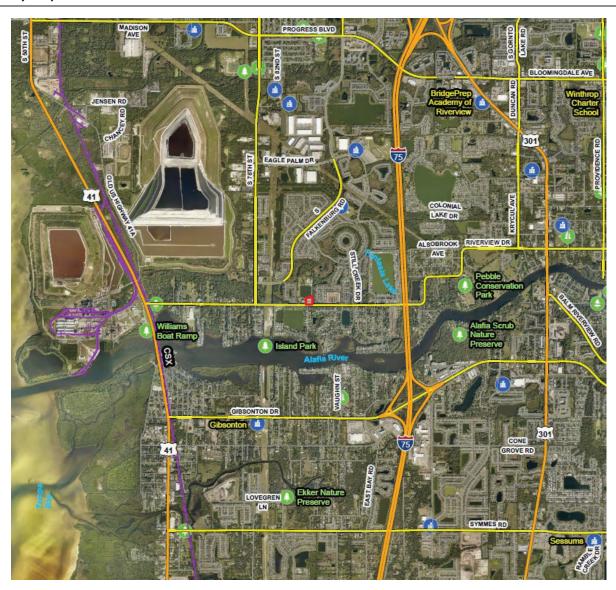
BOCC LUM MEETING DATE: December 10, 2024 Case Reviewer: Tim Lampkin, AICP

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

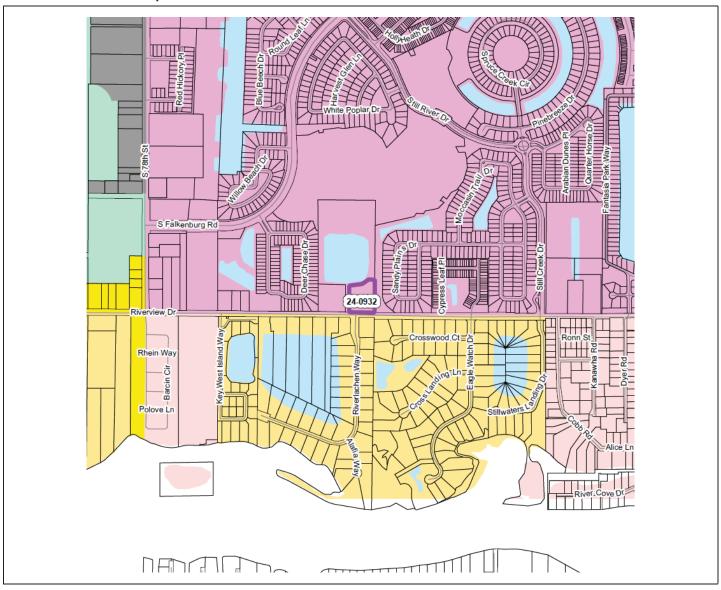
The subject property is located on the north side of Riverview Drive, approximately 2,400 feet east of S. 78th Street and north of the Alafia River. The subject property is within the Urban Service Area and within the limits of the Southshore Community Planning Area.

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

Case Reviewer: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

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2.0 LAND USE MAP SET AND SUMMARY DATA

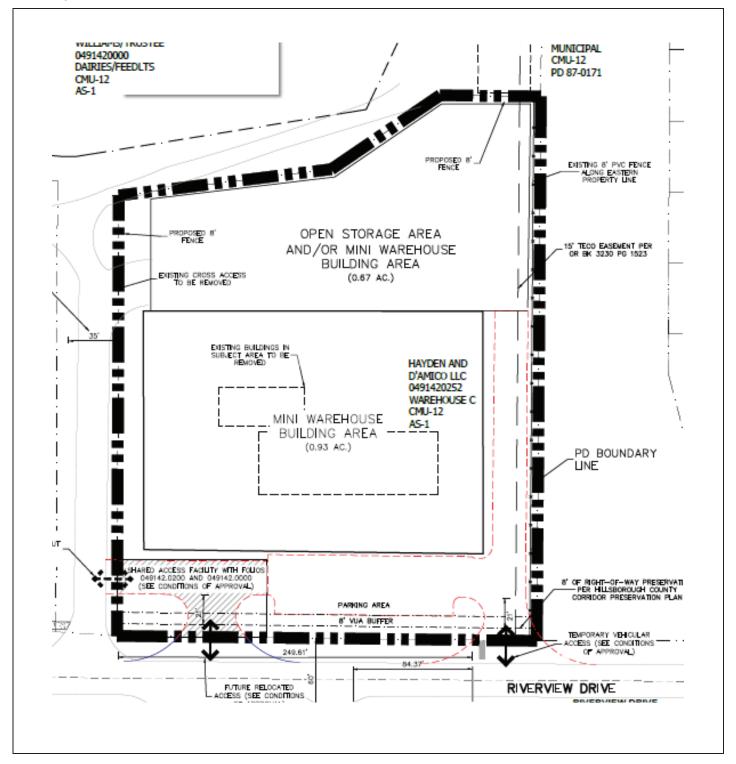
2.3 Immediate Area Map



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

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



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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
			□ Corridor Preservation Plan		
Riverview Dr. County Collector - Rural	2 Lanes	☐ Site Access Improvements			
	- Rural	Substandard Road ☐ Sufficient ROW Width ☐ Other ☐ Substandard Road Im	☐ Substandard Road Improvements		
			☐ Other		
		Classic lanes	☐ Corridor Preservation Plan		
	Choose an item.	Choose an item. Lanes	☐ Site Access Improvements		
	Choose an item.	☐ Substandard Road ☐ Sufficient ROW Width	☐ Substandard Road Improvements		
		□ Junicient NOW Width	☐ Other		

Project Trip Generation ☐ Not applicable for this request						
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	19	1	2			
Proposed	95	6	10			
Difference (+/-)	(+) 76	(+) 5	(+) 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	X	Vehicular & Pedestrian	None	Meets LDC	
East		None	None	Meets LDC	
West Vehicular & Pedestrian Vehicular & Pedestrian Meets LDC					
Notes: Western connectivity represents future condition.					

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

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	☐ Yes ⊠ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area	 □ No □ 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 ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Transportation Report.
Service Area/ Water & Wastewater Urban City of Tampa Rural City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	See Water Resource Services comment sheet
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	□ Yes ⊠ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Impact/Mobility Fees Self-Storage/Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 * 50.695 = \$36,753.88 plus open storage area may be assessable (boat/RV/etc.) at same rate Fire: \$32 * 50.695 = \$1,622.24 plus open storage area may be assessable (boat/RV/etc.) at same rate				
Credit for prior existing warehouse structure may apply if removed/demolished. Urban Mobility, Central Fire - mini-storage use 50,695 sq ft plus open storage area (unknown sq ft).				

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	See Planning
☐ Locational Criteria Waiver Requested	□ No		⊠ No	Commission Report
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

LDC VARIATIONS:

OPEN STORAGE USE

Section 6.06.06 Variation to Allow a Reduced Landscape Buffer

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

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

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

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

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

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MINI-WAREHOUSE USE

Section 6.06.06 Variation to Allow a Reduced Landscape Buffer

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

Section 6.06.06 Variation to not install a 6-foot fence

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

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

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

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

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

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

5.2 Recommendation

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

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Prior to Site Plan Certification the following shall be amended:

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

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

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

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

^{*}Any height greater than 20 feet shall comply with Section 6.01.01, endnote 8.

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

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b. At such time as redevelopment occurs within adjacent folio 049142.0000 which ties into the Shared Access Facility via the Proposed Access/Cross-Access Stubout along the western project boundary, and which completes the Shared Access Facility connection to Riverview Dr., the property owner shall close and remove the Temporary Vehicular Access connection and construct any other improvements necessary to ensure the subject PD takes its sole vehicular access to Riverview Dr. through access labeled "Future Relocated Access".

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

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13. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:

J. Brian Grady

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

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

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

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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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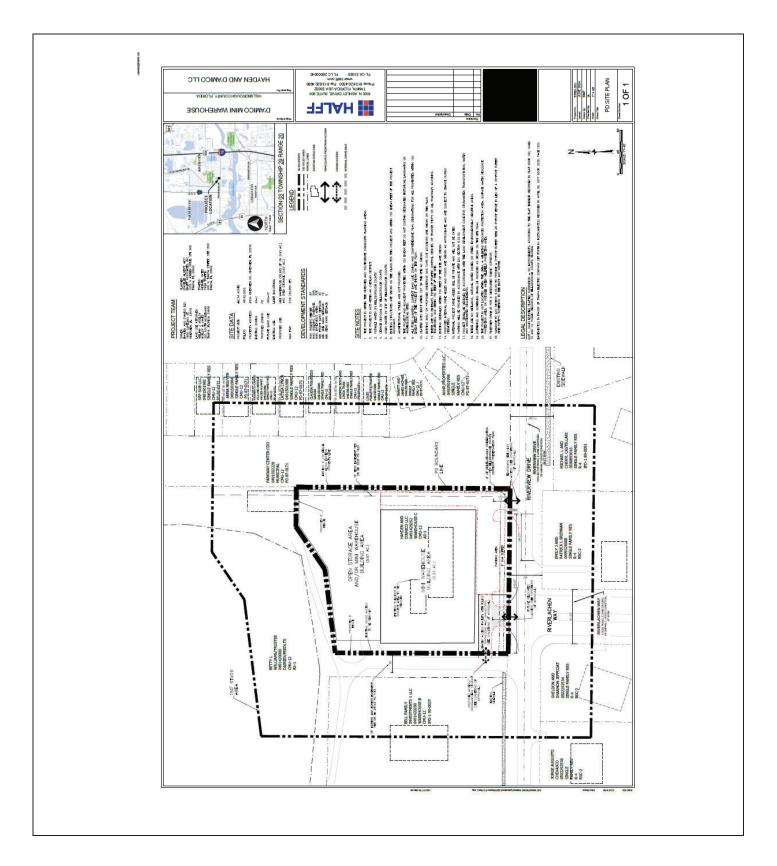
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 PROPOSED SITE PLAN (FULL)



ZHM HEARING DATE: October 28, 2024

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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 10/05/2024				
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation				
PLAN	INING AREA/SECTOR: RV/ South	PETITION NO: RZ 24-0932				
	This agency has no comments.					
	This agency has no objection.					
X	This agency has no objection, subject to the listed or attached	d conditions.				
	This agency objects for the reasons set forth below.					

CONDITIONS OF ZONING APPROVAL

New Conditions

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

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

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

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

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that since the project will generate fewer than 50 peak hour trips at buildout, a detailed transportation analysis was not required. Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

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

Existing Zoning:

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

Proposed Zoning:

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

Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

SITE ACCESS

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

ADMINISTRATIVE VARIANCE #1 - RIVERVIEW DR. - SUBSTANDARD ROAD

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

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

ADMINISTRATIVE VARIANCE #2 - RIVERVIEW DR. - ACCESS SPACING

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Thursday, September 5, 2024 9:40 AM

To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)

Cc: Lampkin, Timothy; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0932 - Administrative Variances Review

Attachments: 24-0932 AVReq 08-28-24.pdf; 24-0932 AVReq 08-30-24_2.pdf

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

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>Sent: Thursday, September 5, 2024 8:39 AMTo: Williams, Michael <WilliamsM@hcfl.gov>Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0932 - Administrative Variances Review

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 				
Submittal Type (check one)	■ New Request				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. AV-Substandard Rd Riverview Drive				
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 8524 Riverview	Drive Rezoning				
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.				
Folio Number(s) 49142-0252	☐ Check This Box If There Are More Than Five Folio Numbers				
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").					
Name of Person Submitting Request	Vicki Castro, P.E.				
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The				
Current Property Zoning Designation					
Important: For Example, type "Residential Multi-Family Conventional -9 " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html .					
Pending Zoning Application Number	24-0932				
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 14M for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)	N/A				

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".

1 of 1

06/2024



August 28, 2024

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

RE: 8524 Riverview Drive Rezoning (PD 24-0932)

Folio: 49142-0252

Administrative Variance Request - Riverview Drive

Palm Traffic Project No. T24045

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located north of Riverview Drive and east of 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on August 08, 2024, with Hillsborough County staff.

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

The project proposes to have the following access:

One (1) full access to Riverview Drive.

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

a) There is unreasonable burden on the applicant

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

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

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

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

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

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

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

Sincerely,

Vicki L Castro Digitally signed by Vicki L Castro Date: 2024.08.28 12:47:18 -04'00' No 47128

No 47128

This digital sea on the sea on the

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

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

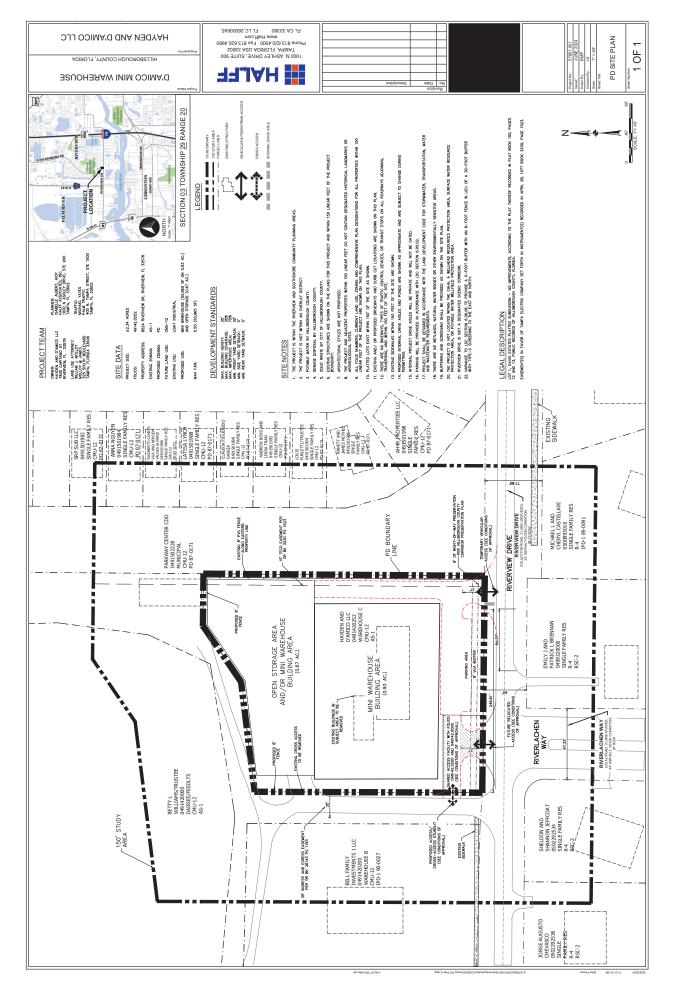
Vicki L Castro, P.E. Principal

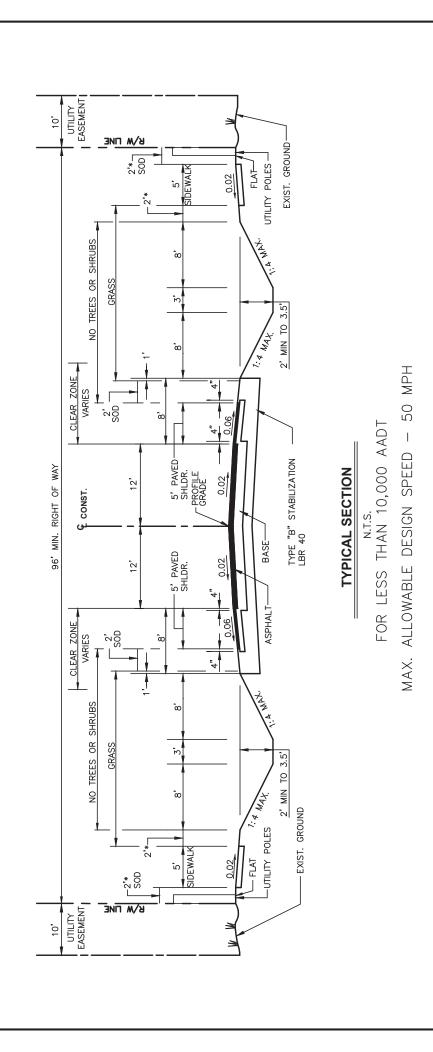
Based on t	the information provided b	y the applicant, this request is:	
	Disapproved	Approved with Conditions	Approved
If there ar	e any further questions or	you need clarification, please contact Sheid	a Tirado, P.E.
			Sincerely

Michael J. Williams Hillsborough County Engineer

Washing Services Blue Beech Dr Red Hickory PI Still Biver Dr S Falkenburg Rd White Poplar Dr S 78th St Pressu le ge Auto Parts Moccasin Trail Dr ly Oak Creek ity Amenity... BELMONT AT OAK CREEK S Falkenburg Rd Live Long and Lift Sandy Deer Chase Dr S 78th St o's neeler Generators Tampa ck Riverview Dr Riverview Dr Riverview Dr Riverview Dr Key W Island Way Riverlachen Way Crosswood Ct Kary Andrews, BAY DREAMS REALTY Riverfront ome Park

Figure 1. Location Map





- ALL DIMENSIONS SHOWN ARE MINIMUM.
- SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. . 2 %
 - SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) 4. 7.
 - PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17

TRANSPORTATION TECHNICAL MANUAL

Hillsborough County Florida

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

1 OF 1 **TS-7** DRAWING NO. SHEET NO.

January 1, 2021

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)		Auxiliary (feet)			Two-Way Left Turn (feet)		
		Design Speed (mph)		Design Speed (mph)			Design Speed (mph)		
			40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12		1/4
C2	Rural	11	11	12	11	11	12	N/A	
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

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

Auxiliary Lanes:

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

Two-way Left Turn Lanes:

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

·						
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 					
Submittal Type (check one)	➤ New Request					
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	X 1. AV-Access Spacing on Riverview Dr					
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 8524 Riverview	Drive Rezoning					
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.					
Folio Number(s) Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folion numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789".						
054321-9876"). Name of Person Submitting Request	Vicki Castro, P.E.					
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The					
Current Property Zoning Designation						
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.						
Pending Zoning Application Number	24-0932					
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.						
Related Project Identification Number (Site/Subdivision Application Number)	N/A					

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".



August 28, 2024

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

RE: 8524 Riverview Drive Rezoning (PD 24-0932)

Folio: 49142-0252

Administrative Variance Request – Minimum Spacing – Riverview Drive

Palm Traffic Project No. T24045

Dear Mr. Williams:

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

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

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

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

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

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

a) There is unreasonable burden on the applicant

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

Mr. Michael Williams, P.E. August 30, 2024 Page 2

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

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

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

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

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

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

Sincerely,

Vicki L Castro

Vicki L Castro, P.E. Principal Digitally signed by Vicki L Castro Date: 2024.08.30

10:44:52 -04'00'



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

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

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

_______Disapproved ______Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams Hillsborough County Engineer

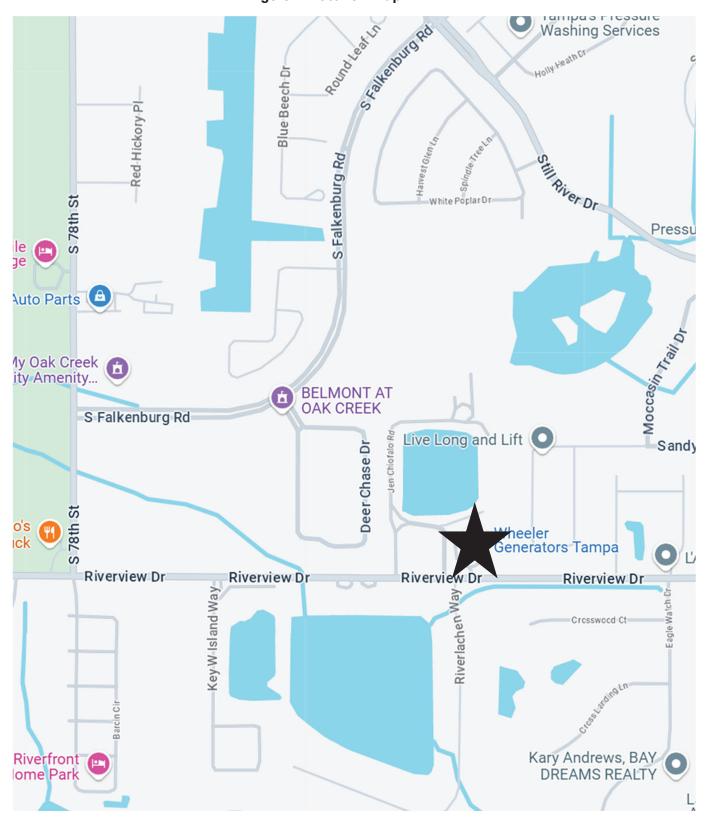
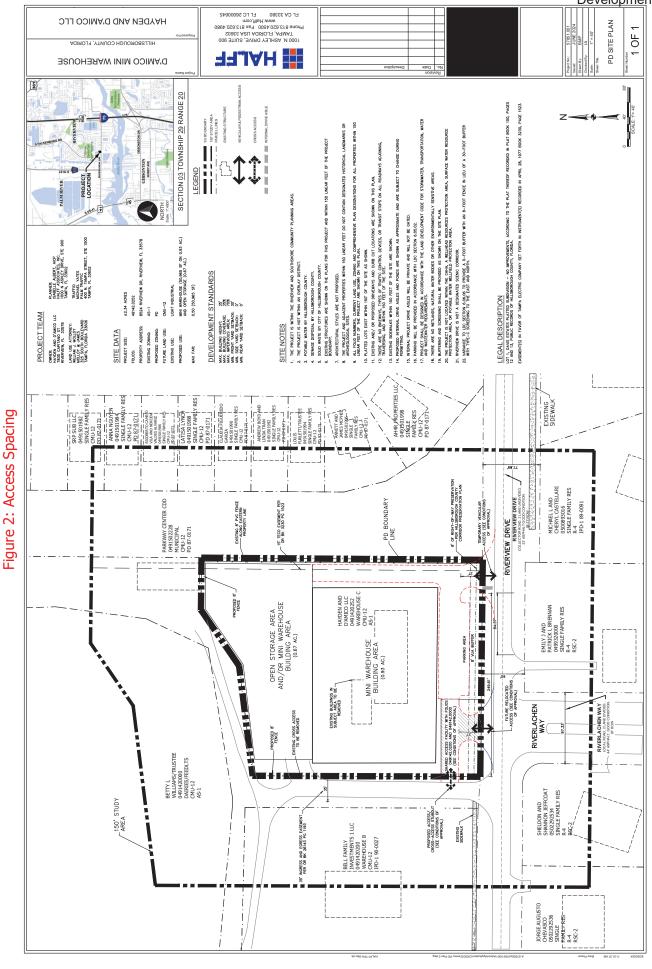


Figure 1. Location Map

Received August 30, 2024 Development Services



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Riverview Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

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

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

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

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Riverview Dr./ Access Spacing	Administrative Variance Requested	Approvable	
Riverview Dr./ Substandard Road	Approvable		
Notes:			

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-PD 24-0932
Hearing date:	October 28, 2024
Applicant:	Hayden & D'Amico LLC
Request:	Rezone to a Planned Development
Location:	8524 Riverview Drive, Riverview
Parcel size:	2.34 acres +/-
Existing zoning:	AS-1
Future land use designation:	CMU-12 (12 du/ac, 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: PD 24-0932

Zoning Hearing Master Date: October 15, 2024

BOCC Land Use Meeting Date: December 10, 2024



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hayden and D'Amico LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: Approximately 2.34 acres

Community Southshore Community Planning

Plan Area: Area

Overlay: None



Introduction Summary:

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

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

^{*}number represents a pre-development approximation

Development Standards:	Existing	5	Proposed
District(s)	AS-1		PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 50 ft. Side: 15 ft.		Mini-warehouse, 35-ft. max. ht. Front: Min. 30' Side: Min. 15' Rear: Min. 0' Buffers: Rear (North)/Side (East)— 0'-wide buffer with 8' foot fence
Height	50 ft. Max. Ht.		35 ft. Max. Ht.
Additional Information:			
PD Variation(s)		LDC Part	6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code		None.	

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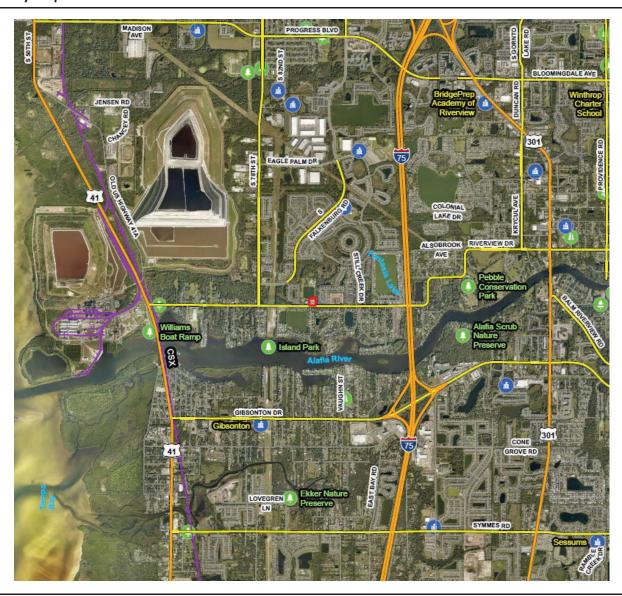
ZHM HEARING DATE: October 15, 2024

BOCC LUM MEETING DATE: December 10, 2024 Case Reviewer: Tim Lampkin, AICP

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Tim Lampkin, AICP

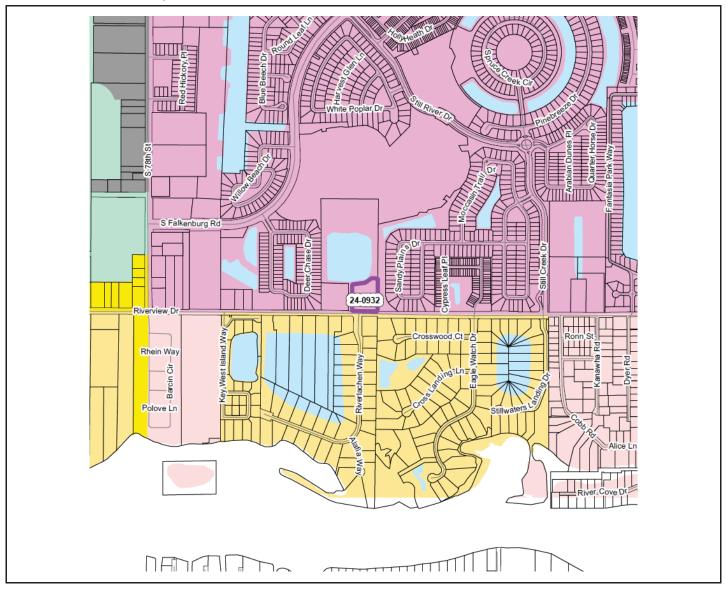
Context of Surrounding Area:

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

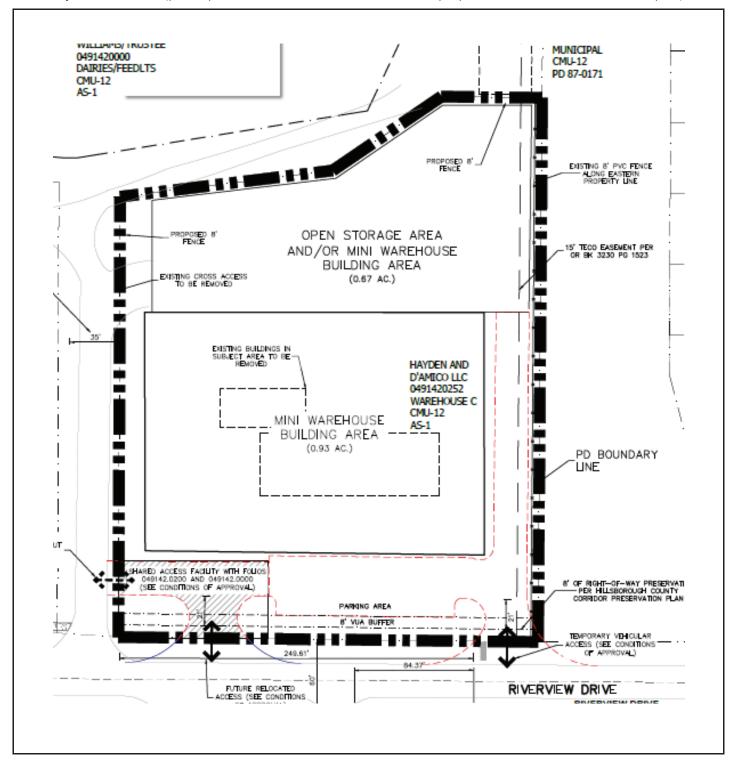
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



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

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



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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
		21	□ Corridor Preservation Plan	
Diversion De	County Collector	2 Lanes	☐ Site Access Improvements	
Riverview Dr.	- Rural	Substandard Road Sufficient ROW Width Sufficient ROW Width	☐ Substandard Road Improvements	
		Sufficient ROW Width	☐ Other	
		Choose an item. Lanes	☐ Corridor Preservation Plan	
	Choose an item.		☐ Site Access Improvements	
	Choose an item.	☐ Substandard Road ☐ Sufficient ROW Width	☐ Substandard Road Improvements	
			☐ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	19	1	2	
Proposed	95	6	10	
Difference (+/-)	(+) 76	(+) 5	(+) 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	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
Notes: Western connectivity represents future condition.				

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

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
	× Yes	☐ Yes	☐ Yes	information/comments
Environmental Protection Commission	□ No	⊠ No	⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
\square Wetlands/Other Surface Waters	☐ Significant	t Wildlife Habitat ((Upland Wildlif	e Habitat Area)
\square Use of Environmentally Sensitive Land	\square Coastal H	igh Hazard Area		
Credit	⊠ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent t	to ELAPP property		
☐ Surface Water Resource Protection Area	\square Other:			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	See Transportation Report.
Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	See Water Resource Services comment sheet
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	□ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Self-Storage/Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 * 50.695 = \$36,753.88 plus open storage area may be assessable (boat/RV/etc.) at same rate Fire: \$32 * 50.695 = \$1,622.24 plus open storage area may be assessable (boat/RV/etc.) at same rate				
Credit for prior existing warehouse structure may apply if removed/demolished. Urban Mobility, Central Fire - mini-storage use 50,695 sq ft plus open storage area (unknown sq ft).				

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	See Planning
☐ Locational Criteria Waiver Requested	□ No	⊠ Consistent	⊠ No	Commission Report
☐ Minimum Density Met				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

LDC VARIATIONS:

OPEN STORAGE USE

Section 6.06.06 Variation to Allow a Reduced Landscape Buffer

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

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

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

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

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

MINI-WAREHOUSE USE

Section 6.06.06 Variation to Allow a Reduced Landscape Buffer

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

Section 6.06.06 Variation to not install a 6-foot fence

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

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

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

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

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

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

5.2 Recommendation

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

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Prior to Site Plan Certification the following shall be amended:

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

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

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

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

^{*}Any height greater than 20 feet shall comply with Section 6.01.01, endnote 8.

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

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b. At such time as redevelopment occurs within adjacent folio 049142.0000 which ties into the Shared Access Facility via the Proposed Access/Cross-Access Stubout along the western project boundary, and which completes the Shared Access Facility connection to Riverview Dr., the property owner shall close and remove the Temporary Vehicular Access connection and construct any other improvements necessary to ensure the subject PD takes its sole vehicular access to Riverview Dr. through access labeled "Future Relocated Access".

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

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13. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:

J. Brian Grady

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on October 28, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

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

Development Services Department

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

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Ms. Albert stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 24-0932.

C. EVIDENCE SUMBITTED

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

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 2.34 acres at 8524 Riverview Drive, Riverview.
- 2. The Subject Property is designated CMU-12 on the Future Land Use map and is zoned AS-1.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Southshore Areawide Systems Plan.
- 4. The Hillsborough County Property Appraiser's website shows the Subject Property is in commercial use and is improved with a 6,850-square-foot prefabricated building and a 1,716-square-foot manufactured home. The Development Services Department staff report at Condition 2 states a warehouse/trucking operation with an office is recognized under NCU 95-0614, approved on October 3, 1995, and that non-conforming use may continue on an interim bases under LDC section 11.03.06, until the Subject Property is redeveloped.
- 5. The general area surrounding the Subject Property consists of residential, agricultural, commercial, and light industrial uses. Adjacent properties include a parcel zoned IPD-1 and a private driveway to the west; a parcel zoned AS-1 that is in single-family and agricultural or commercial use to the north; a stormwater drainage area owned by a Community Development District and a residential subdivision to the east; and residential single-family uses to the south across Riverview Drive.
- 6. The applicant is requesting to rezone the Subject Property to Planned Development to allow a 50,965-square-foot mini-warehouse and open storage.
- 7. The applicant requested an Administrative Variance for access spacing on Riverview Drive. The County Engineer found the Administrative Variance approvable. If the rezoning is approved, a temporary access spacing of approximately 84 feet from the driveway serving a parcel on the south side of Riverview Drive will be allowed until the shared access connection is completed as described in Condition 5 of the Development Services staff report.
- 8. The applicant requested an Administrative Variance for substandard roadway improvements on Riverview Drive. The County Engineer found the Administrative Variance approvable. If the rezoning is approved, no substandard roadway improvements will be required along Riverview Drive to support the proposed project.
- 9. The LDC at section 6.06.06, Buffering and Screening Requirements, Table of Intensity for Buffers and Screening and Buffer Screening Matrix, requires a 30-

foot-wide landscape buffer and screening along the Subject Property's north and east boundaries in the area proposed for open storage use. More particularly, LDC section 6.06.06.C.5. requires the following:

- a. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line; and
- b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; and
- c. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- 10. In the area proposed for open storage use as depicted on the applicant's site plan, the applicant is requesting a variation to reduce the required 30-foot-wide landscape buffer to zero feet along the Subject Property's north and east boundaries.
- 11. In the area proposed for open storage use as depicted on the applicant's site plan, the applicant is requesting a variation to install screening in the form of an 8-foothigh fence instead of a 6-foot-high masonry wall along the Subject Property's north and east boundaries.
- 12. In the area proposed for open storage use as depicted on the applicant's site plan, the applicant is requesting a variation for a 2-foot increase in screening height to allow an 8-foot-high opaque fence along the Subject Property's north and east boundaries.
- 13. The LDC at section 6.06.06, Buffering and Screening Requirements, Table of Intensity for Buffers and Screening and Buffer Screening Matrix, requires a 20-foot-wide landscape buffer and screening along the Subject Property's north and east boundaries in the area proposed for mini-warehouse use. More particularly, LDC section 6.06.06.C.3. and 4. require the following:
 - 3. Screening Standard "A".
 Required screening shall consist of the following:
 - Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of 75 percent; or
 - b. A masonry wall six feet in height and finished on all sides with brick, stone or painted/pigmented stucco; or

- c. A solid wooden or PVC fence six feet in height (finished side out); or
- d. A berm in combination with 1, 2, or 3 above, to achieve a minimum height of six feet and 75 percent opacity at the time of installation; and
- e. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- 4. Screening Standard "B". Required screening shall consist of the following:
 - a. The requirements of Screening Standard "A";
 - b. A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of twoinch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.
- 14. In the area proposed for mini-warehouse use as depicted on the applicant's site plan, the applicant is requesting a variation to reduce the required 20-foot-wide landscape buffer to zero feet along the Subject Property's north and east boundaries.
- 15. In the area proposed for mini-warehouse use as depicted on the applicant's site plan, the applicant is requesting a variation to install screening in the form of an 8-foot-high fence instead of Type-B screening and vegetation along the Subject Property's north and east boundaries.
- 16. In the area proposed for mini-warehouse use as depicted on the applicant's site plan, the applicant is requesting a variation for a 2-foot increase in screening height to allow an 8-foot-high opaque fence along the Subject Property's north and east boundaries.
- 17. Development Services Department staff found the proposed planned development supportable with the conditions enumerated in the staff report.
- 18. Hillsborough County Transportation Review staff stated no objections subject to the conditions set out in the Transportation Review Comment Sheet and the Development Services Department staff report.

- 19. The Planning Commission staff found the proposed rezoning would allow development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.
- 20. The LDC at section 5.03.06.C.6.a. states:

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative, innovative, and/or mixed use development. The following non-district regulations may be varied as part of a Planned Development based upon the criteria contained herein:

- (1) Part 6.05.00, Parking and Loading Requirements;
- (2) Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements; and
- (3) Part 6.07.00, Fences and Walls.
- (4) Requests to vary any other non-district regulations in this Code must be reviewed and approved through separate application in accordance with Part 11.04.00.
- 21. Findings on variances pursuant to the criteria of LDC section 5.03.06.C.6.b.:
 - (1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.

Variation to reduce the required 30-foot-wide landscape buffer to zero feet along the Subject Property's north and east boundaries in the area proposed for open storage use as depicted on the applicant's site plan. Yes. The Subject Property is relatively small in size, and the buffer width required by the LDC would further reduce the Subject Property's developable area. The adjacent parcel to the east of the Subject Property is a stormwater retention area with heavy vegetation that is owned by a Community Development District serving the residential subdivision further to the east. The stormwater retention area provides substantial buffering and screening between the Subject Property and the residential uses to the east. The adjacent parcel to the north of the Subject Property is in single-family and agricultural use, and there is a very large pond on that parcel's south half. The pond provides substantial buffering between the Subject Property and the residential use to the north. The record supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use

development that could not be accommodated by strict adherence to current regulations.

Variation to install screening in the form of an 8-foot-high fence instead of a 6-foot-high masonry wall along the Subject Property's north and east boundaries in the area proposed for open storage use as depicted on the applicant's site plan. Yes. The adjacent parcel to the east of the Subject Property is a stormwater retention area owned by a Community Development District serving the residential subdivision further to the east. Aerial views available on the Property Appraiser's website and street views available on Google Maps show there is an existing 8-foot-high opaque fence and heavy vegetation along the stormwater retention area. The existing fence and stormwater retention area provide effective screening and buffering between the Subject Property and the residential uses. The adjacent parcel to the north of the Subject Property is in single-family and agricultural use, and there is a very large pond on that parcel's south half. The pond provides substantial buffering between the Subject Property and the residential use to the north. An 8-foot-high opaque fence would provide effective screening along the Subject Property's north boundary and would provide continuity with the existing 8-foot-high opaque fence along the Subject Property's east boundary. The record supports a finding that the variation is necessary to achieve creative, innovative, or mixed-use development that could not be accommodated by strict adherence to current regulations.

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(2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation.

Variation to reduce the required 30-foot-wide landscape buffer to zero feet along the Subject Property's north and east boundaries in the area proposed for open storage use as depicted on the applicant's site plan. Yes. The Subject Property is relatively small in size, and the buffer width required by the LDC would further reduce the Subject Property's developable area. The adjacent parcel to the east of the Subject Property is a stormwater retention area with heavy vegetation that is owned by a Community Development District serving the residential subdivision further to the east. The stormwater retention area provides substantial buffering and screening between the Subject Property and the residential uses to the east. The adjacent parcel to the north of the Subject Property is in single-family and agricultural use, and there is a very large pond on that parcel's south half. The pond provides substantial buffering between the Subject Property and the residential use to the north. The record supports a finding that the variation is mitigated through enhanced design features that are proportionate to the degree of variation.

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(3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.

Variation to reduce the required 30-foot-wide landscape buffer to zero feet along the Subject Property's north and east boundaries in the area proposed for open storage use as depicted on the applicant's site plan. Yes. The Subject Property is relatively small in size, and the buffer width required by the LDC would further reduce the Subject Property's developable area. The adjacent parcel to the east of the Subject Property is a stormwater retention area with heavy vegetation that is owned by a Community Development District serving the residential subdivision further to the east. The stormwater retention area provides substantial buffering and screening between the Subject Property and the residential uses to the east. The adjacent parcel to the north of the Subject Property is in single-family and agricultural use, and there is a very large pond on that parcel's south half. The pond provides substantial buffering between the Subject Property and the residential use to the north. The record supports a finding that the variation is in harmony with and serves the general intent and purpose of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

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(4) The variation will not substantially interfere with or injure the rights of adjacent property owners.

Variation to reduce the required 30-foot-wide landscape buffer to zero feet along the Subject Property's north and east boundaries in the area proposed for open storage use as depicted on the applicant's site plan. Yes.

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow a 50,965-square-foot mini-warehouse and open storage. The applicant is requesting variations to LDC buffering and screening requirements.

The applicant requested an Administrative Variance for access spacing on Riverview Drive. The County Engineer found the Administrative Variance approvable. The applicant

requested an Administrative Variance for substandard roadway improvements on Riverview Drive. The County Engineer found the Administrative Variance approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the request to rezone the Subject Property to Planned Development to allow a 50,965-square-foot mini-warehouse and open storage, subject to the certification requirements and conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted August 28, 2024.

Pamela Jo Hatley November 19, 2024
Pamela Jo Hatley PhD, JD Date:

Land Use Hearing Officer



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

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

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

Staff Analysis of Goals, Objectives and Policies:

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

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

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

PD 24-0932

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

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

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

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

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

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1:

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

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY PLAN

Transportation Objective

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

The community desires to:

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

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

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

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-0932

CONTINUED

WITHDRAWN PENDING DENIED

Tampa Service Area

Jurisdiction Boundary Urban Service Area County Boundary

wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.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)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

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

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



460

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

File: G:\RezoningSystem\Map



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

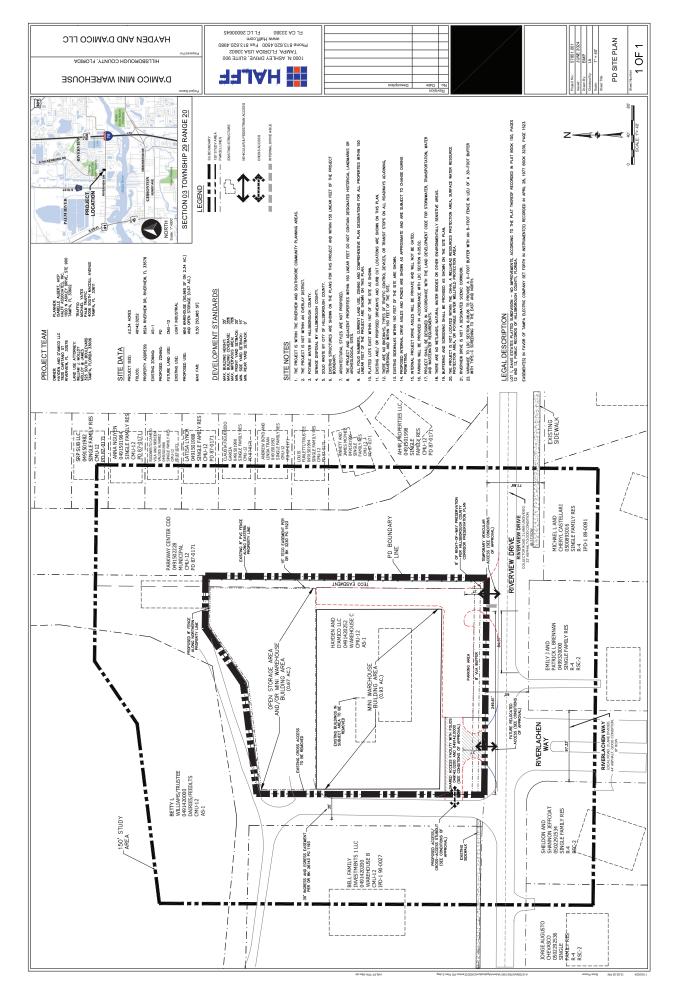
COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: D'Amico Mini Warehouse					
Zoning File: PD 24-0932	Modification: None				
Atlas Page: None	Submitted: 11/05/2024				
To Planner for Review:	Date Due: ASAP				
	Phone: 813.331.0976/ialbert@halff.com				
Right-Of-Way or Land Required for I	Dedication: Yes 🗸 No				
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.				
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General				
Reviewed by: T. Lampkin	Date: 11-12-24				
Date Agent/Owner notified of Disapp	roval:				



AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 10/05/2024					
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation					
PLAN	INING AREA/SECTOR: RV/ South	PETITION NO: RZ 24-0932					
	This agency has no comments.						
	This agency has no objection.						
X	This agency has no objection, subject to the listed or attached conditions.						
	This agency objects for the reasons set forth below.						

CONDITIONS OF ZONING APPROVAL

New Conditions

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

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

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

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

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that since the project will generate fewer than 50 peak hour trips at buildout, a detailed transportation analysis was not required. Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

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

Existing Zoning:

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

Proposed Zoning:

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

Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

SITE ACCESS

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

ADMINISTRATIVE VARIANCE #1 - RIVERVIEW DR. - SUBSTANDARD ROAD

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

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

ADMINISTRATIVE VARIANCE #2 - RIVERVIEW DR. - ACCESS SPACING

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

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Thursday, September 5, 2024 9:40 AM

To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)

Cc: Lampkin, Timothy; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0932 - Administrative Variances Review

Attachments: 24-0932 AVReq 08-28-24.pdf; 24-0932 AVReq 08-30-24_2.pdf

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

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to 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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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>Sent: Thursday, September 5, 2024 8:39 AMTo: Williams, Michael <WilliamsM@hcfl.gov>Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0932 - Administrative Variances Review

Hello Mike,

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

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

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 				
Submittal Type (check one)	× New Request				
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. AV-Substandard Rd Riverview Drive				
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the				
Project Name/ Phase 8524 Riverview	Drive Rezoning				
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.				
Folio Number(s) 49142-0252	☐ 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. Fo numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphe followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6780").					
Name of Person Submitting Request	Vicki Castro, P.E.				
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The				
Current Property Zoning Designation					
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FL Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistant please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.					
Pending Zoning Application Number	24-0932				
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)	N/A				

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".

1 of 1

06/2024



August 28, 2024

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

RE: 8524 Riverview Drive Rezoning (PD 24-0932)

Folio: 49142-0252

Administrative Variance Request - Riverview Drive

Palm Traffic Project No. T24045

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development located north of Riverview Drive and east of 78th Street, as shown in Figure 1. This request is made based on our virtual meeting on August 08, 2024, with Hillsborough County staff.

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

The project proposes to have the following access:

One (1) full access to Riverview Drive.

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

a) There is unreasonable burden on the applicant

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

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

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

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

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

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

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

Sincerely,

Vicki L Castro Digitally signed by Vicki L Castro Date: 2024.08.28 12:47:18 -04'00' No 47128

No 47128

This digital sea on the Print doctors sea must be printed to the printed to

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

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

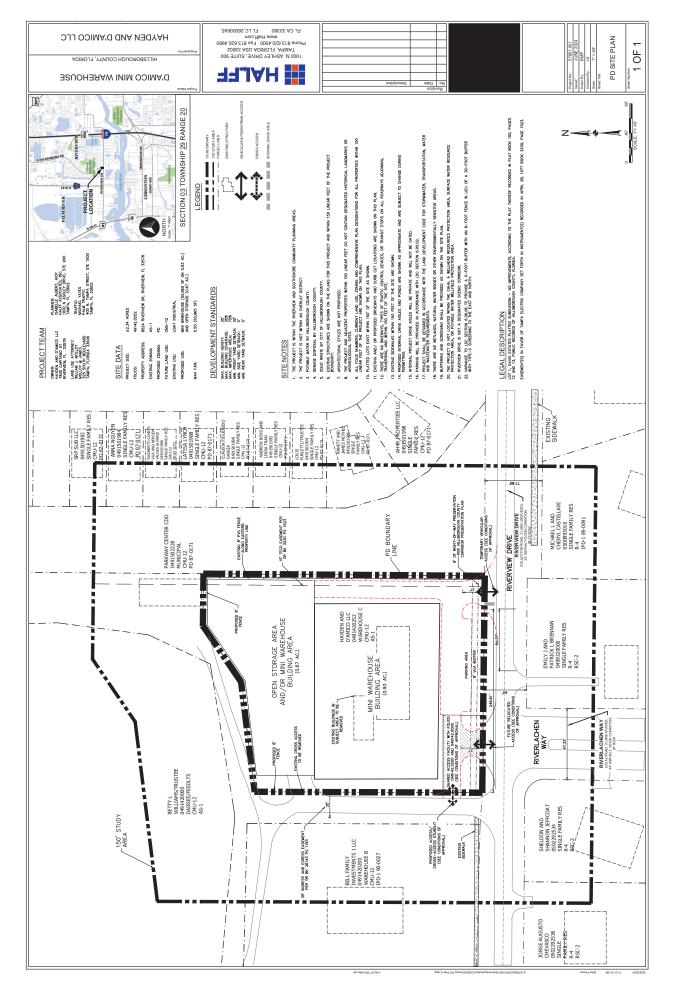
Vicki L Castro, P.E. Principal

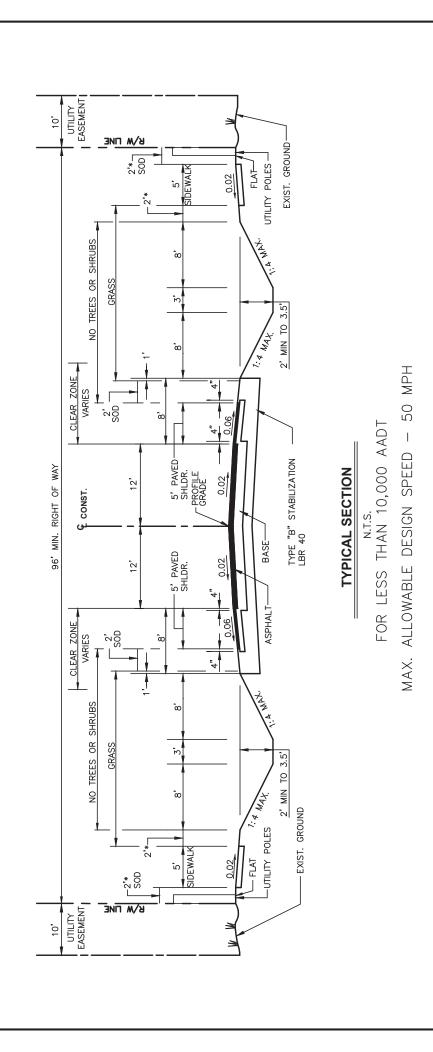
Based on t	the information provided b	y the applicant, this request is:	
	Disapproved	Approved with Conditions	Approved
If there ar	e any further questions or	you need clarification, please contact Sheid	a Tirado, P.E.
			Sincerely

Michael J. Williams Hillsborough County Engineer

Washing Services Blue Beech Dr Red Hickory PI Still Biver Dr S Falkenburg Rd White Poplar Dr S 78th St Pressu le ge Auto Parts Moccasin Trail Dr ly Oak Creek ity Amenity... BELMONT AT OAK CREEK S Falkenburg Rd Live Long and Lift Sandy Deer Chase Dr S 78th St o's neeler Generators Tampa ck Riverview Dr Riverview Dr Riverview Dr Riverview Dr Key W Island Way Riverlachen Way Crosswood Ct Kary Andrews, BAY DREAMS REALTY Riverfront ome Park

Figure 1. Location Map





- ALL DIMENSIONS SHOWN ARE MINIMUM.
- SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. . 2 %
 - SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT) 4. 7.
 - PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17

TRANSPORTATION TECHNICAL MANUAL

Hillsborough County Florida

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

1 OF 1 **TS-7** DRAWING NO. SHEET NO.

January 1, 2021

Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

	Context Classification		Travel (feet)		Auxiliary (feet)		Two-Way Left Turn (feet)		
С			Design Speed (mph)		Design Speed (mph)			Design Speed (mph)	
			40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12		1/4
C2	Rural	11	11	12	11	11	12	N/A	
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

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

Auxiliary Lanes:

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

Two-way Left Turn Lanes:

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

·						
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 					
Submittal Type (check one)	➤ New Request					
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	× 1. AV-Access Spacing on Riverview Dr 4. 4. 5. 5. 6.					
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed usin number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings of the applicant is revising or submitting additional information related to a previously submitted request, then the applicant number of the previous submittal.						
Project Name/ Phase 8524 Riverview	Drive Rezoning					
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	iture communications and submittals of additional/revised information relating to this variance. list that phase.					
Folio Number(s) Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;						
054321-9876"). Name of Person Submitting Request	Vicki Castro, P.E.					
	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The					
Current Property Zoning Designation						
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.						
Pending Zoning Application Number	24-0932					
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.					
Related Project Identification Number (Site/Subdivision Application Number)	N/A					

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".



August 28, 2024

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

RE: 8524 Riverview Drive Rezoning (PD 24-0932)

Folio: 49142-0252

Administrative Variance Request – Minimum Spacing – Riverview Drive

Palm Traffic Project No. T24045

Dear Mr. Williams:

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

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

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

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

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

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

a) There is unreasonable burden on the applicant

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

Mr. Michael Williams, P.E. August 30, 2024 Page 2

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

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

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

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

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

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

Sincerely,

Vicki L Castro

Vicki L Castro, P.E. Principal Digitally signed by Vicki L Castro Date: 2024.08.30

10:44:52 -04'00'



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

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

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

_______Disapproved ______Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams Hillsborough County Engineer

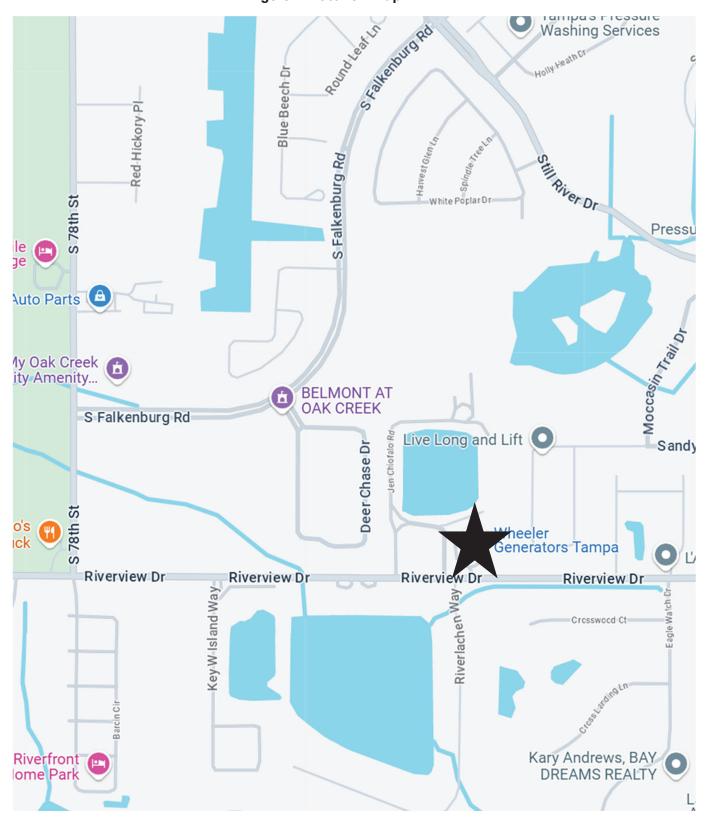
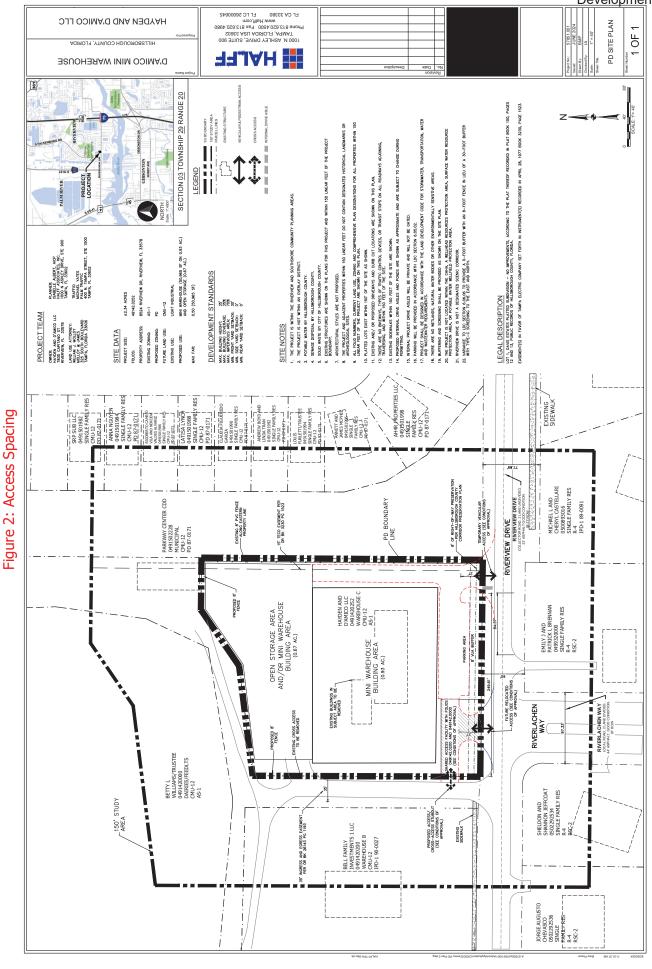


Figure 1. Location Map

Received August 30, 2024 Development Services



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)						
Road Name	Classification	Current Conditions	Select Future Improvements			
Riverview Dr.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other			
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other			
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other			
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other			

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

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

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

Design Exception/Administrative Variance □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Riverview Dr./ Access Spacing	Administrative Variance Requested	Approvable
Riverview Dr./ Substandard Road	Administrative Variance Requested	Approvable
Notes:		

Transportation Comment Sheet

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

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: September 16, 2024	COMMENT DATE: July 3, 2024	
PETITION NO.: 24-0932	PROPERTY ADDRESS: 8524 Riverview Dr.,	
EPC REVIEWER: Abbie Weeks	Riverview FOLIO #: 0491420252	
CONTACT INFORMATION: (813) 627-2600 X 1101		
EMAIL: weeksa@epchc.org	STR: 13-30S-19E	

REQUESTED ZONING: Change from AS-1 and IPD-1 to PD

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	July 3, 2024	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	No onsite wetlands	
SOILS SURVEY, EPC FILES)		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

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

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

 Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".
 Once approved, the formal wetland delineation would be binding for five years.

ec: <u>ialbert@halff.com</u> bpinson@halff.com



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 08/28/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Hayeden and D'Amico LLC **PETITION NO:** 24-0932

LOCATION: 8524 Riverview Dr

FOLIO NO: 49142.0252

Estimated Fees:

Self-Storage/Mini-Warehouse

(Per 1,000 s.f.)

Mobility: \$725 * 50.695 = \$36,753.88 plus open storage area may be assessable (boat/RV/etc.)

at same rate

Fire: \$32 * 50.695 = \$1,622.24 plus open storage area may be assessable (boat/RV/etc.) at same

rate

Credit for prior existing warehouse structure may apply if removed/demolished

Project Summary/Description:

Urban Mobility, Central Fire - mini-storage use 50,695 sq ft plus open storage area (unknown sq ft)

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: 11 Jul. 2023
REV	TEWER: Bernard W. Kaiser, Conservation and	Environmental Land	ls Management
APP	LICANT: <u>Isabelle Albert</u>	PETITION NO: R	Z-PD 24-0932
LOC	CATION: 8524 Riverview Dr., Riverview, FL 3357	<u> 18</u>	
FOL	IO NO: 49142.0252	SEC: <u>13</u> TWN: <u>3</u>	<u>0</u> RNG: <u>19</u>
\boxtimes	This agency has no comments.		
	This are now has no objection		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attached condition	ons.
	This agency objects, based on the listed or atta	ached conditions.	
COM	MENTS: .		
COM	WIEN13		

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 6/12/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/25/2024

PROPERTY OWNER: Hayden and D'Amico LLC PID: 24-0932

APPLICANT: Hayden and D'Amico LLC

LOCATION: 8524 Riverview Dr. Riverview, FL 33578

FOLIO NO.: 49142.0252

AGENCY REVIEW COMMENTS:

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

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

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>RZ-PD 24-0932</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>6/21/2024</u> FOLIO NO.: 49142.0252				
	WATER			
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
\boxtimes	A 12 inch water main exists (approximately feet from the site), (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Riverview Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
	WASTEWATER			
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A <u>4</u> inch wastewater forcemain exists <u> </u> (approximately <u> feet from the project site), <u> </u> (adjacent to the site) <u> and is located south of the subject property within the north Right-of-Way of Riverview Drive</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.</u>			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.			

VERBATIM TRANSCRIPT

	CODEL 20, 2024
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, October 28, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 8:44 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Boardroom Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

```
1
              MS. HEINRICH: Our next application is Item D.5,
             The applicant is requesting a rezoning from AS-1 to
 2
    planned development. Tim Lampkin with Development Services will
 3
    provide staff findings after the applicant's presentation?
              MS. ALBERT: Good evening. For the record, Isabelle
   Albert with Halff, 1000 North Ashley Drive. I'm here
    representing the applicant. And I have a PowerPoint
                  Thank you.
 8
    presentation.
              All right. So the site in second question is a
 9
    2.34 acre site located in Riverview, more specifically located
10
    at 8524 Riverview Drive. And it is located in the urban service
11
12
    area.
              The surrounding area is mostly comprised of
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14
    residential development, but you'll have along this road just
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    immediately to the west, there is some commercial use there.
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    Current future land use of the north side of -- of Riverview
    Drive is mostly CMU-12, which is community mixed use 12 units to
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18
    the acre. And the current zoning right now is AS-1 agricultural
19
    single family.
              So the request is to allow -- well, do -- do --
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21
    because of the future land use, we do have to apply for a
22
    planned development. And in this instance, we're requesting for
23
    a mini warehouse to be located in the front with some open
    storage in the back. Planning Commission staff and Development
24
    Services staff has reviewed the application and feels like it
25
```

meets policies, these different policies that are listed here, 1 as well as meeting Goal two of the South Shore Areawide Plan. 2 Like I said, this -- the staff found it consistent 3 with the comprehensive plan in the South Shore Area Systems Community Plan, which I have a typo right there. Development Services looked at the request and found it approvable and no objections from any reviewing agencies. And this concludes my presentation unless you have any 8 questions. 9 HEARING MASTER: No -- no questions for you. 10 11 MS. ALBERT: Thank you. 12 Thank you. Be sure and sign in with HEARING MASTER: 13 the clerk, please. 14 MR. LAMPKIN: Good evening. Tim Lampkin, 15 Development Services. The applicant's proposing to develop the approximately 16 17 2.3 acre property located on the north side of Riverview drive 18 and south of Brigman Avenue. And as the applicant stated, 19 they're proposing to allow for the development of the just under 20 51,000 square foot mini warehouse that's up and an open storage 21 area located to the north of the site. 22 Staff finds the subject property is surrounded 23 predominantly by agricultural use, single-family neighborhood and general commercial, including open storage to the west of 24 the subject site. To the immediate east oak creek DRI number 25

146, which is developed with single-family homes. Between the 1 single-family homes east of the subject site and the proposed development is the buffer area ranging from approximately 88 feet to 200 feet in width. Immediately north is AS-1 zoned property. developed with agricultural related uses and a single-family Immediately west, is an access easement for the AS-1 property located to the north and located to the immediate west 8 of the access easement, which is PD 90-0027 allows for a contractor's office. 10 11 The applicant's proposed mini household will be predominately located in the front portion of the subject site 12 13

off of Riverview Road, whereas the open storage area will be restricted to the area designated on the site plan screened from public view by the proposed mini warehouse building.

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Additionally, the applicant proposes a variation to allow an eight-foot fence further screening in mitigating the open storage in the rear of the site from the adjacent properties. These will be conditioned. The site plan does not meet the requirements of LDC Section 6.06.06 buffering and screening. The applicant is -- would normally be required to have a 30-foot wide buffer with type C screening along the eastern and northern boundary, adjacent to the residential and agricultural zoning because open storage is proposed in the rear of the subject site and it's considered a group six use.

However, the applicant proposes a variation to allow an increase in the fence height along the side and rear per -- perimeters to allow an eight-foot fence, which will more effectively screen the outdoor storage from adjacent properties.

The applicant, I don't believe they went into it, so they're requesting a number of variations. They all have to do with the buffering and the screening. I'm just going over them really quickly, they're detailed in the report, but if you have any questions, let me know.

So the LCC variations, the first three variations are for the open storage use and it's to allow a -- a reduced landscape buffer. The second one is to Section 6.06.06 is the variation to not install a six-foot masonry wall. And the next one is Section 6.06.06 variation to allow for the eight-foot fence along the east side in the north property.

Regarding the mini warehouse use, there are three proposed variations. Section 6.06.06, the variations will allow to reduce landscape buffer. And the applicant proposes to reduce the required width from 28 to zero due to the extensive buffers on the adjacent property in the DRI to the east and to the north. Section 6 -- they're all 6.06.06 and it's variation to not install the six-foot fence. And then, the -- lastly for the mini warehouse, the variation to allow an eight-foot fence along the east side of the property and the north side, if there's a mini warehouse there.

1 Justification was submitted in the application submittal for the variations. The site will comply with and 2 conform with all the regulations of the Hillsborough County 3 Unincorporated. I'm sorry, with the -- the Land Development The Planning Commission found it consistent with the Unincorporated Hillsborough County Comprehensive Plan. And based upon the above considerations, staff finds it approvable. 8 HEARING MASTER: All right. Thank you. No questions 9 for you. 10 11 MR. LAMPKIN: Thank you. Planning Commission. 12 HEARING MASTER: 13 MS. MYERS: Yes. Alexis Myers, Planning Commission staff. 14 15 The subject property is located in the community mixed use 12, Future Land Use Category. The site is in the urban 16 service area and within the limits of the South Shore Areawide 17 18 Systems Community Plan. The proposed mini warehouse and open storage use is compatible with the surrounding area and meets 19 the intent of Objective one and Objective 16 of the Future Land 20 21 Use Element. Per the request, the proposal is to allow up to 50,695 square feet of mini warehouse and open storage uses, 22 23 which is the maximum intensity of community mixed use 12 at floor area ratio at 0.50. Therefore, it means the intent of 24 25 Objective seven, Objective eight and each of their respective

1	policies.
2	Based upon those considerations, Planning Commission
3	staff finds the proposed planned development consistent with the
4	Unincorporated Hillsborough County Comprehensive Plan, subject
5	to the proposed conditions of the Development Services
6	Department.
7	HEARING MASTER: Okay. Thank you. All right. Is
8	there anyone here or online who wishes to speak in support of
9	this application? All right, I do not hear anyone.
10	Is there anyone here or online who wishes to speak in
11	opposition to this application? All right, I do not hear
12	anyone.
13	County Development Services, anything further?
14	MS. HEINRICH: No, ma'am.
15	HEARING MASTER: All right. Thank you. Applicant,
16	anything further? No, okay. Thank you.
17	That will close the hearing on Rezoning PD 24-0932.
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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X) IN RE:				
ZONE HEARING MASTER HEARINGS)))			
	X			
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Brian Grady Development Services			
DATE:	Tuesday, October 15, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601			
Reported by: Diane DeMarsh, AAERT No.	1654			

1	Master Hearing.
2	Item D.1, Rezone Major Mod Application 24-0397.
3	It's being continued by staff to the October 28, 2024 Zoning
4	Hearing Master Hearing.
5	Item D.2, Major Mod Application 24-0691. It's being
6	continued by staff to the October 28th Zoning Hearing Master
7	Hearing at at 6:00 p.m.
8	And Item D.3, Rezoning PD 24-0722. It's, again, being
9	continued by staff to the October 28th Zoning Hearing Master
10	Hearing.
11	Item D.4, Rezoning PD 24-0789. Again, it's being
12	continued by staff to the October 28th Zoning Hearing Master
13	Hearing.
14	Item D.5, Rezoning PD <mark>24-0932</mark> . It's being continued
15	by staff to the October 28th Zoning Hearing Master Hearing.
16	And Item D.6, Major Mod Application 24-1044. It's
17	being continued by staff to the October 28th Zoning Hearing
18	Master Hearing.
19	That concludes all continuance. And we are adjourned.
20	Thank you.
21	(Off the record at 6:06 p.m.)
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Zoning Hearing September 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
DOARD O	r COUNTI COMMISSIONERS			
	X			
IN RE:)			
ZONE HEARING MASTER HEARINGS)			
) X			
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch Land Use Hearing Master			
DATE:	Monday, September 16, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610			
Reported by: Brittany Bridges, AAERT Digital Reporter	No. 1607			

Zoning Hearing September 16, 2024

Item A.15, PD 24-0858. This application is out of 1 order to be heard and is being continued to the October 15, 2024 3 ZHM Hearing. Item A.16, PD 24-0921. This application is out of order to be heard and is being continued to the December 16, 2024 ZHM Hearing. Item A.17, PD 24-0924. This application is out order to be heard and is being continued to the October 15, 2024 ZHM Hearing. 9 Item A.18, PD <mark>24-0932</mark>. This application is out of 10 11 order to be heard and is being continued to be October 15, 2024 12 ZHM Hearing. 13 Item A.19, Major Mod 24-0933. This application is out 14 of order to be heard and is being continued to the 15 October 15, 2024 ZHM Hearing. 16 Item A.20, Standard Rezoning 24-1060. This application is out of order to be heard and is being continued 17 18 to the October 15, 2024 ZHM Hearing. And lastly, Item A.21, Standard Rezoning 24-1082. 19 This application is out of order to be heard and is being 20 21 continued to the October 15, 2024 ZHM Hearing. And that concludes our published withdrawals and continuances. 22 23 HEARING MASTER: Thank you so much. I appreciate it. Let me start by going over our procedures for 24 tonight's hearing. Our hearing tonight consists of agenda items 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE | OF 4

SIGN-IN SHEET: RFR, (ZHM.) PHM, LUHO

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Todd Pressman RZ 24-1023 MAILING ADDRESS NOO 14 CITY T. POP STATE T ZIP NAME GRACEEME COMAS APPLICATION # MAILING ADDRESS 805 Old Darlay A RZ 24-1023 CITY Seffner STATE FC ZIP 3258 PHONE 390 NAME Lileen Rosalio APPLICATION # MAILING ADDRESS 5827 E Columbus De. RZ 24-1082 CITY Tampa STATE FL ZIP33619 PHONE 813-520-20 PLEASE PRINT
NAME PRINT (Truett Gardner) APPLICATION # MAILING ADDRESS 400 N. Holy Chim mm 24-0397 CITY 12 STATE FL ZIP 37629 PHONE 313-221-9600 PLEASE PRINT APPLICATION # NAME Addie Clark MAILING ADDRESS 400 NATHREY Dr. mm 24-0397 CITY TUMPA STATE TU ZIP 33603 PHONE 813-221-9600 NAME SECRET DELYKO APPLICATION # mm MAILING ADDRESS 9002 N RIVER RD 24-0397 CITY TAMPA STATE FL ZIP 38135 PHONE \$13 230998)

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamera Jo Harriey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME PEDRO TOLEDO			
mm	MAILING ADDRESS 8931 N. RIVER Rd			
24-6397	CITY			
APPLICATION #	NAME Daniel Royas			
mm	MAILING ADDRESS 9013 N River RO (Rd)			
24-0397	CITY Tu may STATE PL ZIP 33G35 PHONE 727-618-2182			
APPLICATION #	PLEASE PRINT NAME Shawnae Barlow			
mm	MAILING ADDRESS 8908 N River Rd			
24-0397	CITY TAMPA STATE FL ZIP 33635PHONE 384-1253			
APPLICATION #	NAME VORMINE Browse			
rhm	MAILING ADDRESS 3432 Sp 580, Sarry Harris			
24-0397	CITY Streety Knesse STATE FL ZIP3 N.S. PHONE 727 1/79-574			
APPLICATION #	NAME ROBERT SCARALLO			
mm	MAILING ADDRESS 12749 W. Hillsbosough ave			
24-0397	CITY <u>lawon</u> STATE <u>F</u> ZIP <u>37635</u> PHONE <u>9/3 3688339</u>			
APPLICATION #	NAME Barbara Macelli			
74-0397	MAILING ADDRESS 8811 n. River Rd.			
(VS)	CITY Tampa STATE FL ZIP 33635 PHONE 3832			

PAGE 3 OF 4

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

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # NAME Tomothy Neldrer mm MAILING ADDRESS 5904-A. Harte Oaks Pakung 24-0397 CITY Tapa STATE FL ZIP33610 PHONE 813-253-5311 PLEASE PRINT **APPLICATION #** David Levon NAME mm MAILING ADDRESS 201 IV Funklin Street, STE 1400 24-0397 CITY Tampa STATE FL ZIP 3360 PHONE (M3) 635-558 PLEASE PRINT APPLICATION # NAME Todd Pressman MAILING ADDRESS NO JUST ACCE THE mm CITY D. STATE ZIP ZIP PHONE 24-0691 NAME ROSELON MANMOCK APPLICATION # mm MAILING ADDRESS 3802 Corporex Park Dr.S 24-0691 CITY TAMPA STATE 17 ZIP 33619 PHONE 8134822005 PLEASE PRINT **APPLICATION #** NAME Dominic Pafundi mm MAILING ADDRESS 9910 Alafia River Ln. 24-0691 CITY Gibsonton STATE PL ZIP 33534 PHONE 9789 PLEASE PRINT APPLICATION # NAME Michelle Pineda mm MAILING ADDRESS 9918 Alafia River Ln. 24-0691

CITY Gibsonton STATE PL ZIP 33534 PHONE 0336

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

PAGE 4 OF 4

DATE/TIME: 10/28/24 6:00pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME MICHAEL YATES PALU TRAFFIC mm MAILING ADDRESS 4006 S. MACDILL AND 24-0691 CITY AMPA STATE FL ZIP 33611 PHONE 813 205 8057 NAME Todd Pressman APPLICATION # RZ MAILING ADDRESS 200 2nd Ave S. #491 24-0722 CITY St. Pete STATE PL ZIP 33701 PHONE 727-804 PLEASE PRINT,
NAME LESSE BLACKSTOCK APPLICATION # RZ MAILING ADDRESS 1646 W SNOW AVENUE, SUITE 174 74-0789 CITY TAMPA STATE FL ZIP 3360C PHONE 8 B. 455. 2184 NAME Isabelle Olbert APPLICATION # R7 MAILING ADDRESS 1000 b. ashley or # 900 CITY Dungou STATE ZIB3602 PHONE 3310976 24-0932 NAME Kami Cor but APPLICATION # MAILING ADDRESS 10/ Ellemeds Blvd Ste 3700 mm 24-1044 CITY TANNA STATE ZIPS SULD PHONE 813-2278424 NAME JOSSICA KOWA APPLICATION # MAILING ADDRESS 3810 Northdale Blud mm CITY TOMPA STATE PL ZIP 3642 PHONE 656 444 0012 24-1044

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 10-28-2024

HEARING MASTER: Pamela Jo Hatley PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1023	Todd Pressman	Applicant Presentation Packet – thumb drive	No
MM 24-0397	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0397	Jonathan Brewer	2. Opposition Packet	No
MM 24-0397	Daniel Rojas	3. Opposition Packet	No
MM 24-0691	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0691	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
MM 24-0691	RoseAnn Hammock	3. Opposition Packet	No
RZ 24-0722	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0722	Jared Follin	2. Revised Staff Report	Yes (Copy)
RZ 24-0789	Jared Follin	1. Revised Staff Report	Yes (Copy)
RZ 24-0932	Isabelle Albert	1. Applicant Presentation Packet	No
MM 24-1044	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-1044	Jessica Kowal	2. Applicant Presentation Packet	No

OCTOBER 28, 2024 ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 28, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

- Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.
- A. WITHDRAWALS AND CONTINUANCES
- Michelle Heinrich, Development Services (DS), introduced staff and stated there were no changes/withdrawals/continuances.
- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Cheif Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-1023

- Michelle Heinrich, DS, called RZ 24-1023.
- Testimony provided.
- ► Pamela Jo Hatley, ZHM, closed RZ 24-1023.

C.2. RZ 24-1082

- Michelle Heinrich, DS, called RZ 24-1082.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1082.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 24-0397

- Michelle Heinrich, DS, called MM 24-0397.
- Testimony provided.

OCTOBER 28, 2024 ZONING HEARING MASTER

▶ Pamela Jo Hatley, ZHM, closed MM 24-0397.

D.2. MM 24-0691

- Michelle Heinrich, DS, called MM 24-0691.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-0691.

D.3. RZ 24-0722

- Michelle Heinrich, DS, called RZ 24-0722.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0722.

D.4. RZ 24-0789

- Michelle Heinrich, DS, called RZ 24-0789.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-0789.

D.5. RZ 24-0932

- Michelle Heinrich, DS, called RZ 24-0932.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-0932.

D.6. MM 24-1044

- Michelle Heinrich, DS, called MM 24-1044.
- ► Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-1044.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:43 p.m.

Application No. RZ 24-0933 Name: ISabelle Albert Entered at Public Hearing: ZHM Exhibit # Date: 10128134 Date: 10138134

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PD 24-0932

Zoning Hearing Master Hearing

October 28, 2024





SUBJECT SITE

2.34 +/- ACRES

8524 RIVERVIEW DRIVE

SOUTHSHORE COMMUNITY PLAN

URBAN SERVICE AREA



PD 24-0932

SURROUNDING AREA

RESIDENTIAL DEVELOPMENT.

COMMERCIAL USE THE WEST



FUTURE LAND USE & ZONING

FUTURE LAND USE: CMU-12

CURRENT ZONING: AGRICULTURAL SINGLE FAMILY (AS-1)





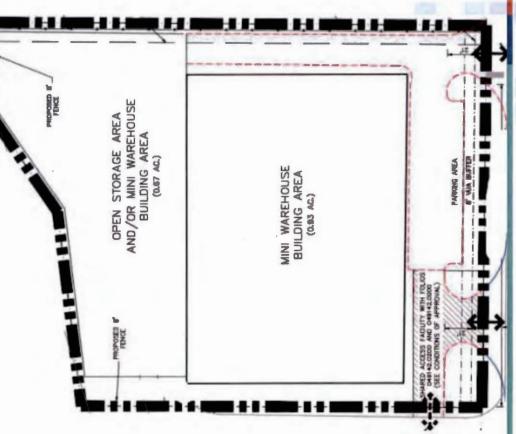
PD 24-0932

REQUEST

REZONING TO PLANNED DEVELOPMENT (PD)

50,965 SF MINI WAREHOUSE & OPEN STORAGE

MEETS POLICIES 1.4, OBJECTIVES 7, 8, AND 16 OF THE COMPREHENSIVE PLAN MEETS GOAL 2 OF THE SOUTHSHORE AREAWIDE PLAN



STAFF FINDINGS

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

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

NO OBJECTIONS FROM REVIEWING AGENCIES.

Thank you PD 24-0932

half

PARTY OF RECORD

NONE