

Rezoning Application: PD 24-0183

Zoning Hearing Master Date: April 15, 2024

BOCC Land Use Meeting Date: June 11, 2024

1.0 APPLICATION SUMMARY

Applicant: Green Label Ventures, LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 2.47

**Community
Plan Area:** East Lake/Orient Park

Overlay: None



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow an existing pest control business to expand to allow the construction of a vehicle storage building to store their trucks.

Zoning:	Existing	Proposed
District(s)	BPO	PD 24-0183
Typical General Use(s)	Office	Contractor's Office without Open Storage
Acreage	2.47 (107,593.2 sq. ft.)	2.47 (107,593.2 sq. ft.)
Density/Intensity	.20 FAR	.09 FAR
Mathematical Maximum*	21,518.6 square feet	9,683.37 gross square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	BPO	PD 24-0183
Lot Size / Lot Width	7,000 square feet / 150'	NA
Setbacks/Buffering and Screening	50' Front 25' Sides 50' Rear	40' Front (South) 50' Side (East) 10' Side (West) 20' Rear (North)
Height	50'	35'

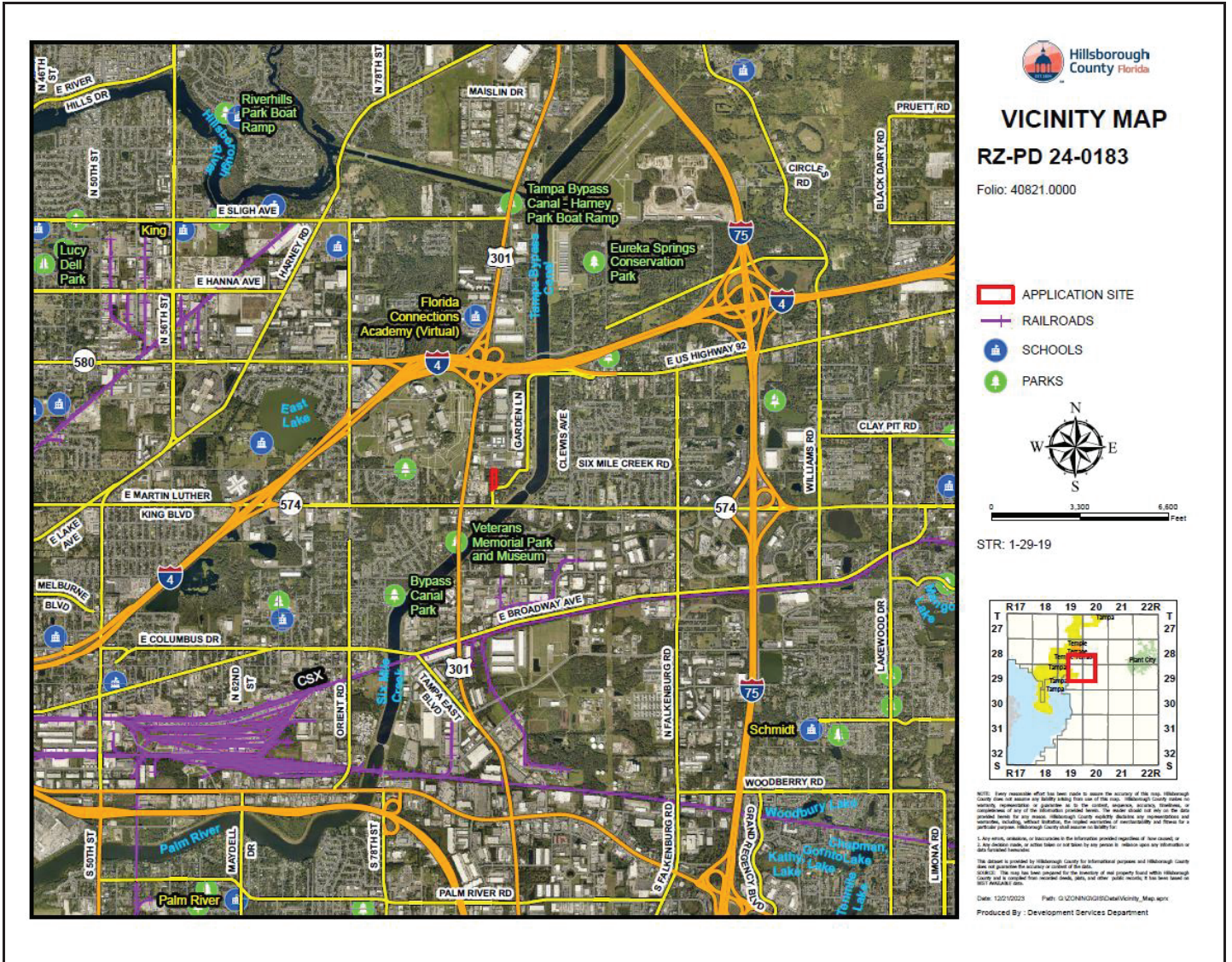
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

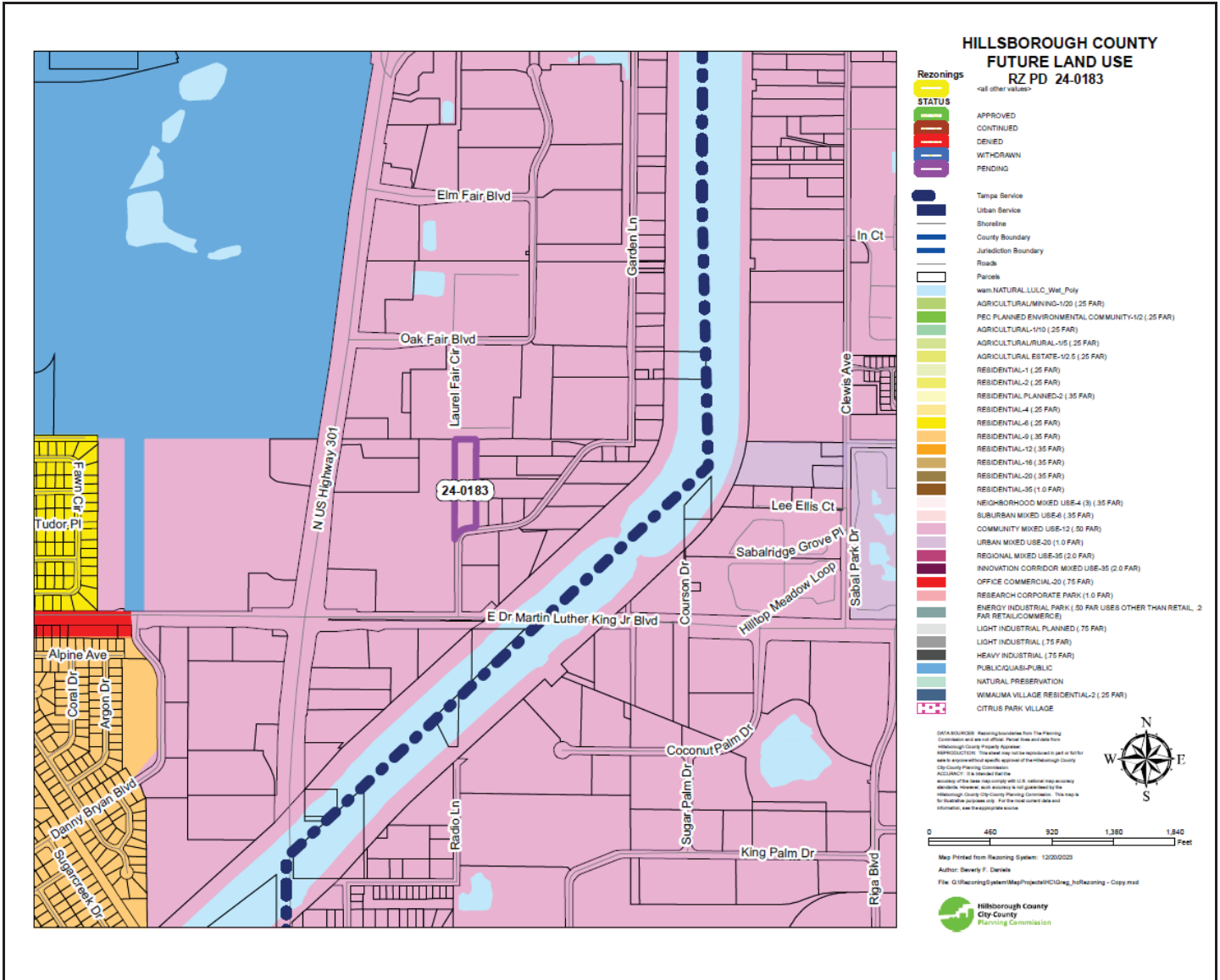


Context of Surrounding Area:

The subject site is generally located at 4002 Garden Lane. It is in the Tampa/Urban Service Area and within the East Lake Orient Park Community Planning Area. The surrounding area consists of residential single-family to the east along Garden Lane, industrial uses to the north and west, and one commercial use nearby to the south near the intersection with East M.L.K. Jr. Boulevard. Along M.L.K Jr. Boulevard more commercial uses can be found including restaurants, convenience stores, and other types of businesses. The Tampa Bypass Canal, Canal C-135, is approximately 675 feet to the southeast.

2.0 LAND USE MAP SET AND SUMMARY DATA

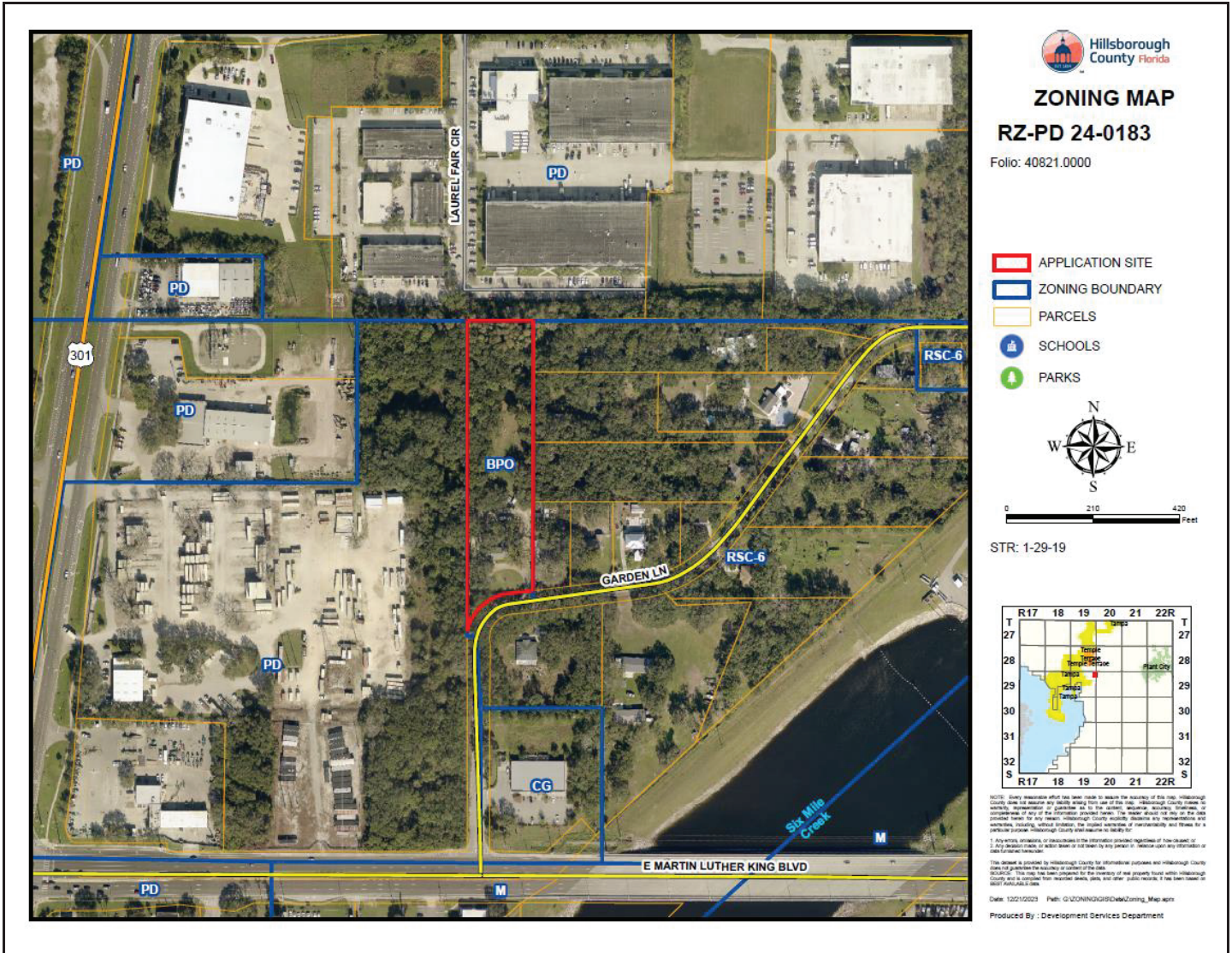
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	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. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the located of incompatible uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

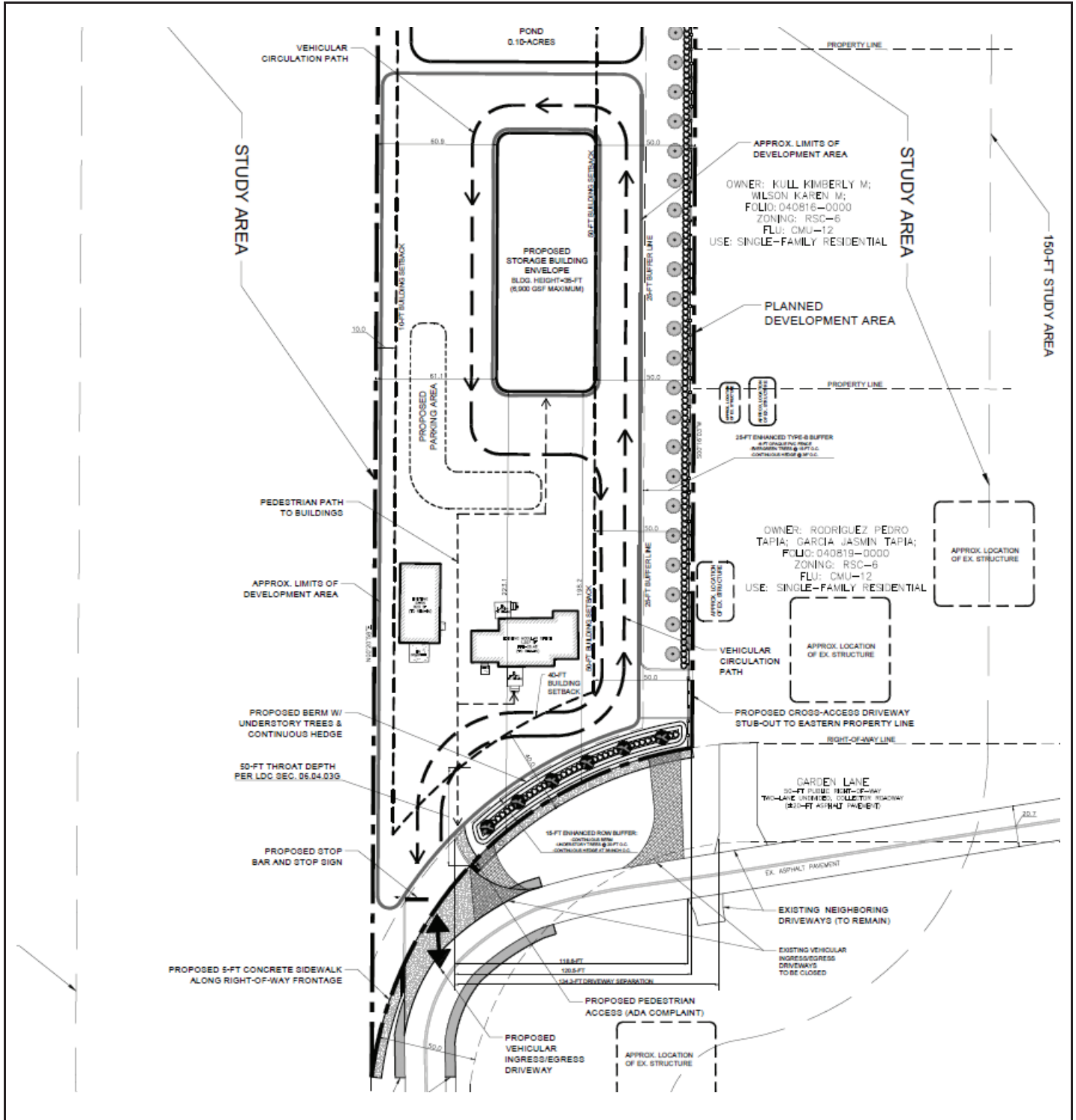


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-0437	Office uses- 446,000 sf Light Industrial Uses – 700,000 sf	Office / Light Industrial	Offices
South	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
East	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
West	PD 98-1451	0.18 FAR	Intensive Commercial	Outdoor Storage

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	816	61	84
Proposed	88	15	18
Difference (+/1)	(-728)	(-46)	(-66)

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Administrative Variance Requested	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,337 x 9 = \$12,033 Fire: \$34 x 9 = \$306				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 2.47-acre tract to a Planned Development to allow a Contractor's Office without Open Storage or Exterminator use. The property is currently zoned BPO and is utilized as an office for a pest control company that operates out of the existing home. The company has vehicles that they wish to store in an enclosed structure and so are proposing to construct a 6,900 square foot storage building to house the vehicles. The existing structures are to remain and continue to be utilized by the pest control company.

The subject property is located at 4002 Garden Lane. It is within the East Lake Orient Park Community Planned Area and in the Tampa Service Area. Garden Lane is a local road and is mostly accessed by residential single-family uses. The only other property not residentially zoned is a property to the south at the corner of Garden Lane and Dr. Martin Luther King Jr. Boulevard, which is zoned CG, Commercial General, and is currently a Dollar General. Adjacent to the west and north of the property are properties zoned Planned Development which permit a range of uses includes office, commercial, and light industrial uses.

The proposed buffer and screening requirements for the development considers the vicinity of the residential uses to the east. Along this boundary, the applicants are proposing an enhanced Type B buffer to protect these uses. This buffer will be 25' wide and include a 6' solid PVC fence, a 3' continuous hedge, and a row of evergreen trees planted 20 feet apart. In addition, a 50' building setback is given along this boundary to further separate the development from the residential uses. With the building height being 35', we found this to be an acceptable setback. The applicant is also proposing an enhanced right-of-way buffer along Garden Lane. This buffer will be 15' wide and include a 2' continuous berm, a 3' continuous hedge planted on top of the berm, and a row of understory trees planted 20 feet apart. These enhancements greatly exceed what is normally required by code. Staff finds this to be acceptable in protecting the residential uses to the east. No buffering and screening is proposed along the west and north property boundaries.

The subject property is designated as Community Mixed-Use 12 (CMU-12) on the Future Land Use Plan. The proposed uses are consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The enhanced buffer yard and screening standards will adequately protect the adjacent residential uses from any potential negative impacts. We find the request to rezone to a Planned Development to allow the contractor's office and storage building, with the proposed conditions, to be compatible with the surrounding area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. Prior to certification the applicant shall revise the PD site plan to include a double headed cross access arrow at the required vehicular and pedestrian cross access to the east shown on the site plan. Additionally, the PROPOSED CROSS-ACCESS DRIVEWAY STUB-OUT label shall be revised to state PROPOSED VEHICULAR AND PEDESTRAIN CROSS ACCESS.
2. Prior to certification the applicant shall revise the PD site plan Site Note #23 to say, "All on site driveways and drive aisles are to be private".
3. Prior to certification the applicant shall revise the FAR to 0.075 in the Development Standards table to coincide with the proposed gross square footage shown on the site plan.
4. Prior to certification the applicant shall revise a portion of the buffer and screening label for the eastern boundary from "EVERGREEN TREES @ 20-FT O.C." to "EVERGREEN TREES @ 15-FT O.C."
5. Site plan to remove building square footages provided for each structure on the site plan.

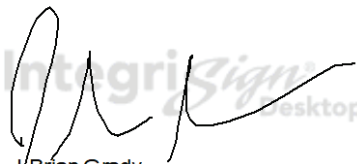
Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 2nd, 2024.

1. The project shall be limited to a contractor's office without open storage or exterminator use.
2. Development Standards for the project shall be as followed:
 - Gross floor area - 0.09 FAR (9,683.4 square feet)
 - Maximum building height – 35'
 - Minimum front yard setback (South) – 40'
 - Minimum rear yard setback (North) – 20'
 - Minimum side yard setback (East) – 50'
 - Minimum side yard setback (West) – 10'
 - a. Buildings shall be located where generally depicted on the site plan.
3. The site is located within a Surface Water Resource Protection Area (SWRPA) and is subject to restrictions and prohibitions, as defined in Land Development Code Part 3.05.00. The use, handling, production, disposal and storage of Regulated Substances associated with nonresidential activities is prohibited except as provided in Land Development Code Part 3.05.00.
4. The subject property shall adhere to the following buffer and screening standards:
 - a. The eastern boundary shall provide a 25-foot wide buffer and include the following screening:
 1. 6-foot solid, opaque PVC fence
 2. A continuous hedge at a height of no less than 3 feet.
 3. A row of evergreen trees not less than 10' tall at the time of planting, a minimum 2-inch caliper, and spaced at no more than 20 feet.
 - b. The southern boundary shall provide a 15-foot wide buffer and include the following screening:
 1. A continuous berm at a height no less than 2 feet.
 2. A continuous hedge at a height no less than feet planted a minimum of 36-inches on center planted on top of berm.

3. A continuous hedge at a height no less than 3 feet planted a minimum of 36-inches on center planted on top of berm.
 4. A row of understory trees at a height no less than 6 feet at the time of planted and spaced at no more than 15 feet apart.
5. The project shall be permitted one access connection to Garden Ln. and shall provide for vehicular and pedestrian cross-access to the adjacent property to the east, as shown on the PD site plan.
6. The existing project driveways shall be removed and resodded.
7. If PD 24-0183 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Garden Lane. The developer shall construct improvements to Garden Ln. consistent with the Design Exception (dated April 2, 2024) and found approvable by the County Engineer (April 3, 2024). Specifically, the developer shall construct 5-foot wide paved shoulders adjacent to, and on the opposite side of, the project entrance.
8. If PD 24-0183 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated April 2, 2024), which was found approvable on April 3, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access and next closest driveways to the east) such that a minimum spacing of +/- 120 feet and +/-134 feet is permitted.
9. A sidewalk shall be constructed along the project's Garden Ln. frontage consistent with the LDC.
10. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
11. Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
12. Approval of the zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify an impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdiction determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 site development plan approval.
- 17. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Apr 8 2024 11:04:39

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.

APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

**GREEN SOLUTIONS CONTRACTOR'S OFFICE
 PLANNED DEVELOPMENT
 4002 GARDEN LANE
 TAMPA, FL 33610
 SECTION 01, TOWNSHIP 29 S, RANGE 19 E**

SITE DATA TABLE

- 1. PROJECT NAME: GREEN SOLUTIONS CONTRACTOR'S OFFICE PLANNED DEVELOPMENT
- 2. TOTAL ACRES OF SITE: 1.02
- 3. TOTAL ACRES OF DEVELOPMENT: 0.75
- 4. ZONING DISTRICT: PD-1
- 5. ADJACENT PARCELS: TO THE NORTH: 4008 GARDEN LANE; TO THE SOUTH: 4004 GARDEN LANE; TO THE WEST: 4000 GARDEN LANE; TO THE EAST: 4010 GARDEN LANE
- 6. PLANNED DEVELOPMENT: OFFICE BUILDING, PARKING, AND LANDSCAPE
- 7. PLANNED DEVELOPMENT PERMITTED UNDER PD-1
- 8. PREPARED BY: CIVIL ON DEMAND, LLC
- 9. DATE: APRIL 2, 2024

SITE NOTES

- 1. THE PROJECT SITE IS LOCATED WITHIN THE GREEN SOLUTIONS CONTRACTOR'S OFFICE PLANNED DEVELOPMENT AREA.
- 2. THE SITE IS LOCATED WITHIN THE GREEN SOLUTIONS CONTRACTOR'S OFFICE PLANNED DEVELOPMENT AREA.
- 3. THE SITE IS BOUNDARIED BY THE PLANNED DEVELOPMENT AREA TO THE NORTH, WEST, AND SOUTH.
- 4. THE SITE IS BOUNDARIED BY THE PLANNED DEVELOPMENT AREA TO THE NORTH, WEST, AND SOUTH.
- 5. THE SITE IS BOUNDARIED BY THE PLANNED DEVELOPMENT AREA TO THE NORTH, WEST, AND SOUTH.
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- 18. THE SITE IS BOUNDARIED BY THE PLANNED DEVELOPMENT AREA TO THE NORTH, WEST, AND SOUTH.
- 19. THE SITE IS BOUNDARIED BY THE PLANNED DEVELOPMENT AREA TO THE NORTH, WEST, AND SOUTH.
- 20. THE SITE IS BOUNDARIED BY THE PLANNED DEVELOPMENT AREA TO THE NORTH, WEST, AND SOUTH.

LEGAL DESCRIPTION

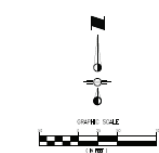
LOT 10, MAP 14,000,000, GREEN SOLUTIONS CONTRACTOR'S OFFICE PLANNED DEVELOPMENT, SECTION 01, TOWNSHIP 29 S, RANGE 19 E, HILLSBOROUGH COUNTY, FLORIDA.



VICINITY MAP

OWNER / APPLICANT:
GREEN LABEL VENTURES, LLC
 4002 GARDEN LANE
 TAMPA, FL 33610
 CONTACT: BENJAMIN BERENSON
 PHONE: (813) 844-7326

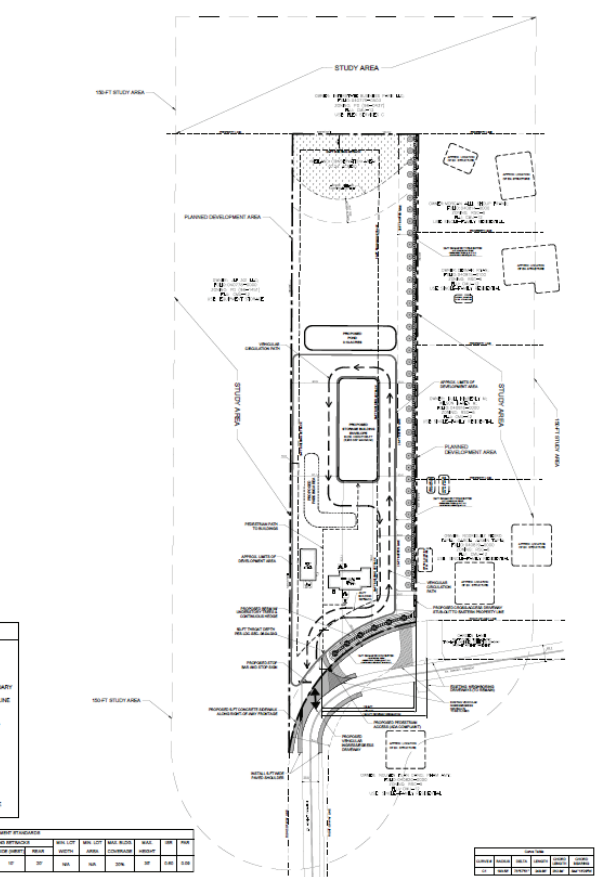
PREPARED BY:
CIVIL ON DEMAND, LLC
 13408 N FLORIDA AVENUE, SUITE 101
 TAMPA, FL 33613
 CONTACT: DANIEL J. BERSON
 PHONE: (813) 434-1414



LEGEND

- ◀ ▶ INGRESS/EGRESS LOCATION
- VEHICULAR CIRCULATION
- PLANNED DEVELOPMENT BOUNDARY
- ADJACENT PARCEL BOUNDARY LINE
- ◉ METALAND CONSERVATION AREA
- ◉ PROPOSED EVERGREEN TREE
- ◉ PROPOSED UNDERPLANTY TREE
- ◉◉◉◉◉ PROPOSED CONTINUOUS HEDGE

PROJECT USE	DEVELOPMENT CAPACITY											
	RESIDENTIAL	OFFICE	RETAIL	INDUSTRIAL	COMMERCIAL	RECREATION	OTHER	PAVED	IMPAVED	GRAVEL	ASPHALT	CONCRETE
RESIDENTIAL	15	10	5	1	1	1	1	1	1	1	1	1
OFFICE	10	15	10	1	1	1	1	1	1	1	1	1
RETAIL	5	10	15	1	1	1	1	1	1	1	1	1
INDUSTRIAL	1	1	1	15	1	1	1	1	1	1	1	1
COMMERCIAL	1	1	1	1	15	1	1	1	1	1	1	1
RECREATION	1	1	1	1	1	15	1	1	1	1	1	1
OTHER	1	1	1	1	1	1	15	1	1	1	1	1
PAVED	1	1	1	1	1	1	1	15	1	1	1	1
IMPAVED	1	1	1	1	1	1	1	1	15	1	1	1
GRAVEL	1	1	1	1	1	1	1	1	1	15	1	1
ASPHALT	1	1	1	1	1	1	1	1	1	1	15	1
CONCRETE	1	1	1	1	1	1	1	1	1	1	1	15



CIVIL ON DEMAND, LLC
 13408 N FLORIDA AVENUE, SUITE 101
 TAMPA, FL 33613
 CONTACT: DANIEL J. BERSON
 PHONE: (813) 434-1414

TITLE OF DOCUMENT
 GREEN SOLUTIONS CONTRACTOR'S OFFICE PLANNED DEVELOPMENT
 4002 GARDEN LANE
 SECTION 01, TOWNSHIP 29 S, RANGE 19 E
 HILLSBOROUGH COUNTY, FLORIDA

DATE
 APRIL 2, 2024

SCALE
 AS SHOWN

BY
 DANIEL J. BERSON

CHECKED BY
 BENJAMIN BERENSON

APPROVED BY
 BENJAMIN BERENSON

DATE
 APRIL 2, 2024

PROJECT #
 GREEN SOLUTIONS - HILLSBOROUGH COUNTY PLANNED DEVELOPMENT (2024-0183)

SHEET #
 1

APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: ELOP / CENTRAL

DATE: 4/04/2024 (*Revised 4/15/24*)
AGENCY/DEPT: Transportation
PETITION NO: PD 24-0183

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

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted one access connection to Garden Ln. and shall provide for vehicular and pedestrian cross-access to the adjacent property to the east, as shown on the PD site plan.
- The existing project driveways shall be removed and resodded.
- If PD 24-0183 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Garden Lane. The developer shall construct improvements to Garden Ln. consistent with the Design Exception (dated April 2, 2024) and found approvable by the County Engineer (April 3, 2024). Specifically, the developer shall construct 5-foot wide paved shoulders adjacent to, and on the opposite side of, the project entrance.
- If PD 24-0183 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated April 2, 2024), which was found approvable on April 3, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access and next closest driveways to the east) such that a minimum spacing of +/- 120 feet and +/- 134 feet is permitted.
- A sidewalk shall be constructed along the project's Garden Ln. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

OTHER CONDITIONS:

- Prior to certification the applicant shall revise the PD site plan to include a double headed cross access arrow at the required vehicular and pedestrian cross access to the east shown on the site plan. Additionally, the PROPOSED CROSS-ACCESS DRIVEWAY STUB-OUT label shall be revised to state PROPOSED VEHICULAR AND PEDESTRAIN CROSS ACCESS.

- Prior to certification the applicant shall revise the PD site plan Site Note #23 to say “All on site driveways and drive aisles are to be private”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to a 2.47-acre parcel from Business Professional Office, BPO, to Planned Development to allow for a 9,000 sf contractor’s office. The site is located the west side of Garden Ln., approximately 540 feet north of East Martin Luther King Blvd. The Future Land Use designation is Commercial Mixed Use 12 (CMU-12).

Trip Generation Analysis

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

Approved BPO Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO: 21,519sf, Medical Office (ITE 720)	816	61	84

Proposed PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 9,000 sf, Contractor’s Office (ITE 180)	88	15	18

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(-)728	(-)46	(-)66

The proposed rezoning would generally result in a decrease of trips potentially generated by -728 average daily trips, -46 trips in the a.m. peak hour, and -66 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Garden Lane is a substandard, undivided two-lane rural collector roadway. The roadway is characterized by +/- 10-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a +/- 50-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to improve the roadway with paved shoulders. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS

The PD site plan proposes to replace the two existing driveway connections with one full access connection and provide for vehicle and pedestrian cross access connection stubout to the east. The proposed access connection on Garden Ln. does not meet the minimum 245ft spacing requirement found in LDC, Sec. 6.04.07. The driveways serving the residential lots to the east of the subject property are located +/-120 feet and +/-134 feet from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to be located within the required spacing. See section titled Requested Administrative Variance herein for greater detail.

The proposed cross access to the east is required pursuant to County LDC, Sec. 6.04.03. Q. However, prior to certification the PD site plan must be revised in order to make it clear that the cross-access stub out is to provide for both vehicular and pedestrian cross access consistent with the requirements of LDC, Sec. 6.04.03.Q.

The project internal circulation is served by private drives and the PD site plan shows a general pedestrian circulation pattern. Staff notes that the required internal pedestrian connections must include a sidewalk stub out to the cross access connection to the east.

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

REQUESTED DESIGN EXCEPTION– GARDEN LANE SUBSTANDARD ROADWAY

As Garden Ln. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated April 2, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2024). The developer will be required to construct +/-100-linear feet of 5-foot wide paved shoulder on the northbound travel lane and +/-135-linear feet of 5-foot wide paved shoulder on the southbound travel lane along the curvature of Garden Lane adjacent to the project site.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 2, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Garden Ln. access connection. Per the LDC, a connection on a Class 6 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 120 feet and +/-134 feet from two residential driveways to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 3, 2024.

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

LEVEL OF SERVICE (LOS)

Garden Lane is not a regulated roadway in the County Level of Service (LOS) Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 5:30 PM
To: Daniel Bergin [dbergin@ondemandfl.com]
CC: slaccabue@ondemandfl.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0183 Design Exception & Administrative Variance Review
Attachments: 24-0183 DEAd 04-02-24_1.pdf; 24-0183 AVAd 04-02-24_1.pdf

Danny,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0183 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, April 3, 2024 1:28 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0183 Design Exception & Administrative Variance Review

Hello Mike,

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

dbergin@ondemandfl.com
slaccabue@ondemandfl.com
follinj@hcfl.gov
perezrl@hcfl.gov

Best Regards,

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

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

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

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Garden Ln - Substandard Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Resub Garden Ln - Substandard Road <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub Garden Ln - Substandard Road <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Green Solutions Contractor's Office
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	040821-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Daniel Bergin, P.E. of Civil On Demand, LLC
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	BPO
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0183
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	PI# 6787
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Civil On Demand, LLC
15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

April 2, 2024

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

Re: **Green Labels Ventures LLC**
PD No. 24-0183
Folio No. 040821-0000

Dear Mr. Williams,

The Applicant, Green Label Ventures, LLC (“GLV”) proposes to rezone the Property to PD to allow the following limited Commercial General (CG) uses: Contractor’s Office without Open Storage. The general development PD site plan proposes a new enclosed storage building which, collectively, will not exceed 8,000 square feet. The current use of the Property as BPO limits the business capabilities of the pest control company. The proposed change of use to Contractor’s Office with No Outside Storage will permit the tenant, Green Solutions, to operate their current business as required by Hillsborough County Land Development Code. Green Solutions has occupied this property since July of 2012.

Reason for Design Exception

The Hillsborough County Land Development Code Section 6.04.03L states the following:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works

The transportation infrastructure serving the site is Garden Lane (collector road). Garden Lane is currently in substandard condition. Per LDC Section 6.04.03L, Garden Lane must be upgraded to meet County Standards. Garden Lane is a 2-lane undivided collector rural roadway that is required to be improved and upgraded per TTM Standard Detail TS-7.

In discussions and correspondence with the County’s Transportation review staff, it was determined that a design exception is necessary to Hillsborough County Technical Manual per Section 1.7.2 to meet Section 6.04.03L for Garden Lane from MLK Blvd. to the project access.

Existing Right-of-Way Conditions: Garden Lane

Garden Lane is an existing 2-lane undivided paved roadway that is owned and maintained by Hillsborough County. The roadway is required to meet the typical roadway section TS-7 of the Hillsborough County TTM. Details for the Garden Lane are as follows:

- Roadway Classification
 - Rural Collector
 - Less than 10,000 AADT
 - Speed Limit = 30 MPH
- ROW Width = 50 feet
- Pavement Width = 20 to 24 feet (Asphalt)
 - The centerline of pavement does not match centerline of ROW throughout section.
 - A portion of the physical pavement for Garden Lane adjacent to the project site travels outside of the limits of the County right-of-way and encroaches into Folio No. 040820-0000.
- Sidewalks
 - 5' to 6' sidewalk on the westside of ROW from MLK Blvd. to 340-lf north
 - No Sidewalk from 340-lf north of the intersection with MLK Blvd. to the project site.
- Drainage = None

Proposed Improvements: Garden Lane

The following improvements are proposed:

- 100-lf of 5-foot paved shoulder on the northbound travel lane and 135-lf of 5-foot paved shoulder on the southbound travel lane on of the curvature of Garden Lane adjacent to the project site, as shown on Exhibit A.

Justification for Approval

Hillsborough County TTM TS-7 requires the following:

1. Right of Way Width – 96-feet (min.)
2. Travel Lane Width = 12-feet
3. Shoulders = 8-feet (5-feet paved + 3-feet stabilized)
4. Roadside drainage ditches
5. Sidewalks = 5-feet (both sides)

The right-of-way width of Garden Lane between MLK Blvd. and the project access is 50 feet. TS-7 requires a minimum of 96-feet to accommodate the improvements to upgrade the roadway section. **There is insufficient right-of-way to perform these upgrades.** The proposed site access has been relocated to the west to the nearest point to the intersection of Garden Lane and MLK Blvd. None of the property between the project access and MLK Blvd. is owned by the Applicant. As such, it is physically impossible for the applicant to comply with the standards due to lack of sufficient right-of-way width.

A portion of the roadway for Garden Lane encroaches into an adjacent parcel across from the project site (See General Development Plan). In order to comply with TS-7, the applicant would be required to encroach onto the adjacent landowners property to remove and relocate the County's roadway. The encroachment of the roadway is not the fault of the applicant. It is unreasonable to expect the applicant to be granted permission to access and work within the encroachment area. **Crash data has been collected for Garden Lane adjacent to the project area. Three traffic related incidents have been reported dating back to 2009. All were single vehicle accidents. Two of the accidents were distracted drivers. The third accident was alcohol related.**

The applicant is proposing to construct a 5-foot-wide paved shoulder along both sides of Garden Lane within the curvature of the roadway adjacent to the project area. The paved shoulder will add pavement width within the curve and reduce off-tracking that has been occurring in that particular section of roadway.

Finally, the proposed use generates very little traffic volume. The total ADT is 76 and there are only 14 peak AM /15 peak PM trips generated by the project (See Traffic Impact Analysis). Per the Development Review Procedures Manual, the project is below the 50-site generated peak hour trips and is, therefore, classified as a low traffic volume project. The TTM requires a ditch bottom width of 4 feet minimum. The business is also not open to the public and receives little to no outside visitors. The traffic generated from the site is specific to office employees and pest control technicians associated with the business. It is requested that you consider the de minimis impact of the project with respect to the requirement to upgrade Garden Lane.

Conclusion

We trust that the lack of adequate right-of-way width, the proposed paved shoulder addition, and the low traffic volume generated by the project are sufficient justification to grant a design exception as requested for the project. Please also consider that the approval of this design exception and the approval of the PD will cause no tangible difference with how Green Solutions currently operates their business on a daily basis. As such, it is my professional opinion that the approval of this design exception will result in no adverse impacts to the neighboring properties. We trust that sufficient information has been provided to meet your requirements for design exception approval. Please contact me at (813) 434-5744 or via email at dbergin@ondemandfl.com if there are any further comments or concerns.

Sincerely,

CIVIL ON DEMAND



Daniel J. Bergin, Professional Engineer, State of Florida, License No. 69860

This item has been digitally signed and sealed by Daniel J. Bergin, P.E. on 04/02/2024.

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

Daniel J. Bergin, P.E.
President
Florida Professional Engineer No. 69860

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

- A. Exhibit A: General Development Plan: PD 24-0183
- B. Exhibit B: Traffic Impact Analysis
- C. Exhibit C: TTM TS-7
- D. Exhibit D: Hillsborough County Roadways Functional Classification Map
- E. Exhibit E: Crash Data – Garden Lane

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

EXHIBIT B
TRAFFIC IMPACT ANALYSIS

PROJECT NAME: GREEN SOLUTIONS
 PLANNED DEVELOPMENT ZONING APPLICATION
 PROPOSED USE: CONTRACT OFFICE (PEST CONTROL)
 TRAFFIC IMPACT ANALYSIS

PROJECT NARRATIVE:

The property located at 4002 Garden Lane, Tampa, FL 33610 is owned by Green Label Ventures LLC. The business operating from the property is Green Solutions, which is a residential pest control company. There is an existing 1,207 s.f. office building and an 823 s.f. storage shed that are onsite. The site is currently zoned BPO. The owner is requesting a PD Zoning to change the use from BPO to Contractor’s Office. Upon approval of the PD Zoning, it is the intention of the owner and their business, Green Solutions, to construct a new building on the property which will provide secure indoor storage space for up to sixteen service vehicles, equipment, and other materials related to the pest control business.

TRIP GENERATION ASSESSMENT:

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. Civil On Demand reviewed the available ITE land uses and determined that land use code (LUC) 180 “Specialty Trade Contractor,” most closely describes the anticipated use of the site. This LUC includes businesses “primarily involved in providing contract repairs and services to meet industrial and residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.” The trip generation estimate based on LUC 180 is summarized in Table 1.

TABLE 1: TRIP GENERATION REPORT

LAND USE	INDEPENDENT VARIABLE (SF)	DAILY TRIP ENDS	AM PEAK HOUR TRIP ENDS			PM PEAK HOUR TRIP ENDS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
SPECIALTY TRADE CONTRACTOR	7,757	76	10	4	14	5	10	15

CONCLUSION:

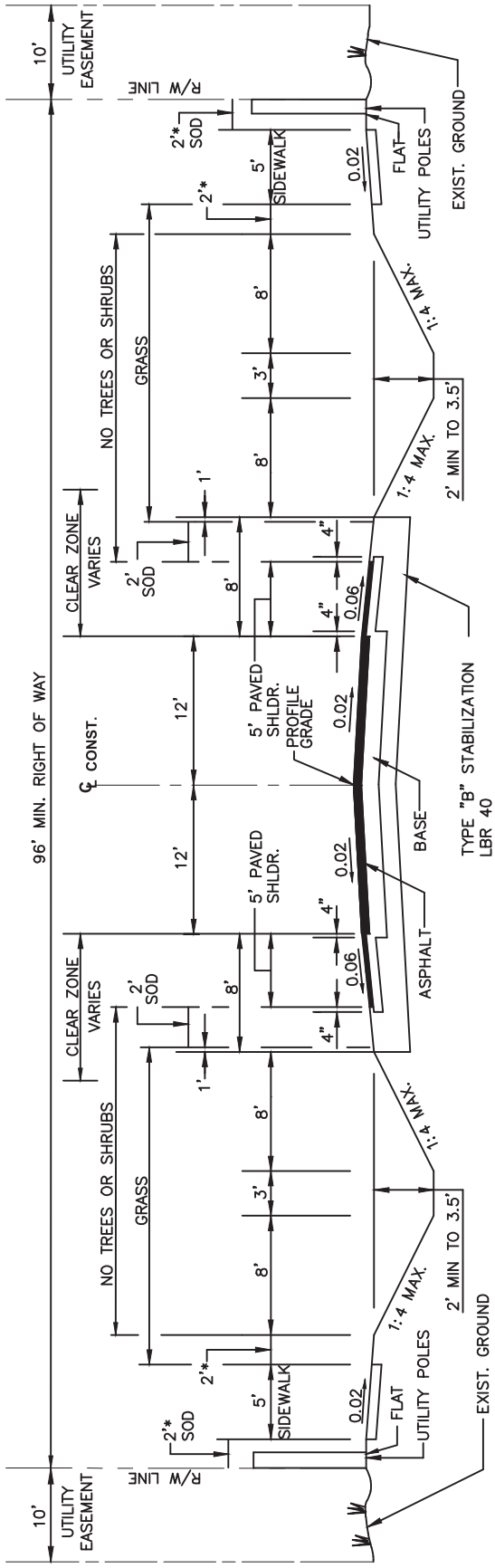
Table 1 shows that the site is expected to generate 14 trips during the weekday AM peak hour and 15trips during the weekday PM peak hour. Trips generated by the site are fewer than the Development Review Procedures Manual threshold of 50 site-generated trips peak hour trips. Therefore, no transportation analysis is required nor is the need for any off-site intersection analysis.

Daniel J. Bergin P.E.
 President of Civil On Demand LLC

EXHIBIT C

TTM TS-7

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



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

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



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

EXHIBIT D

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



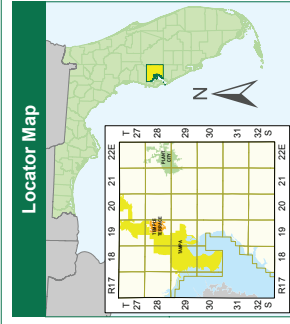
Legend

- Functional Classifications
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-90 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.08.00 SIGNAGE AND UTILITIES
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property towns within Hillsborough County and is not intended to be used for any other purpose. The information contained on this map is for informational purposes only. For verification of the information contained on this map, please contact the Planning and Development Department.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org

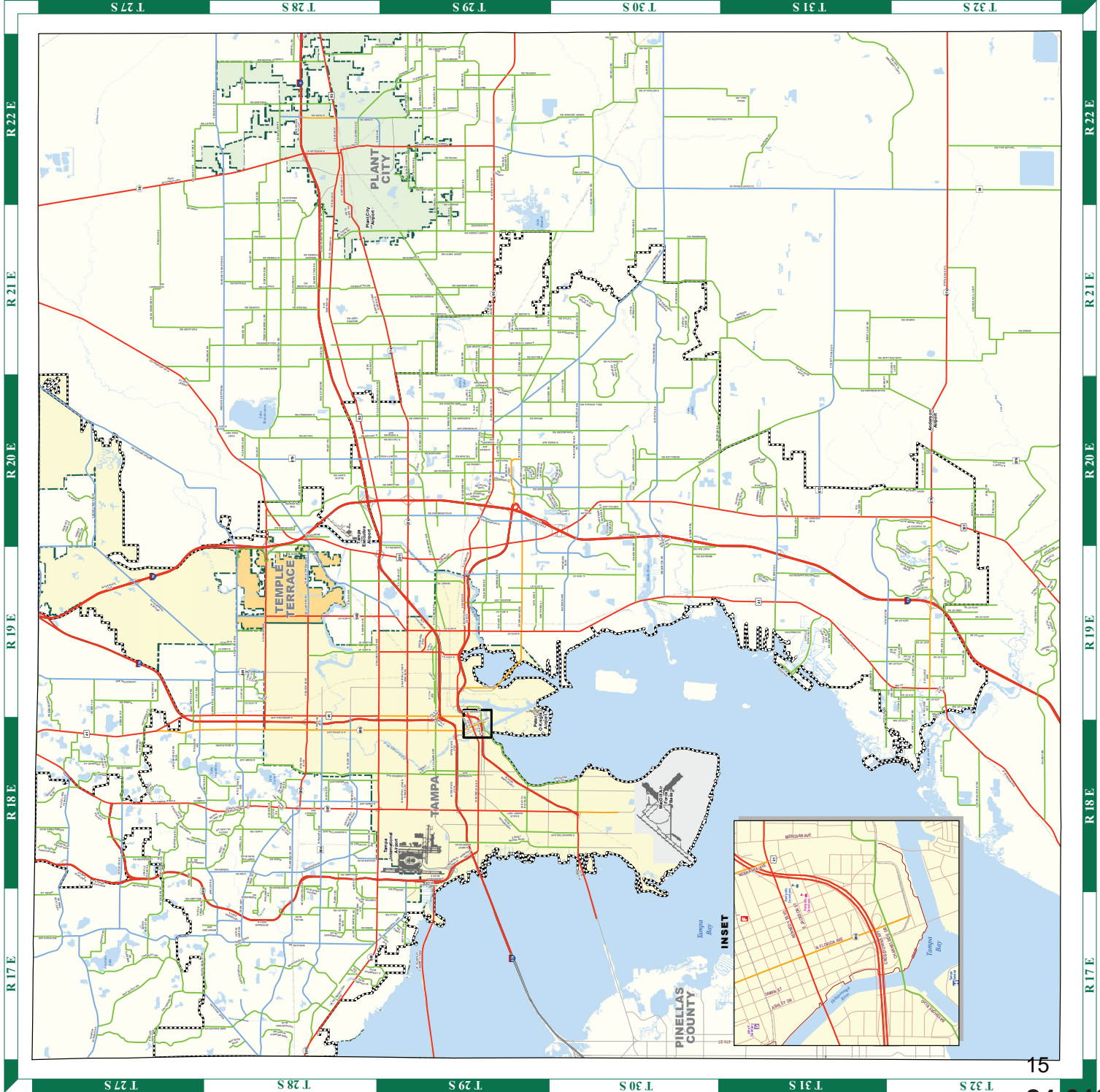


EXHIBIT E
CRASH DATA – GARDEN LANE

The screenshot displays the Hillsborough County Crash Data Management (CDMS) web application. The interface includes a search bar, navigation tabs for 'Data Report', 'Crash Downloads', and 'Help', and a user welcome message for 'JOHN PATRICK'. The main content area is divided into a left sidebar and a right map panel.

Summary

4 crash records returned. (4 mapped)

Map Crashes

1. View Records 2. Export Records 3. Export Reports 4. Collision Diagram 5. System Reports

Quick Summary

Category	2009	2011	2016	2017
Fatal Crashes	0	0	0	0
Severe Crashes	0	0	0	0
Non-Severe Crashes	1	0	0	1
PDO Crashes	0	1	1	0
Total Crashes	1	1	1	1

The map on the right shows a street network with a red polygon highlighting a specific area labeled 'Garden Ln'. A legend titled 'Injury Level' indicates symbols for PDO (blue diamond), Non-Severe (yellow diamond), Severe (orange diamond), and Fatal (red diamond). The map also shows major roads like E Dr. Martin Luther King Jr Blvd and N US Highway 301.

CRASH SYSTEM SOFTWARE POLYGON



**Hillsborough
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Development Services

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Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV - Driveway Spacing <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Resub - AV - Driveway Spacing <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub - AV - Driveway Spacing <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Green Solutions Contractor's Office
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	040821-0000
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
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Name of Person Submitting Request	Daniel Bergin, P.E. of Civil On Demand, LLC
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
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<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0183
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	PI# 6787
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Civil On Demand, LLC
15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

April 2, 2024

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

Re: **Green Labels Ventures LLC**
Administrative Variance Request – Driveway Spacing
PD No. 24-0183
Folio No. 040821-0000

Dear Mr. Williams,

The Applicant, Green Label Ventures, LLC (“GLV”) proposes to rezone the Property to PD to allow the following limited Commercial General (CG) uses: Contractor’s Office without Open Storage. The general development PD site plan proposes a new enclosed storage building which, collectively, will not exceed 9,000 square feet. The current use of the Property as BPO limits the business capabilities of the pest control company. The proposed change of use to Contractor’s Office with No Outside Storage will permit the tenant, Green Solutions, to operate their current business as required by Hillsborough County Land Development Code. Green Solutions has occupied this property since July of 2012.

The project proposes to have one full access driveway onto Garden Lane, which is identified on the Hillsborough County Comprehensive Plan Functional Classification Map as a collector roadway. The driveway will be constructed per Hillsborough County standards. Currently, there are two non-conforming driveways accessing the property from Garden Lane. The existing driveways will be removed and replaced with a singular driveway access that is designed to meet County Standards. Garden Lane is the only available access to public right-of-way.

Reason for Administrative Variance

The Hillsborough County Land Development Code Section 6.04.07-Table: Minimum Spacing classifies Garden Lane as the following:

CLASS 6: Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.

Posted Speed Limit = 30 MPH / Minimum Required Spacing between Driveways = 245-lf

The justification for the variance is as follows:

1. The total width (lot dimension) of the property along the Garden Lane right-of-way for the project site is 160-feet.
2. The closest existing driveway is located east of the project site (See General Development Plan). This existing driveway accesses a single-family residence for Folio No. 040819-0000. The proposed spacing for the new driveway access is 120-lf from the property line & 134-lf from the neighboring eastern driveway.
3. There is insufficient frontage along Garden Lane within the subject site to meet the spacing requirement for the proposed driveway location.

In discussions and correspondence with the County's Transportation review staff, it was determined that an Administrative Variance is necessary to Hillsborough County Land Development Code Section 6.04.07 for the project access due to the site's inability to meet the spacing criteria.

Compliance with Hillsborough County Land Development Code Section 6.04.07

In accordance with the Hillsborough County LDC Sec. 6.04.02.B.3, justification for the Administrative Variance must address criteria (a), (b), and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability if the following circumstances are met:

- a) There is an unreasonable burden on the applicant:
 - a. The subject property has a total width of 160-feet of frontage along Garden Lane. The existing driveway to the east is 13-ft from the subject property. The available frontage width plus the current spacing of the existing driveway equals 173-ft which is less than the required 245-lf. There is no feasible way to meet the criteria due to the close proximity of the existing driveway and the lot dimensions of the subject property. The western most point of the subject property along Garden Lane is only 180-feet away from the existing property. If this administrative variance was denied the applicant would be unable to grant access to their property as there are no available options to meet the minimum spacing criteria. This is a clear demonstration of how the spacing requirements criteria creates an unreasonable burden on the applicant.
- b) The variance would not be detrimental to the public health, safety, and welfare:
 - a. The proposed driveway is shown to be relocated as far west as possible, away from the existing driveway to the east. The proposed relocation of the driveway increased the spacing from 20-lf & 100-lf to 134-lf between the eastern driveway of the adjacent parcel. No other driveways are within 245-lf of the proposed access driveway. The relocated driveway will also provide improved site visibility and will be constructed per County Standards.
- c) Without the variance, reasonable access cannot be provided:
 - a. Garden Lane is the site's only available access to public right-of-way. No other access is achievable. The location of the driveway on the adjacent parcel to the east prohibits the applicant from meeting the spacing requirement. The driveway cannot be moved any further away nor is there any other available options for access to public right-of-way besides Garden Lane. As such, it is physically impossible for the applicant to comply with the standards due to lack of sufficient property width.

Conclusion

We trust that the lack of property width along the right-of-way line of Garden Lane, the location of the proposed driveway, and the restrictive location of the adjacent driveway to the east are sufficient justification to grant an Administrative Variance as requested for the project. Please also consider that the construction of a new driveway that meets County standards with increased spacing will be a net improvement for the access onto Garden Lane and into the project site. As such, it is my professional opinion that the approval of this Administrative Variance will result in no adverse impacts to the neighboring properties. We trust that sufficient information has been provided to meet your requirements for Administrative Variance approval. Please contact me at (813) 434-5744 or via email at dbergin@ondemandfl.com if there are any further comments or concerns.

Sincerely,

CIVIL ON DEMAND



Daniel J. Bergin, Professional Engineer, State of Florida, License No. 69860
This item has been digitally signed and sealed by Daniel J. Bergin, P.E. on 04/02/2024.
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Daniel J. Bergin, P.E.
President
Florida Professional Engineer No. 69860

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

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

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

Attachments:
A. Exhibit A: General Development Plan: PD 24-0183

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	816	61	84
Proposed	88	15	18
Difference (+/-)	(-728)	(-46)	(-66)

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Garden Ln./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 24-0183
Hearing date:	April 15, 2024
Applicant:	Green Label Ventures, LLC
Request:	Rezone to Planned Development
Location:	4002 Garden Lane, Tampa
Parcel size:	2.47 acres +/-
Existing zoning:	BPO
Future land use designation:	CMU-12 (12 du/ga; 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	East Lake-Orient Park Community Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

Rezoning Application: PD 24-0183

Zoning Hearing Master Date: April 15, 2024

BOCC Land Use Meeting Date: June 11, 2024

1.0 APPLICATION SUMMARY

Applicant: Green Label Ventures, LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 2.47

**Community
Plan Area:** East Lake/Orient Park

Overlay: None



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow an existing pest control business to expand to allow the construction of a vehicle storage building to store their trucks.

Zoning:	Existing	Proposed
District(s)	BPO	PD 24-0183
Typical General Use(s)	Office	Contractor's Office without Open Storage
Acreage	2.47 (107,593.2 sq. ft.)	2.47 (107,593.2 sq. ft.)
Density/Intensity	.20 FAR	.09 FAR
Mathematical Maximum*	21,518.6 square feet	9,683.37 gross square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	BPO	PD 24-0183
Lot Size / Lot Width	7,000 square feet / 150'	NA
Setbacks/Buffering and Screening	50' Front 25' Sides 50' Rear	40' Front (South) 50' Side (East) 10' Side (West) 20' Rear (North)
Height	50'	35'

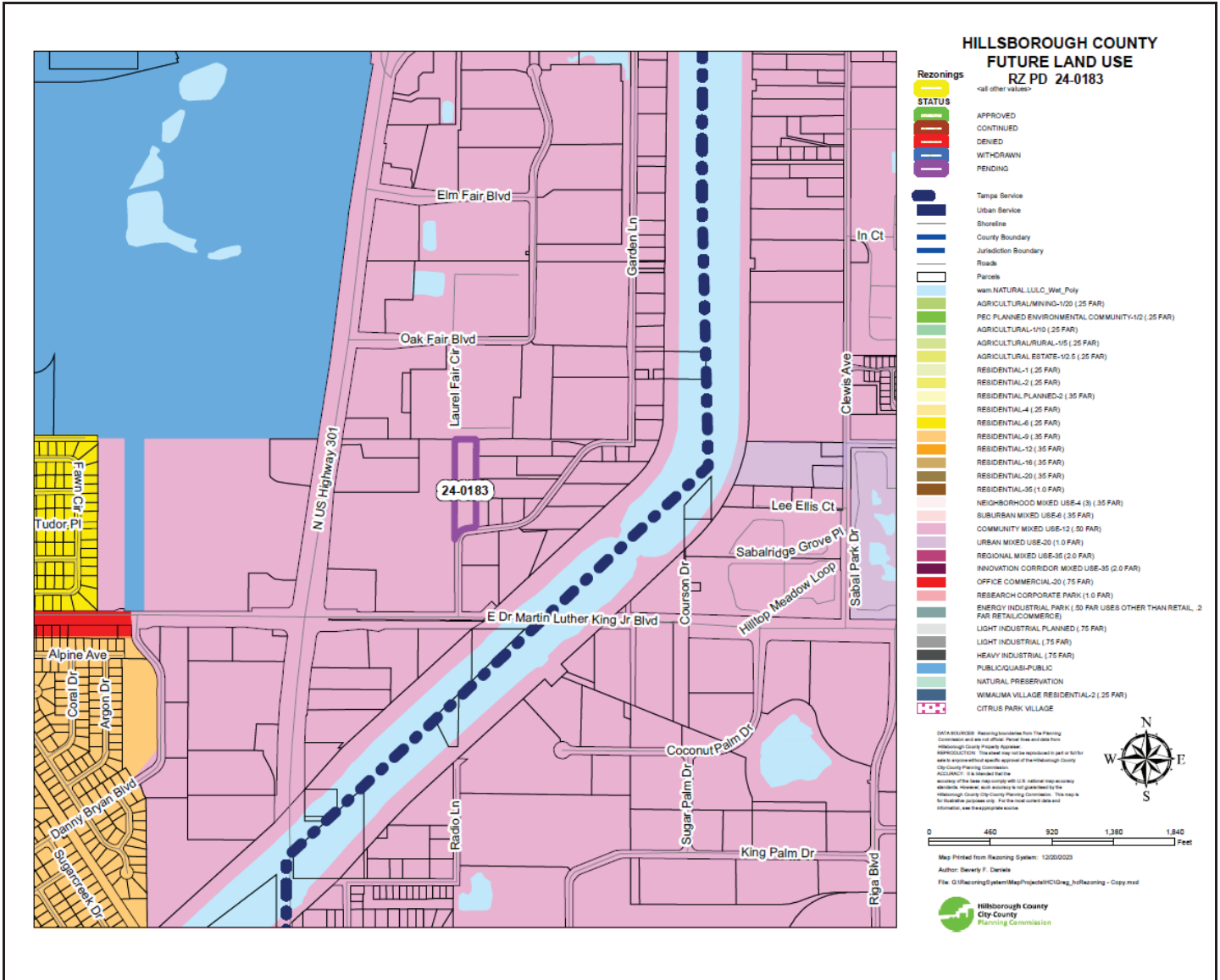
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

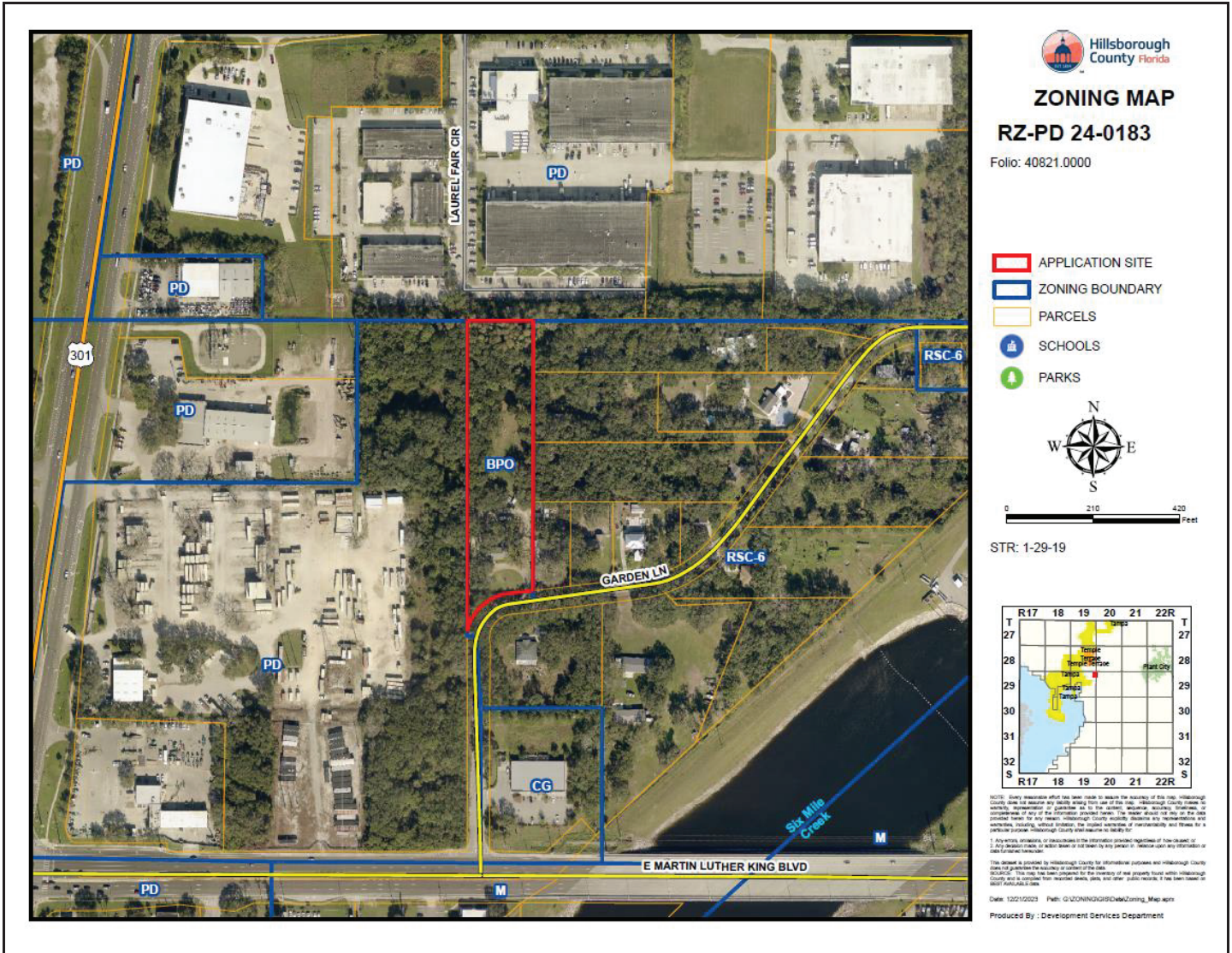
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	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. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the located of incompatible uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

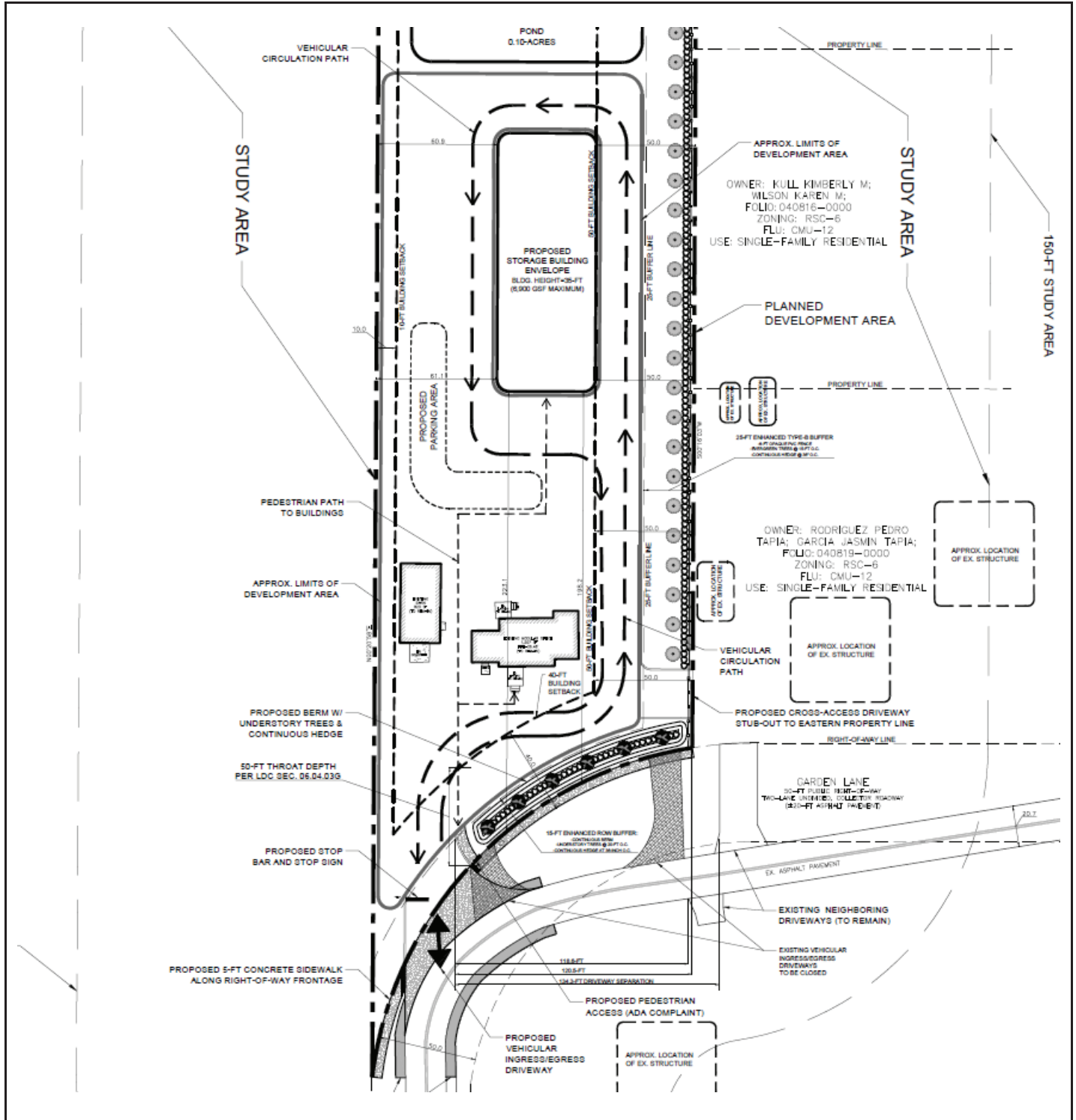


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-0437	Office uses- 446,000 sf Light Industrial Uses – 700,000 sf	Office / Light Industrial	Offices
South	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
East	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
West	PD 98-1451	0.18 FAR	Intensive Commercial	Outdoor Storage

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	816	61	84
Proposed	88	15	18
Difference (+/1)	(-728)	(-46)	(-66)

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Administrative Variance Requested	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,337 x 9 = \$12,033 Fire: \$34 x 9 = \$306				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 2.47-acre tract to a Planned Development to allow a Contractor's Office without Open Storage or Exterminator use. The property is currently zoned BPO and is utilized as an office for a pest control company that operates out of the existing home. The company has vehicles that they wish to store in an enclosed structure and so are proposing a to construct a 6,900 square foot storage building to house the vehicles. The existing structures are to remain and continue to be utilized by the pest control company.

The subject property is located at 4002 Garden Lane. It is within the East Lake Orient Park Community Planned Area and in the Tampa Service Area. Garden Lane is a local road and is mostly accessed by residential single-family uses. The only other property not residentially zoned is a property to the south at the corner of Garden Lane and Dr. Martin Luther King Jr. Boulevard, which is zoned CG, Commercial General, and is currently a Dollar General. Adjacent to the west and north of the property are properties zoned Planned Development which permit a range of uses includes office, commercial, and light industrial uses.

The proposed buffer and screening requirements for the development considers the vicinity of the residential uses to the east. Along this boundary, the applicants are proposing an enhanced Type B buffer to protect these uses. This buffer will be 25' wide and include a 6' solid PVC fence, a 3' continuous hedge, and a row of evergreen trees planted 20 feet apart. In addition, a 50' building setback is given along this boundary to further separate the development from the residential uses. With the building height being 35', we found this to be an acceptable setback. The applicant is also proposing an enhanced right-of-way buffer along Garden Lane. This buffer will be 15' wide and include a 2' continuous berm, a 3' continuous hedge planted on top of the berm, and a row of understory trees planted 20 feet apart. These enhancements greatly exceed what is normally required by code. Staff finds this to be acceptable in protecting the residential uses to the east. No buffering and screening is proposed along the west and north property boundaries.

The subject property is designated as Community Mixed-Use 12 (CMU-12) on the Future Land Use Plan. The proposed uses are consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The enhanced buffer yard and screening standards will adequately protect the adjacent residential uses from any potential negative impacts. We find the request to rezone to a Planned Development to allow the contractor's office and storage building, with the proposed conditions, to be compatible with the surrounding area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. Prior to certification the applicant shall revise the PD site plan to include a double headed cross access arrow at the required vehicular and pedestrian cross access to the east shown on the site plan. Additionally, the PROPOSED CROSS-ACCESS DRIVEWAY STUB-OUT label shall be revised to state PROPOSED VEHICULAR AND PEDESTRAIN CROSS ACCESS.
2. Prior to certification the applicant shall revise the PD site plan Site Note #23 to say, "All on site driveways and drive aisles are to be private".
3. Prior to certification the applicant shall revise the FAR to 0.075 in the Development Standards table to coincide with the proposed gross square footage shown on the site plan.
4. Prior to certification the applicant shall revise a portion of the buffer and screening label for the eastern boundary from "EVERGREEN TREES @ 20-FT O.C." to "EVERGREEN TREES @ 15-FT O.C."
5. Site plan to remove building square footages provided for each structure on the site plan.


Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 2nd, 2024.

1. The project shall be limited to a contractor's office without open storage or exterminator use.
2. Development Standards for the project shall be as followed:
 - Gross floor area - 0.09 FAR (9,683.4 square feet)
 - Maximum building height – 35'
 - Minimum front yard setback (South) – 40'
 - Minimum rear yard setback (North) – 20'
 - Minimum side yard setback (East) – 50'
 - Minimum side yard setback (West) – 10'
 - a. Buildings shall be located where generally depicted on the site plan.
3. The site is located within a Surface Water Resource Protection Area (SWRPA) and is subject to restrictions and prohibitions, as defined in Land Development Code Part 3.05.00. The use, handling, production, disposal and storage of Regulated Substances associated with nonresidential activities is prohibited except as provided in Land Development Code Part 3.05.00.
4. The subject property shall adhere to the following buffer and screening standards:
 - a. The eastern boundary shall provide a 25-foot wide buffer and include the following screening:
 1. 6-foot solid, opaque PVC fence
 2. A continuous hedge at a height of no less than 3 feet.
 3. A row of evergreen trees not less than 10' tall at the time of planting, a minimum 2-inch caliper, and spaced at no more than 20 feet.
 - b. The southern boundary shall provide a 15-foot wide buffer and include the following screening:
 1. A continuous berm at a height no less than 2 feet.
 2. A continuous hedge at a height no less than feet planted a minimum of 36-inches on center planted on top of berm.

3. A continuous hedge at a height no less than 3 feet planted a minimum of 36-inches on center planted on top of berm.
 4. A row of understory trees at a height no less than 6 feet at the time of planted and spaced at no more than 15 feet apart.
5. The project shall be permitted one access connection to Garden Ln. and shall provide for vehicular and pedestrian cross-access to the adjacent property to the east, as shown on the PD site plan.
6. The existing project driveways shall be removed and resodded.
7. If PD 24-0183 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Garden Lane. The developer shall construct improvements to Garden Ln. consistent with the Design Exception (dated April 2, 2024) and found approvable by the County Engineer (April 3, 2024). Specifically, the developer shall construct 5-foot wide paved shoulders adjacent to, and on the opposite side of, the project entrance.
8. If PD 24-0183 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated April 2, 2024), which was found approvable on April 3, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access and next closest driveways to the east) such that a minimum spacing of +/- 120 feet and +/-134 feet is permitted.
9. A sidewalk shall be constructed along the project's Garden Ln. frontage consistent with the LDC.
10. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
11. Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
12. Approval of the zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify an impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdiction determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 site development plan approval.
- 17. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Apr 8 2024 11:04:39

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 April 15, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Daniel Bergin, Civil On Demand, spoke on behalf of the applicant. Mr. Bergin presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

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

Planning Commission

Ms. Jillian Massey, 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 hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Tuan Dang Ngoyen spoke in opposition to the rezoning request and provided testimony as reflected in the hearing transcript. Mr. Ngoyen raised concerns of increased traffic, safety, noise, and crime. He stated the roadway is too narrow and has a dangerous curve where numerous traffic accidents have occurred.

Applicant Rebuttal

Mr. Bergin provided rebuttal testimony and responded to the Zoning Hearing Master's questions as reflected in the hearing transcript.

The hearing officer closed the hearing on RZ-PD 24-0183.

C. EVIDENCE SUBMITTED

Ms. Rosa Timoteo, Hillsborough County Development Services, submitted to the record at the hearing a copy of the revised staff report.

Mr. Bergin submitted to the record at the hearing a copy of the applicant's presentation packet and documents with information on the pest control products the applicant uses in its operations.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 2.47 acres at 4002 Garden Lane, Tampa.
2. The Subject Property is zoned BPO and is designated CMU-12 on the comprehensive plan Future Land Use Map. The Subject Property is in the Urban Services Area and is within the boundaries of the East Lake-Orient Park Community Plan.
3. The general area surrounding the Subject Property consists of residential single-family, industrial, and commercial uses. Commercial and business uses exist to the south along Dr. Martin Luther King Jr. Boulevard. Adjacent properties include a property zoned PD 98-1451 with intensive commercial and outdoor storage uses to the west; a property zoned PD 98-0437 with office and light industrial office park uses to the north; properties zoned RSC-6 with single-family conventional uses to the east; Garden Lane to the south and a property zoned RSC-6 with single-family conventional use to the south across Garden Lane.
4. The Subject Property is developed with a single-story building that is used as an office for a pest control business.
5. The applicant is requesting to rezone the Subject Property to Planned Development to allow a contractor's office without open storage. The applicant is proposing to retain the existing office structure and build a new 6,900-square-foot storage building and parking area. The applicant's site plan shows the proposed storage building will be situated to the Subject Property's north. The applicant is proposing a 25-foot-wide landscape buffer with Type B screening and a 50-foot building setback along the Subject Property's east boundary adjacent to residential uses. The applicant is proposing a maximum building height of 35 feet. The applicant's site plan shows one access point to the Garden Lane public right-of-way in the southwest corner of the Subject Property, which will replace two existing access points. The applicant is proposing a 15-foot-wide buffer with a berm and landscaping along the Subject Property's south boundary adjacent to Garden Lane.
6. The applicant requested a Design Exception for Garden Lane substandard roadway improvements. The County Engineer found the Design Exception approvable. If the rezoning is granted the developer will be required to construct improvements to Garden Lane consistent with the Design Exception, including 5-foot-wide paved shoulders adjacent to and on the opposite side of the project entrance.

7. The applicant requested an Administrative Variance for a reduction of the minimum access spacing to allow minimum spacing of 120 feet and 134 feet between the project access and the next closest driveways to the east. The County Engineer found the Administrative Variance approvable.
8. The neighboring property owner to the south across Garden Lane spoke in opposition to the rezoning and raised concerns related to traffic, safety, noise, and crime. No expert witness testimony or reports or other competent substantial evidence was submitted to the record in support of these concerns. The record demonstrates the proposed use is an existing operation, the new building will be located in the north portion of the Subject Property behind the existing building, the proposed site improvements will provide enhanced buffering and screening that do not currently exist, and the configuration of the new single access point will improve roadway safety.
9. Hillsborough County Transportation staff found the proposed rezoning would generally result in a decrease of trips potentially generated by -728 average daily trips, including -46 trips in the a.m. peak hour and -66 trips in the p.m. peak hour.
10. Development Services Department staff found the proposed buffering and screening standards will adequately protect the adjacent residential uses from any potential negative impacts. Planned Development compatible with surrounding uses subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 2, 2024.
11. Planning Commission staff found the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and compatible with surrounding development pattern.

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

Considering the record as a whole, the evidence demonstrates the proposed Planned Development is in compliance with and does further 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, and citizen testimony, there is substantial competent evidence demonstrating the requested Planned Development is consistent with the *Unincorporated Hillsborough County Comprehensive*

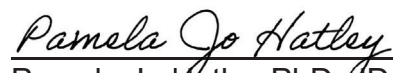
Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

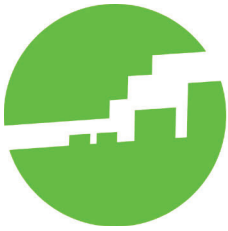
The applicant is requesting to rezone the Subject Property to Planned Development to allow a contractor's office without open storage. The applicant is proposing to retain the existing office structure and build a new 6,900-square-foot storage building and parking area. The applicant requested a Design Exception for Garden Lane substandard roadway improvements. The County Engineer found the Design Exception approvable. The applicant requested an Administrative Variance for a reduction of the minimum access spacing to allow minimum spacing of 120 feet and 134 feet between the project access and the next closest driveways to the east. 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 Planned Development rezoning subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted April 2, 2024.

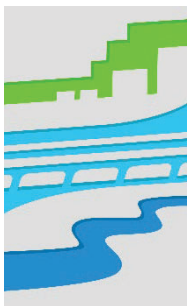

Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

May 6, 2024
Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 15, 2024 Report Prepared: April 03, 2024	Petition: PD 24-0183 4002 Garden Lane <i>West of North US Highway 301 and north of Garden Lane and State Road 574</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (CMU-12)
Service Area	Urban
Community Plan	East Lake-Orient Park
Requested Zoning	Rezoning from Business Professional Office to a Planned Development to allow a contractor's office with enclosed storage.
Parcel Size	2.50 ± acres
Street Functional Classification	Garden Lane – County Collector North US Highway 301 – State Principal Arterial State Road 574 – State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	C



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

Context

- The 2.50 ± acre subject site is located west of North US Highway 301 and north of Garden Lane and State Road 574, also known as, Dr. Martin Luther King Jr. Boulevard.
- The site is located in the Urban Service Area (USA). It is within the limits of the East Lake-Orient Park Community Plan.
- The subject property is located within the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category can be considered for a maximum of up to 12 dwelling units per gross acre and a maximum of up to 0.50 FAR. The CMU-12 Future Land Use category is intended to be urban in intensity and density of uses. Typical uses in the CMU-12 category 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. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.
- CMU-12 surrounds the subject site on all sides. Further northwest is the Public/Quasi-Public (P/Q-P) Future Land Use Category.
- The subject site currently contains a residential pest control company, Green Solutions, which contains a single modular office building, a storage barn and several sheds. There are single family uses to the east and south, Light Industrial uses are to the north, and Heavy Industrial uses are to the west of the subject site.
- The site is currently zoned as Business Professional Office (BPO). There is Planned Development (PD) to the west and north. Residential Single Family Conventional (RSC-) is along the east and south. Also along the south is Commercial General (CG) zoning.
- The applicant is requesting a rezoning from Business Professional Office (BPO) to a Planned Development (PD) to allow a contractor's office with enclosed storage.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.2: *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 16.10: *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.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park Community Plan

Goals

To implement the implementation of the plan formulated by the residents of the East Lake-Orient Park Community, the following goals and strategies will guide future growth and redevelopment within its boundaries. The plan’s vision is supported by the following eight goals with accompanying strategies (all listed in priority order):

Neighborhood Identity- *Promote development that recognizes the needs and district identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.*

- *As required by the Land Development Code, notice of pending rezoning proposals shall be given to registered neighborhood organizations within the affected area of the East Lake-Orient Park Community Plan boundary. Upon request of the notified organization, the project developer shall meet with said organization to ensure consistency of the proposal with the community’s plan.*

Transportation- *Ensure a balanced transportation system reflects the community's character and provides for options including walking, bicycling and transit.*

- *Seek additional mass transit routes, improved frequency of service and providing additional steps within the community as necessary to properly serve the area. Additional service is desired on Sligh Avenue east of Orient Road to US 301 and south along US 301 to Breckenridge with connection to the NetPark Transfer Station.*

Parks, Recreation and Natural Resources- *Protect and enhance East Lake-Orient Park’s natural environment.*

- *Wetlands shall be protected to the fullest extent of the law.*

Economic Development- *Provide opportunities for business growth and jobs in the East Lake-Orient Park community.*

- *Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.*
- *Existing industrial uses and employment should be preserved and protected.*

Staff Analysis of Goals, Objectives and Policies:

The 2.50 ± acre subject site is located west of North U.S. Highway 301 and north of Garden Lane and State Road 574, also known as Dr. Martin Luther King Jr. Boulevard. The subject site is in the Urban Service Area and is located within the limits of the East Lake-Orient Park Community Plan. The subject site’s Future Land Use classification is Community Mixed Use-12 (CMU-12). The applicant is requesting a rezoning from Business Professional Office (BPO) to a Planned Development (PD) zoning district to allow a contractor’s office with enclosed storage.

The subject site is within 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. FLUE Policy 1.4 requires all new developments 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 subject site is proposing compatible growth within the Urban Service Area, and the request is consistent with Comprehensive Plan Policy 1.4.

The proposal is consistent with the allowable maximum density and allowable uses under its Future Land Use category of RES-6. It is also consistent with Objective 8 and Policy 8.1 of the FLUE. According to the applicant’s narrative letter uploaded into Optix on March 05, 2024, there is a new enclosed storage building which, collectively, will not exceed 9,000 square feet and will be in the central/rear portion of the property screened from view by the existing site improvements. The existing modular office building and barn and storage shed will remain on the subject site. Parking will comply with the number of required spaces for the final specific use. The project also includes a new stormwater management system and a single access point onto Garden Lane. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state and federal land development regulations.

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

family and Light Commercial uses. The proposed contractor's office with enclosed storage will complement the surrounding area.

The subject site is within the limits of the East Lake-Orient Park Community Plan. The plan's Transportation Goal ensures a balanced transportation system that reflects the community's character and provides options including walking, bicycling and transit. A 5-ft. wide sidewalk will be constructed along the northern right-of-way line along the property's frontage. Two substandard driveways currently accessing the site will be removed and a single driveway will be constructed in accordance with Hillsborough County standards. The new driveway will increase separation from the existing driveway to the east of the subject site. The site also meets the Economic Goal which provides opportunities for business growth and jobs in the East Lake-Orient Park community.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0183

<all other values>

Rezoning
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

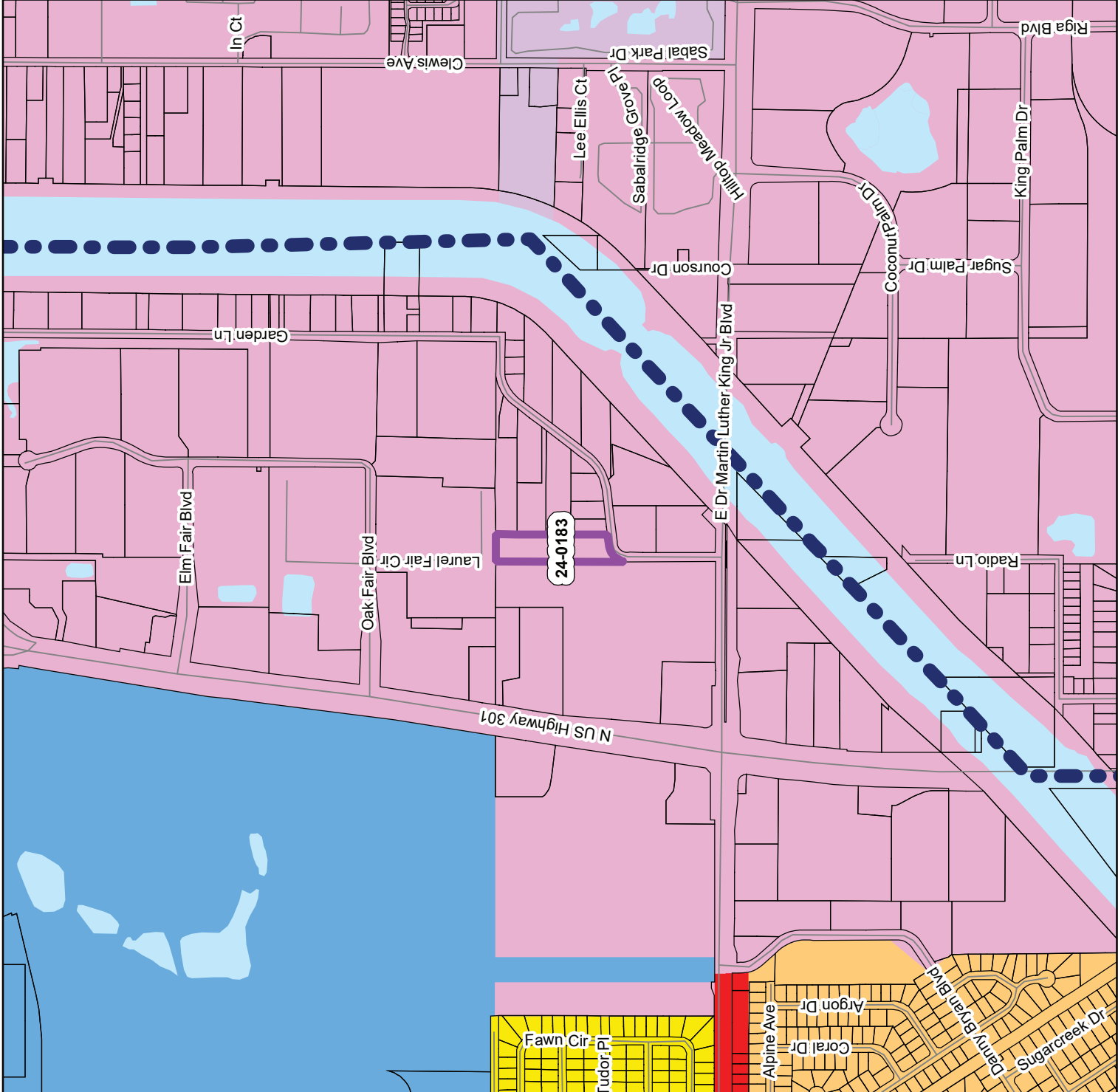
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER/NATURAL/LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

Map Printed from Rezoning System: 12/20/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gen_H\Rezoning_Copy.mxd

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning and other information on this map are subject to change without specific approval of the Hillsborough County City/County Planning Commission.
 ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

0 460 920 1,380 1,840 Feet





**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: Green Solutions Contractor's Office - Planned Development

Zoning File: PD 24-0183 **Modification:** None

Atlas Page: None **Submitted:** 05/21/2024

To Planner for Review: 05/21/2024 **Date Due:** ASAP

Contact Person: Daniel Bergin **Phone:** 813.434.5744/dbergin@ondemandFL.com

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

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

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

Reviewed by: Jared Follin **Date:** 05/21/2024

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: ELOP / CENTRAL

DATE: 4/04/2024 (*Revised 4/15/24*)
AGENCY/DEPT: Transportation
PETITION NO: PD 24-0183

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

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted one access connection to Garden Ln. and shall provide for vehicular and pedestrian cross-access to the adjacent property to the east, as shown on the PD site plan.
- The existing project driveways shall be removed and resodded.
- If PD 24-0183 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Garden Lane. The developer shall construct improvements to Garden Ln. consistent with the Design Exception (dated April 2, 2024) and found approvable by the County Engineer (April 3, 2024). Specifically, the developer shall construct 5-foot wide paved shoulders adjacent to, and on the opposite side of, the project entrance.
- If PD 24-0183 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated April 2, 2024), which was found approvable on April 3, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access and next closest driveways to the east) such that a minimum spacing of +/- 120 feet and +/- 134 feet is permitted.
- A sidewalk shall be constructed along the project's Garden Ln. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

OTHER CONDITIONS:

- Prior to certification the applicant shall revise the PD site plan to include a double headed cross access arrow at the required vehicular and pedestrian cross access to the east shown on the site plan. Additionally, the PROPOSED CROSS-ACCESS DRIVEWAY STUB-OUT label shall be revised to state PROPOSED VEHICULAR AND PEDESTRAIN CROSS ACCESS.

- Prior to certification the applicant shall revise the PD site plan Site Note #23 to say “All on site driveways and drive aisles are to be private”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to a 2.47-acre parcel from Business Professional Office, BPO, to Planned Development to allow for a 9,000 sf contractor’s office. The site is located the west side of Garden Ln., approximately 540 feet north of East Martin Luther King Blvd. The Future Land Use designation is Commercial Mixed Use 12 (CMU-12).

Trip Generation Analysis

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

Approved BPO Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO: 21,519sf, Medical Office (ITE 720)	816	61	84

Proposed PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 9,000 sf, Contractor’s Office (ITE 180)	88	15	18

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(-)728	(-)46	(-)66

The proposed rezoning would generally result in a decrease of trips potentially generated by -728 average daily trips, -46 trips in the a.m. peak hour, and -66 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Garden Lane is a substandard, undivided two-lane rural collector roadway. The roadway is characterized by +/- 10-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a +/- 50-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to improve the roadway with paved shoulders. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS

The PD site plan proposes to replace the two existing driveway connections with one full access connection and provide for vehicle and pedestrian cross access connection stubout to the east. The proposed access connection on Garden Ln. does not meet the minimum 245ft spacing requirement found in LDC, Sec. 6.04.07. The driveways serving the residential lots to the east of the subject property are located +/-120 feet and +/-134 feet from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to be located within the required spacing. See section titled Requested Administrative Variance herein for greater detail.

The proposed cross access to the east is required pursuant to County LDC, Sec. 6.04.03. Q. However, prior to certification the PD site plan must be revised in order to make it clear that the cross-access stub out is to provide for both vehicular and pedestrian cross access consistent with the requirements of LDC, Sec. 6.04.03.Q.

The project internal circulation is served by private drives and the PD site plan shows a general pedestrian circulation pattern. Staff notes that the required internal pedestrian connections must include a sidewalk stub out to the cross access connection to the east.

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

REQUESTED DESIGN EXCEPTION– GARDEN LANE SUBSTANDARD ROADWAY

As Garden Ln. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated April 2, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2024). The developer will be required to construct +/-100-linear feet of 5-foot wide paved shoulder on the northbound travel lane and +/-135-linear feet of 5-foot wide paved shoulder on the southbound travel lane along the curvature of Garden Lane adjacent to the project site.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 2, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Garden Ln. access connection. Per the LDC, a connection on a Class 6 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 120 feet and +/-134 feet from two residential driveways to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 3, 2024.

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

LEVEL OF SERVICE (LOS)

Garden Lane is not a regulated roadway in the County Level of Service (LOS) Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 5:30 PM
To: Daniel Bergin [dbergin@ondemandfl.com]
CC: slaccabue@ondemandfl.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0183 Design Exception & Administrative Variance Review
Attachments: 24-0183 DEAd 04-02-24_1.pdf; 24-0183 AVAd 04-02-24_1.pdf

Danny,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0183 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, April 3, 2024 1:28 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0183 Design Exception & Administrative Variance Review

Hello Mike,

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

dbergin@ondemandfl.com
slaccabue@ondemandfl.com
follinj@hcfl.gov
perezrl@hcfl.gov

Best Regards,

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

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Garden Ln - Substandard Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Resub Garden Ln - Substandard Road <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub Garden Ln - Substandard Road <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Green Solutions Contractor's Office
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	040821-0000
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Daniel Bergin, P.E. of Civil On Demand, LLC
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	BPO
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0183
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	PI# 6787
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Civil On Demand, LLC
15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

April 2, 2024

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

Re: **Green Labels Ventures LLC**
PD No. 24-0183
Folio No. 040821-0000

Dear Mr. Williams,

The Applicant, Green Label Ventures, LLC (“GLV”) proposes to rezone the Property to PD to allow the following limited Commercial General (CG) uses: Contractor’s Office without Open Storage. The general development PD site plan proposes a new enclosed storage building which, collectively, will not exceed 8,000 square feet. The current use of the Property as BPO limits the business capabilities of the pest control company. The proposed change of use to Contractor’s Office with No Outside Storage will permit the tenant, Green Solutions, to operate their current business as required by Hillsborough County Land Development Code. Green Solutions has occupied this property since July of 2012.

Reason for Design Exception

The Hillsborough County Land Development Code Section 6.04.03L states the following:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works

The transportation infrastructure serving the site is Garden Lane (collector road). Garden Lane is currently in substandard condition. Per LDC Section 6.04.03L, Garden Lane must be upgraded to meet County Standards. Garden Lane is a 2-lane undivided collector rural roadway that is required to be improved and upgraded per TTM Standard Detail TS-7.

In discussions and correspondence with the County’s Transportation review staff, it was determined that a design exception is necessary to Hillsborough County Technical Manual per Section 1.7.2 to meet Section 6.04.03L for Garden Lane from MLK Blvd. to the project access.

Existing Right-of-Way Conditions: Garden Lane

Garden Lane is an existing 2-lane undivided paved roadway that is owned and maintained by Hillsborough County. The roadway is required to meet the typical roadway section TS-7 of the Hillsborough County TTM. Details for the Garden Lane are as follows:

- Roadway Classification
 - Rural Collector
 - Less than 10,000 AADT
 - Speed Limit = 30 MPH
- ROW Width = 50 feet
- Pavement Width = 20 to 24 feet (Asphalt)
 - The centerline of pavement does not match centerline of ROW throughout section.
 - A portion of the physical pavement for Garden Lane adjacent to the project site travels outside of the limits of the County right-of-way and encroaches into Folio No. 040820-0000.
- Sidewalks
 - 5' to 6' sidewalk on the westside of ROW from MLK Blvd. to 340-lf north
 - No Sidewalk from 340-lf north of the intersection with MLK Blvd. to the project site.
- Drainage = None

Proposed Improvements: Garden Lane

The following improvements are proposed:

- 100-lf of 5-foot paved shoulder on the northbound travel lane and 135-lf of 5-foot paved shoulder on the southbound travel lane on of the curvature of Garden Lane adjacent to the project site, as shown on Exhibit A.

Justification for Approval

Hillsborough County TTM TS-7 requires the following:

1. Right of Way Width – 96-feet (min.)
2. Travel Lane Width = 12-feet
3. Shoulders = 8-feet (5-feet paved + 3-feet stabilized)
4. Roadside drainage ditches
5. Sidewalks = 5-feet (both sides)

The right-of-way width of Garden Lane between MLK Blvd. and the project access is 50 feet. TS-7 requires a minimum of 96-feet to accommodate the improvements to upgrade the roadway section. **There is insufficient right-of-way to perform these upgrades.** The proposed site access has been relocated to the west to the nearest point to the intersection of Garden Lane and MLK Blvd. None of the property between the project access and MLK Blvd. is owned by the Applicant. As such, it is physically impossible for the applicant to comply with the standards due to lack of sufficient right-of-way width.

A portion of the roadway for Garden Lane encroaches into an adjacent parcel across from the project site (See General Development Plan). In order to comply with TS-7, the applicant would be required to encroach onto the adjacent landowners property to remove and relocate the County's roadway. The encroachment of the roadway is not the fault of the applicant. It is unreasonable to expect the applicant to be granted permission to access and work within the encroachment area. **Crash data has been collected for Garden Lane adjacent to the project area. Three traffic related incidents have been reported dating back to 2009. All were single vehicle accidents. Two of the accidents were distracted drivers. The third accident was alcohol related.**

The applicant is proposing to construct a 5-foot-wide paved shoulder along both sides of Garden Lane within the curvature of the roadway adjacent to the project area. The paved shoulder will add pavement width within the curve and reduce off-tracking that has been occurring in that particular section of roadway.

Finally, the proposed use generates very little traffic volume. The total ADT is 76 and there are only 14 peak AM /15 peak PM trips generated by the project (See Traffic Impact Analysis). Per the Development Review Procedures Manual, the project is below the 50-site generated peak hour trips and is, therefore, classified as a low traffic volume project. The TTM requires a ditch bottom width of 4 feet minimum. The business is also not open to the public and receives little to no outside visitors. The traffic generated from the site is specific to office employees and pest control technicians associated with the business. It is requested that you consider the de minimis impact of the project with respect to the requirement to upgrade Garden Lane.

Conclusion

We trust that the lack of adequate right-of-way width, the proposed paved shoulder addition, and the low traffic volume generated by the project are sufficient justification to grant a design exception as requested for the project. Please also consider that the approval of this design exception and the approval of the PD will cause no tangible difference with how Green Solutions currently operates their business on a daily basis. As such, it is my professional opinion that the approval of this design exception will result in no adverse impacts to the neighboring properties. We trust that sufficient information has been provided to meet your requirements for design exception approval. Please contact me at (813) 434-5744 or via email at dbergin@ondemandfl.com if there are any further comments or concerns.

Sincerely,

CIVIL ON DEMAND



Daniel J. Bergin, Professional Engineer, State of Florida, License No. 69860

This item has been digitally signed and sealed by Daniel J. Bergin, P.E. on 04/02/2024.

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

Daniel J. Bergin, P.E.
President
Florida Professional Engineer No. 69860

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

- A. Exhibit A: General Development Plan: PD 24-0183
- B. Exhibit B: Traffic Impact Analysis
- C. Exhibit C: TTM TS-7
- D. Exhibit D: Hillsborough County Roadways Functional Classification Map
- E. Exhibit E: Crash Data – Garden Lane

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

EXHIBIT B
TRAFFIC IMPACT ANALYSIS

PROJECT NAME: GREEN SOLUTIONS
 PLANNED DEVELOPMENT ZONING APPLICATION
 PROPOSED USE: CONTRACT OFFICE (PEST CONTROL)
 TRAFFIC IMPACT ANALYSIS

PROJECT NARRATIVE:

The property located at 4002 Garden Lane, Tampa, FL 33610 is owned by Green Label Ventures LLC. The business operating from the property is Green Solutions, which is a residential pest control company. There is an existing 1,207 s.f. office building and an 823 s.f. storage shed that are onsite. The site is currently zoned BPO. The owner is requesting a PD Zoning to change the use from BPO to Contractor’s Office. Upon approval of the PD Zoning, it is the intention of the owner and their business, Green Solutions, to construct a new building on the property which will provide secure indoor storage space for up to sixteen service vehicles, equipment, and other materials related to the pest control business.

TRIP GENERATION ASSESSMENT:

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. Civil On Demand reviewed the available ITE land uses and determined that land use code (LUC) 180 “Specialty Trade Contractor,” most closely describes the anticipated use of the site. This LUC includes businesses “primarily involved in providing contract repairs and services to meet industrial and residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.” The trip generation estimate based on LUC 180 is summarized in Table 1.

TABLE 1: TRIP GENERATION REPORT

LAND USE	INDEPENDENT VARIABLE (SF)	DAILY TRIP ENDS	AM PEAK HOUR TRIP ENDS			PM PEAK HOUR TRIP ENDS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
SPECIALTY TRADE CONTRACTOR	7,757	76	10	4	14	5	10	15

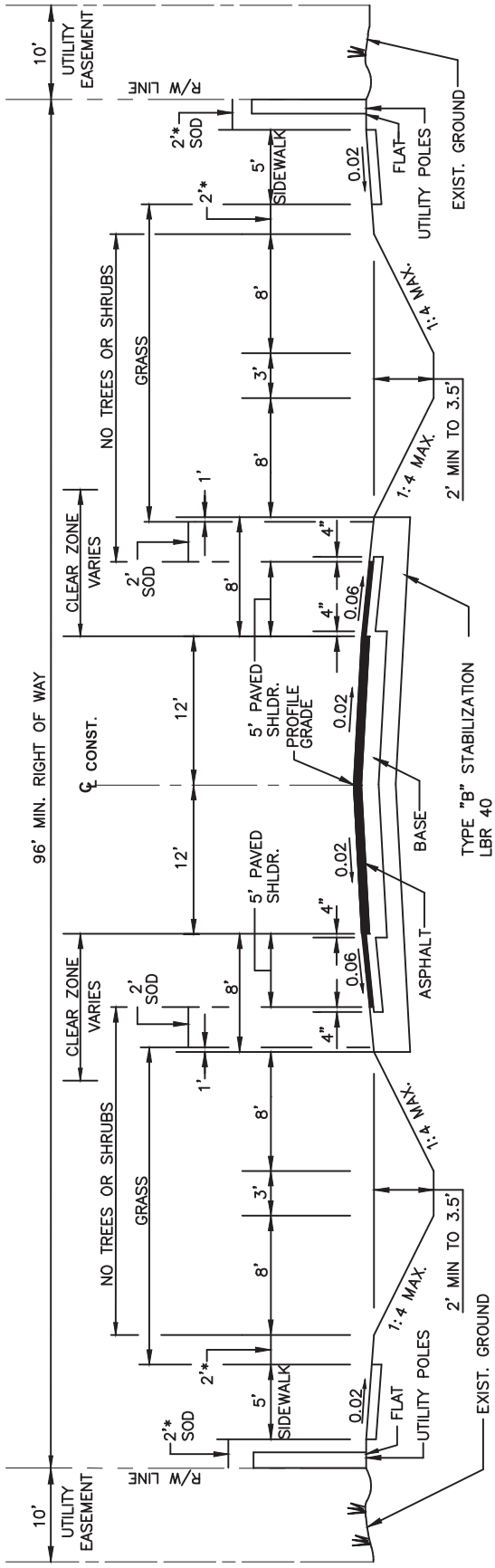
CONCLUSION:

Table 1 shows that the site is expected to generate 14 trips during the weekday AM peak hour and 15trips during the weekday PM peak hour. Trips generated by the site are fewer than the Development Review Procedures Manual threshold of 50 site-generated trips peak hour trips. Therefore, no transportation analysis is required nor is the need for any off-site intersection analysis.

Daniel J. Bergin P.E.
 President of Civil On Demand LLC

EXHIBIT C

TTM TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

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



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

EXHIBIT D

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



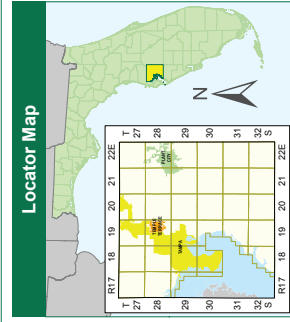
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 STATE-90 PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS AND SPECIAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property towns within Hillsborough County and is not intended to be used for any other purpose. The information contained on this map is for informational purposes only. For verification of the information contained on this map, please contact the Information Services Department.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org

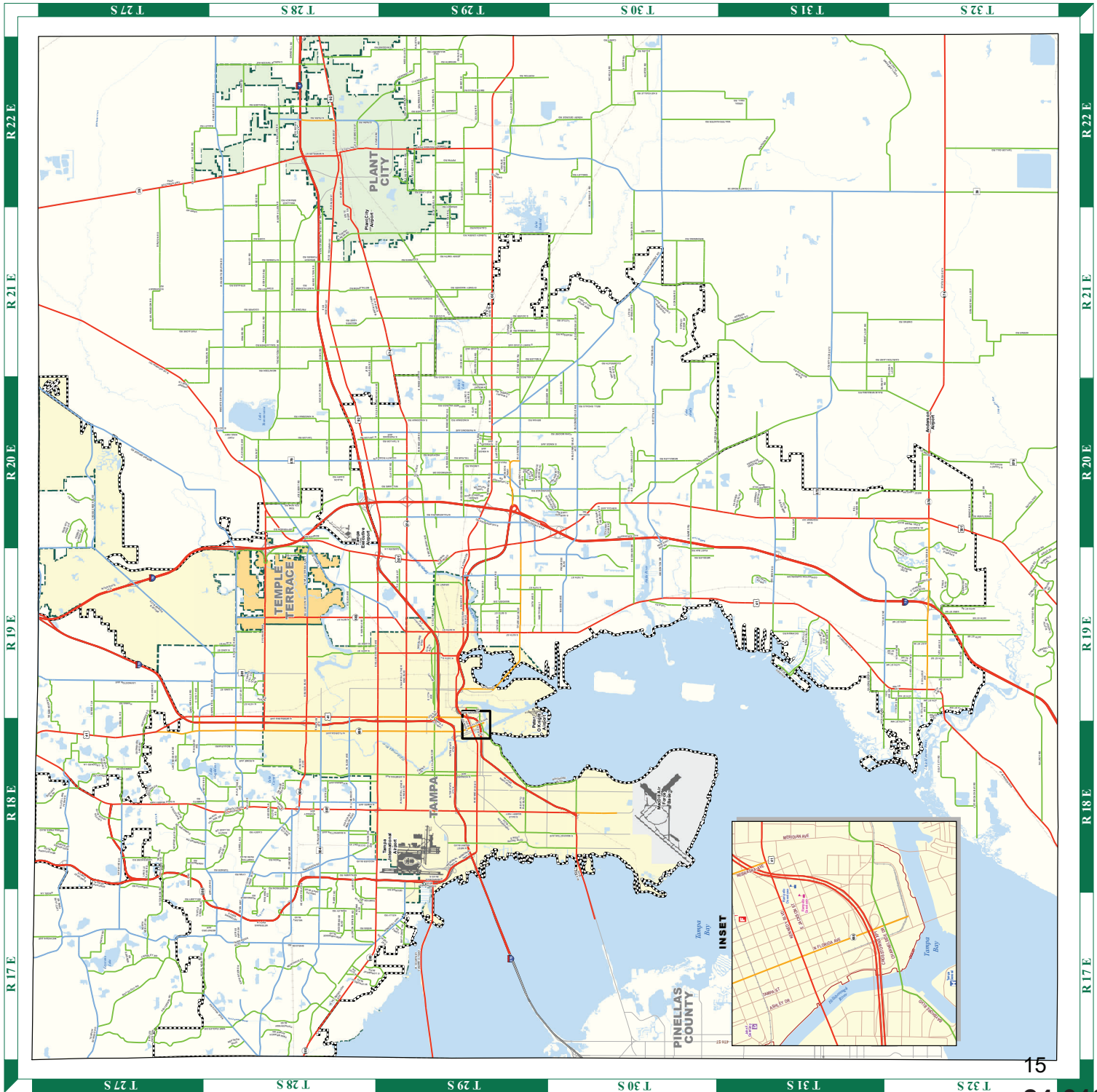


EXHIBIT E
CRASH DATA – GARDEN LANE

The screenshot displays the Hillsborough County Crash Data Management (CDMS) web application. The interface includes a navigation menu on the left with options like 'Search', 'Top Locations Analysis', and 'Crash Record Selection'. The main content area is split into a 'Summary' panel and a map. The 'Summary' panel shows '4 crash records returned. (4 mapped)' and includes a 'Quick Summary' table. The map shows a street network with a red polygon highlighting a specific area labeled 'Garden Ln'. A legend on the right indicates injury levels: PDO (blue diamond), Non-Severe (yellow diamond), Severe (orange diamond), and Fatal (red diamond). The browser's address bar shows the URL 'https://apps.tindaleoliver.com/CDMS/cdms.aspx' and the system tray at the bottom shows the date '3/26/2024' and time '7:24 PM'.

Category	2009	2011	2016	2017
Fatal Crashes	0	0	0	0
Severe Crashes	0	0	0	0
Non-Severe Crashes	1	0	0	1
PDO Crashes	0	1	1	0
Total Crashes	1	1	1	1

CRASH SYSTEM SOFTWARE POLYGON



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
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Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV - Driveway Spacing <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Resub - AV - Driveway Spacing <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub - AV - Driveway Spacing <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Green Solutions Contractor's Office
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	040821-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Daniel Bergin, P.E. of Civil On Demand, LLC
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	BPO
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0183
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	PI# 6787
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Civil On Demand, LLC
15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

April 2, 2024

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

Re: **Green Labels Ventures LLC**
Administrative Variance Request – Driveway Spacing
PD No. 24-0183
Folio No. 040821-0000

Dear Mr. Williams,

The Applicant, Green Label Ventures, LLC (“GLV”) proposes to rezone the Property to PD to allow the following limited Commercial General (CG) uses: Contractor’s Office without Open Storage. The general development PD site plan proposes a new enclosed storage building which, collectively, will not exceed 9,000 square feet. The current use of the Property as BPO limits the business capabilities of the pest control company. The proposed change of use to Contractor’s Office with No Outside Storage will permit the tenant, Green Solutions, to operate their current business as required by Hillsborough County Land Development Code. Green Solutions has occupied this property since July of 2012.

The project proposes to have one full access driveway onto Garden Lane, which is identified on the Hillsborough County Comprehensive Plan Functional Classification Map as a collector roadway. The driveway will be constructed per Hillsborough County standards. Currently, there are two non-conforming driveways accessing the property from Garden Lane. The existing driveways will be removed and replaced with a singular driveway access that is designed to meet County Standards. Garden Lane is the only available access to public right-of-way.

Reason for Administrative Variance

The Hillsborough County Land Development Code Section 6.04.07-Table: Minimum Spacing classifies Garden Lane as the following:

CLASS 6: Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.

Posted Speed Limit = 30 MPH / Minimum Required Spacing between Driveways = 245-lf

The justification for the variance is as follows:

1. The total width (lot dimension) of the property along the Garden Lane right-of-way for the project site is 160-feet.
2. The closest existing driveway is located east of the project site (See General Development Plan). This existing driveway accesses a single-family residence for Folio No. 040819-0000. The proposed spacing for the new driveway access is 120-lf from the property line & 134-lf from the neighboring eastern driveway.
3. There is insufficient frontage along Garden Lane within the subject site to meet the spacing requirement for the proposed driveway location.

In discussions and correspondence with the County's Transportation review staff, it was determined that an Administrative Variance is necessary to Hillsborough County Land Development Code Section 6.04.07 for the project access due to the site's inability to meet the spacing criteria.

Compliance with Hillsborough County Land Development Code Section 6.04.07

In accordance with the Hillsborough County LDC Sec. 6.04.02.B.3, justification for the Administrative Variance must address criteria (a), (b), and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability if the following circumstances are met:

- a) There is an unreasonable burden on the applicant:
 - a. The subject property has a total width of 160-feet of frontage along Garden Lane. The existing driveway to the east is 13-ft from the subject property. The available frontage width plus the current spacing of the existing driveway equals 173-ft which is less than the required 245-lf. There is no feasible way to meet the criteria due to the close proximity of the existing driveway and the lot dimensions of the subject property. The western most point of the subject property along Garden Lane is only 180-feet away from the existing property. If this administrative variance was denied the applicant would be unable to grant access to their property as there are no available options to meet the minimum spacing criteria. This is a clear demonstration of how the spacing requirements criteria creates an unreasonable burden on the applicant.
- b) The variance would not be detrimental to the public health, safety, and welfare:
 - a. The proposed driveway is shown to be relocated as far west as possible, away from the existing driveway to the east. The proposed relocation of the driveway increased the spacing from 20-lf & 100-lf to 134-lf between the eastern driveway of the adjacent parcel. No other driveways are within 245-lf of the proposed access driveway. The relocated driveway will also provide improved site visibility and will be constructed per County Standards.
- c) Without the variance, reasonable access cannot be provided:
 - a. Garden Lane is the site's only available access to public right-of-way. No other access is achievable. The location of the driveway on the adjacent parcel to the east prohibits the applicant from meeting the spacing requirement. The driveway cannot be moved any further away nor is there any other available options for access to public right-of-way besides Garden Lane. As such, it is physically impossible for the applicant to comply with the standards due to lack of sufficient property width.

Conclusion

We trust that the lack of property width along the right-of-way line of Garden Lane, the location of the proposed driveway, and the restrictive location of the adjacent driveway to the east are sufficient justification to grant an Administrative Variance as requested for the project. Please also consider that the construction of a new driveway that meets County standards with increased spacing will be a net improvement for the access onto Garden Lane and into the project site. As such, it is my professional opinion that the approval of this Administrative Variance will result in no adverse impacts to the neighboring properties. We trust that sufficient information has been provided to meet your requirements for Administrative Variance approval. Please contact me at (813) 434-5744 or via email at dbergin@ondemandfl.com if there are any further comments or concerns.

Sincerely,

CIVIL ON DEMAND



Daniel J. Bergin, Professional Engineer, State of Florida, License No. 69860

This item has been digitally signed and sealed by Daniel J. Bergin, P.E. on 04/02/2024.

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Daniel J. Bergin, P.E.
President
Florida Professional Engineer No. 69860

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

- A. Exhibit A: General Development Plan: PD 24-0183

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

GREEN SOLUTIONS CONTRACTOR'S OFFICE PLANNED DEVELOPMENT 4002 GARDEN LANE TAMPA, FL 33610 SECTION 01, TOWNSHIP 29 S, RANGE 19 E

SITE DATA TABLE

1. PROPOSED LOTS	1
2. TOTAL LOTS	1
3. LULAC AREA 2.74 ACRES	
4. LULAC AREA 2.74 ACRES	
5. PROPOSED TO OWN WATER MANAGEMENT FACILITY 9.12 ACRES	
6. EXISTING ZONING (S) (R) (C) (R) (M) (B) (H)	
7. FUTURE LAND USE (C) (M) (R)	
8. FUTURE LAND USE (C) (M) (R)	
9. FUTURE LAND USE (C) (M) (R)	
10. FUTURE LAND USE (C) (M) (R)	
11. FUTURE LAND USE (C) (M) (R)	
12. FUTURE LAND USE (C) (M) (R)	
13. FUTURE LAND USE (C) (M) (R)	
14. FUTURE LAND USE (C) (M) (R)	
15. FUTURE LAND USE (C) (M) (R)	
16. FUTURE LAND USE (C) (M) (R)	
17. FUTURE LAND USE (C) (M) (R)	
18. FUTURE LAND USE (C) (M) (R)	
19. FUTURE LAND USE (C) (M) (R)	
20. FUTURE LAND USE (C) (M) (R)	
21. FUTURE LAND USE (C) (M) (R)	
22. FUTURE LAND USE (C) (M) (R)	
23. FUTURE LAND USE (C) (M) (R)	
24. FUTURE LAND USE (C) (M) (R)	
25. FUTURE LAND USE (C) (M) (R)	
26. FUTURE LAND USE (C) (M) (R)	
27. FUTURE LAND USE (C) (M) (R)	
28. FUTURE LAND USE (C) (M) (R)	
29. FUTURE LAND USE (C) (M) (R)	
30. FUTURE LAND USE (C) (M) (R)	

SITE NOTES

- THE PROJECT IS WITHIN THE EAST LAKE GARDEN PARK COMMUNITY PLANNING AREA.
- THE SITE IS LOCATED WITHIN THE URBAN BROWDER AREA.
- THE SITE IS LOCATED WITHIN THE URBAN BROWDER AREA.
- THE SITE IS SPATIALLY LOCATED OVER SURFACE WATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN SPECIAL ZONES, INCLUDING BUT NOT LIMITED TO SIGNIFICANT WILDLIFE HABITAT AREA, COASTAL HIGHWATER AREA, WETLAND RESOURCE PROTECTION AREA.
- PROPOSED BUFFER SCREENING TO BE PROVIDED PER THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE LINES UNLESS OTHERWISE SPECIFIED.
- THERE ARE NO PROPOSED COMMON SPACES AND/OR COMMON AREAS PROPOSED WITHIN THE PROJECT SITE.
- WETLAND AREA AND OTHER ENVIRONMENTAL FEATURES ON SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
- POSTAGE WATER BE PROVIDED BY THE CITY OF TAMPA.
- SOLID WASTEWATER TO BE TREATED AT THE CITY OF TAMPA TREATMENT PLANT.
- ALL FOOD NUMBERS ARE SHOWN ON THE PLAN FOR THIS PROJECT AND WITHIN SOLID WASTE OF THE PROJECT BOUNDARY.
- EXISTING UTILITIES ARE SHOWN ON THE PLAN FOR THIS PROJECT AND WITHIN SOLID WASTE OF THE PROJECT BOUNDARY.
- ZONING AND USE OF ALL PROPERTIES WITHIN SOLID WASTE OF THE PROJECT ARE SHOWN ON THE PLAN. LANDMARKS AND GEOLOGICAL LINES.
- EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
- EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
- ALL DRIVE AREAS AND REQUIRED PARKING SPACES ARE TO BE PAVED.
- APPROVAL OF THIS PLANNED DEVELOPMENT ZONING FILED BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL PROTECTION COMMISSION APPROVALS PERMITS, ENVIRONMENTAL APPROVALS, AND/OR OTHER NECESSARY PERMITS WILL BE OBTAINED FROM ANY AGENCIES OR AGENCIES INVOLVED IN THE REVIEW OF THIS PROJECT.
- THE REMOVAL AND REPLACEMENT TO COMPLY WITH ALL APPLICABLE REGULATIONS, TRANSPORTATION, WATER AND WASTEWATER REQUIREMENTS.
- ALL DEVELOPMENTS ARE TO BE PRIVATE.
- THE DEVELOPMENT AREA SHALL BE DEFENSE AS THE LIMITS OF BUSINESS OPERATIONS AND IMPROVEMENTS WITHIN THE SUBJECT PROPERTY. IMPROVEMENTS SHALL INCLUDE ALL CUSTOMER AND SERVICE AREAS, ALL ENTRANCES SHALL BE ACCESSIBLE TO THE ZONING ORDINANCES FROM PARAGRAPHS 10.01.01 TO 10.01.05 OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE WITH EXCEPTION TO UTILITY CONNECTIONS, STORMWATER MANAGEMENT SYSTEMS, LANDSCAPING, BUFFERING, PEDESTRIAN CONNECTIVITY, AND ACCESS.

LEGAL DESCRIPTION

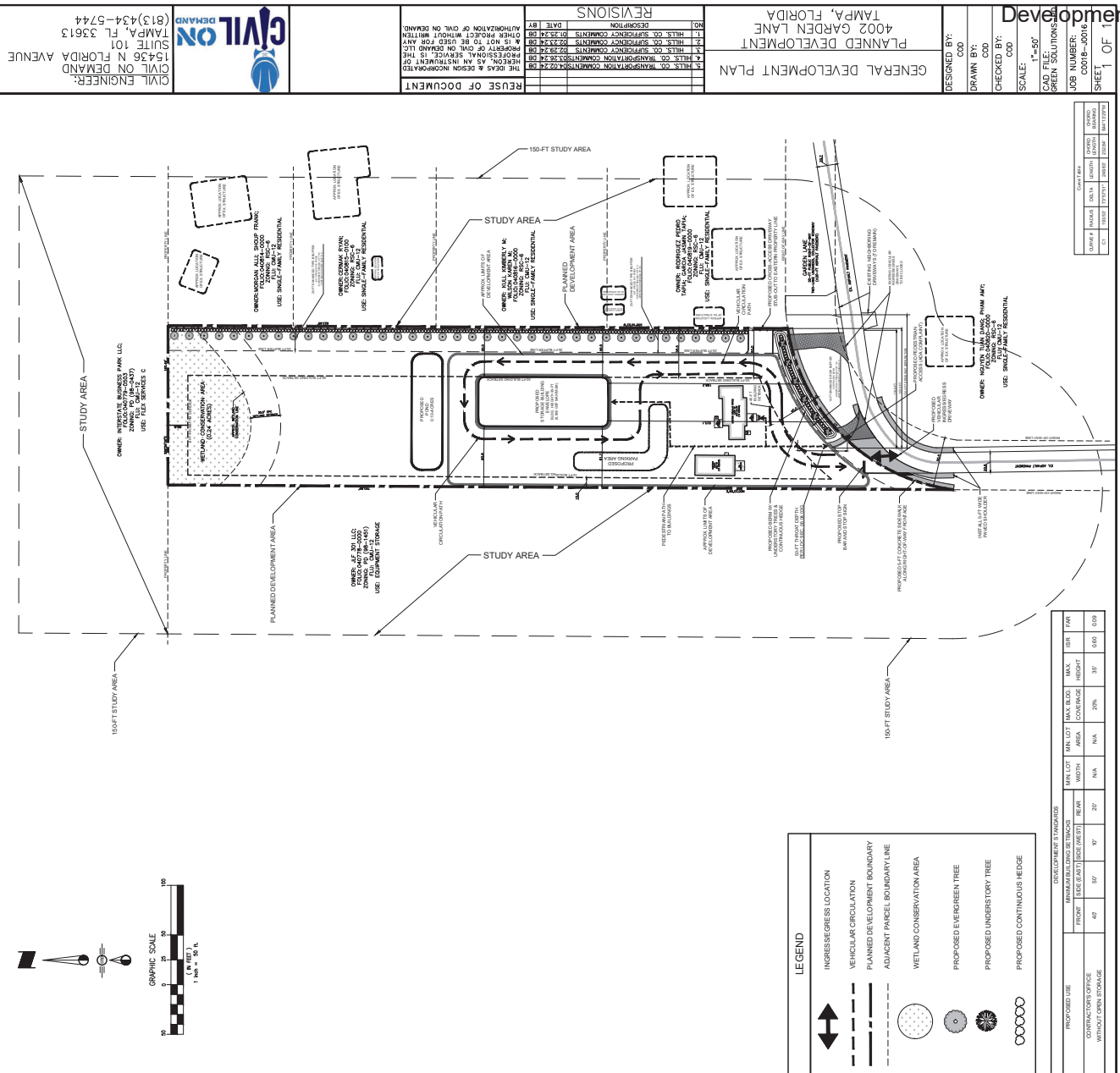
LOT 25, BIFURCATED UNIT PAVES SUBDIVISION, ACCORDING TO THE MAP SHOWN AT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 951 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



VICINITY MAP

OWNER/APPLICANT:
GREEN LABEL VENTURES, LLC
4002 GARDEN LANE
TAMPA, FL 33610
CONTACT: MAX AVERS
PHONE: (813) 684-7530
PREPARED BY:

CIVIL ON DEMAND, LLC
15436 N FLORIDA AVENUE, SUITE 101
TAMPA, FL 33613
PHONE: (813) 434-5744



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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	816	61	84
Proposed	88	15	18
Difference (+/-)	(-728)	(-46)	(-66)

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Garden Ln./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 25, 2024</p> <p>PETITION NO.: 24-0183</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: January 18, 2024</p> <p>PROPERTY ADDRESS: 4002 Garden Ln, Tampa</p> <p>FOLIO #: 0408210000</p> <p>STR: 01-29S-19E</p>
<p>REQUESTED ZONING: From BPO to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	January 18, 2024
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are generally located in the northern portion of the property.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ 	

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

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

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

INFORMATIONAL COMMENTS:

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

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

aow/

ec: max.ayer@hotmail.com
dbergin@ondemandfl.com



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: 03/12/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Green Label Ventures, LLC

PETITION NO: 24-0183

LOCATION: 4002 Garden Ln

FOLIO NO: 40821.0000

Estimated Fees:

Warehouse

(Per 1,000 s.f.)

Mobility: $\$1,337 \times 9 = \$12,033$

Fire: $\$34 \times 9 = \306

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - 9,000 sq ft warehouse.



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.

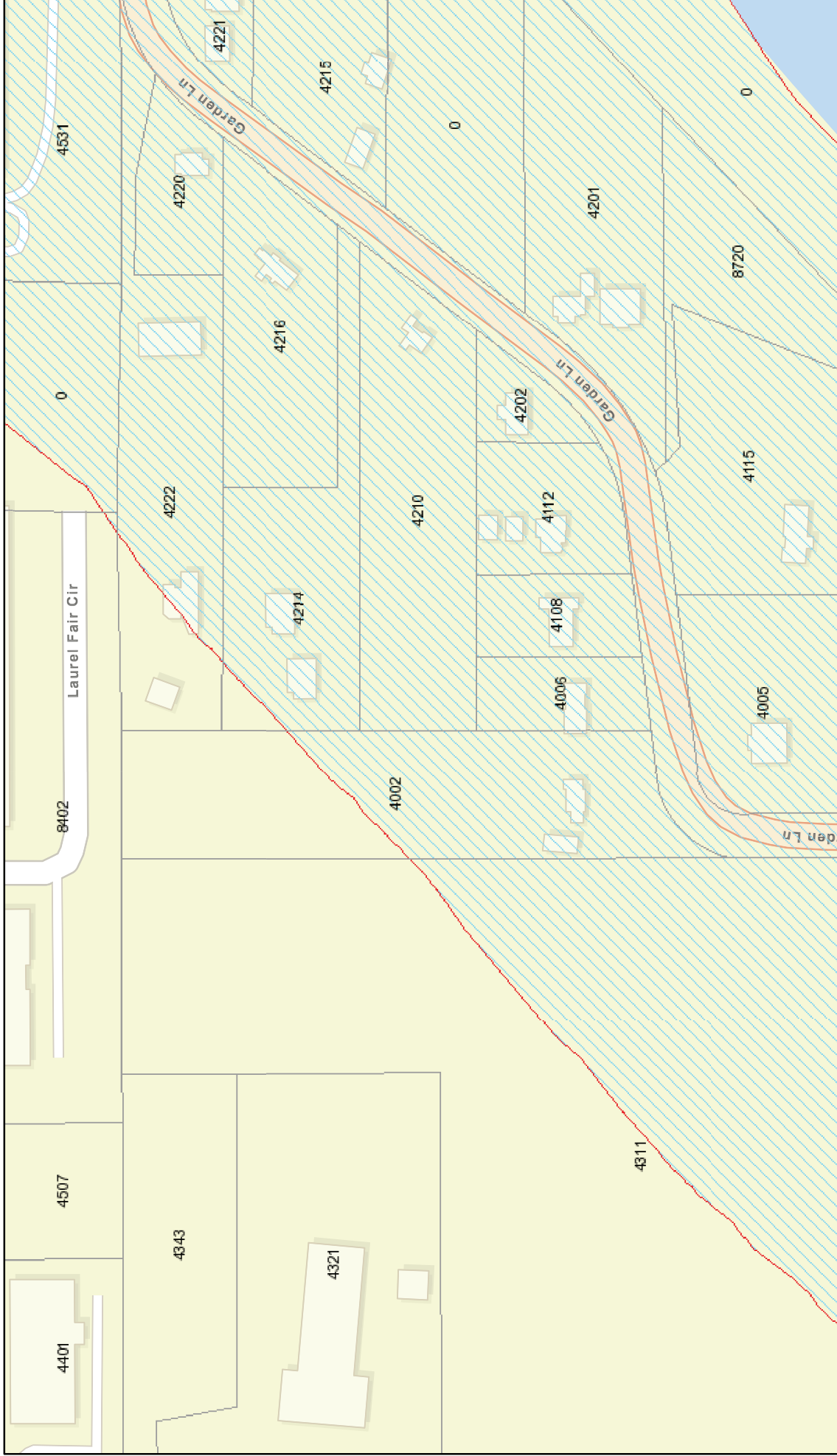
TO: Zoning Review, Development Services **REQUEST DATE:** 1/10/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/24/2024
PROPERTY OWNER: Green Label Ventures, LLC **PID:** 24-0183
APPLICANT: Green Label Ventures, LLC
LOCATION: 4002 Garden Ln. Tampa, FL 33610
FOLIO NO.: 40821.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is located within a Surface Water Resource Protection Area (SWRPA) and is subject to restrictions and prohibitions, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). This includes but is not limited to the following prohibited activity: The use, handling, production, disposal, and storage of Regulated Substances associated with nonresidential activities in the SWRPAs, except as provided under Part 3.05.00 of the LDC.

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

24-0183: 4002 Garden Ln.



1/10/2024, 4:15:30 PM

Parcels

Surface Water Protection Areas

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

EH, Esri Community Maps Contributors, University of South Florida, City of Tampa, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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

PETITION NO.: RZ-PD 24-0183 REVIEWED BY: Clay Walker, E.I. DATE: 1/17/2024

FOLIO NO.: 40821.0000

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 Jan. 2024

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

APPLICANT: Daniel Bergin

PETITION NO: RZ-PD 24-0183

LOCATION: 4002 Garden Ln., Tampa, FL 33610

FOLIO NO: 40821.0000

SEC: 01 TWN: 29 RNG: 19

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 in support -- and this is Rezoning Standard 24-0273. The
2 applicant is Souad Mansour. So anyone wish to speak in support
3 of this application?

4 And I do not hear anyone. Is there anyone here or
5 online who wishes to speak in opposition to this application?

6 Do not hear anyone here.

7 And I believe the online speaker stated that his
8 issues were resolved once he heard the applicant; is that
9 correct? That's what I understood from --

10 THE CLERK: That is correct.

11 MS. HATLEY: Okay, from Audio.

12 So I'm not hearing anyone else who wishes to speak in
13 opposition.

14 Development Services, anything further on this case?

15 MS. HEINRICH: No, ma'am.

16 MS. HATLEY: All right.

17 Applicant, did you have anything further you wish to
18 state on this case?

19 MR. MANSOUR: No, ma'am. Thank you very much.

20 MS. HATLEY: All right. Applicant says no.

21 All right. So we will close the hearing on Rezoning
22 Standard 24-0273.

23 MS. HEINRICH: Our next application is Item D.3, PD
24 Rezoning 24-0183. The Applicant is Green Label Ventures, LLC,
25 requesting a rezoning from BPO to PD. Jared Follin with

1 Development Services will provide staff findings after the
2 applicant's presentation.

3 MR. BERGIN: I'm not sure -- we tried to send a
4 presentation earlier and was able to get through. There was
5 issues with (inaudible). Otherwise we brought it -- we brought
6 a drive and also brought hard copies to submit into the record.

7 MS. HATLEY: All right. Just one moment, and we'll
8 see.

9 Meanwhile, would you state your name and address for
10 the record, please?

11 MR. BERGIN: Sure. Daniel Bergin, Civil on Demand,
12 15436 North Florida Avenue, Suite 101, Tampa, Florida, 33613.

13 MS. HATLEY: Thank you.

14 MR. BERGIN: All right. Good evening. I'm here to
15 present on behalf of -- it's Green Solutions, which is a local
16 lawn and pest care -- pest control company. Services the Tampa
17 area. So real quick, just about Green Solutions. They've been
18 in the industry for many years here in the Tampa Bay region.
19 They currently operate out of 4002 Garden lane in Tampa, which
20 is just north of MLK. And they have a small administrative
21 office there. The property is a BPO. They're looking to
22 construct a one-story, a little less than 7,000 square foot
23 enclosed storage building in order to provide an enclosure and
24 storage area for their service vehicles and other necessary
25 purposes for the operation.

1 No hazardous chemicals are going to be stored within
2 the building. That is an important note to make. Also, a part
3 of this plan development with the building, we will provide some
4 aesthetically pleasing appearances on the right-of-way as well
5 as some improvements that we'll get into later. Another thing I
6 like to bring up is that the site is zoned BPO currently. We're
7 proposing a contractor storage yard with enclosed storage, not
8 open storage, as well as exterminator office. So those are two
9 distinct uses.

10 It is a low-traffic generating project with a 15 peak
11 p.m. hours generated, so very low impact for traffic (inaudible)
12 much less than it looks currently (inaudible) site.

13 Here's a location there. You see it's kind of on a
14 bend. Future Land Use allows for CMU-12, Currently zoning BPO.
15 Again, we're going to PD.

16 Been working great with staff here on this project.
17 The owner has been working on this facility for over a decade.
18 They're really just looking to enhance their current operation
19 that's there now. We provided significant considerations to
20 make sure that we were compatible with the adjacent neighbors,
21 things such as massive reduction in FAR from a 0.5 to a 0.09.
22 We've increased every single buffer possible. We've added -- or
23 we've reduced the building height to 35 feet, which is, again, a
24 little higher we would to build in part of this project.

25 We've done extreme focus on the eastern property line,

1 which is adjacent to residential uses, which are basically
2 large, single occupant, you know, single-family detached
3 residence on multiple acres. So we've added a (inaudible) in
4 our buffering on those areas. And then we've enhanced the
5 right-of-way buffer even though it was not necessarily required
6 by Development Services or the Planning Commission. We went
7 ahead and wanted to make sure that we added some nice entry
8 features there, some berming, additional setbacks and things to
9 go as you enter into this community area.

10 Then this is kind of just recapping some of the --
11 there's a copy of the site plan. The office is located at
12 adjacent to the right-of-way. The building is in the rear. It
13 identifies some stormwater management areas. This is employee
14 parking, which again, we relocated the employee parking away
15 from the residential. The building itself is set back
16 significantly from the eastern residential portion. Again,
17 there's no homes immediately adjacent to where the building is
18 going, so there's really very minimal impact that could be
19 proposed. So we don't feel it's a compatibility concern.

20 Traffic is going to be improved or at least access the
21 site, which would improve safety for those using Garden Lane.
22 There's currently two non-conforming driveways to access Garden
23 Lane. We're going to be removing the east of those driveway and
24 building a county-approved driveway that's going to be more
25 central or more located towards the west, which will enhance

1 safety. We've got an approved design exception for improvements
2 that we're going to be adding for the shoulders in the area.
3 Again, there's a -- it was identified by the county engineer,
4 and he asked us to do that. And we added a variance for the
5 space of the driveway. So there's going to be some enhancements
6 that are done for access just for the site even though the
7 site's already used by Green Solutions. There's going to be
8 some improvements.

9 First, just some site photos showing you kind of the
10 nature of the property and those driveways that you can see.
11 That's the office that you're looking at now. They're a little
12 ahead of their game. They had financing for the project, so I
13 think they feel confident. Then -- so you're kind of just
14 looking around the site. It's, you know, fence. But all this
15 would be buffered. And then here is kind of facing the rear.
16 There's no paved fences existing, but they'll -- that'll be
17 increased down whole property line as well as landscaping.
18 Undeveloped rear of the property looking north, you know,
19 (inaudible) whether there is buffering.

20 Here's some views of the right-of-way coming out of
21 the site. You can kind of identify whether it would be adding
22 some shoulders along that curvature. So, you know, we're going
23 to have some improvement as far as off-tracking goes. There was
24 not really crash data to support any significant improvements.
25 And plus, the right-of-way width is very restrained. So the

1 county engineer grants design exception from improvements.
2 Plus, with the nearest access point to MLK is just a short
3 distance between the two properties.

4 Here's just a picture of the enclosed building. I
5 think it's important to see that you'll have roll-up bays.
6 Everything is stored inside. It's not is if you're going to be
7 looking at an exterior storage yard or industrial use metal
8 building with buffering. There's no noise. The trucks come in
9 in the morning. They -- the drivers come in. They access their
10 vehicle. They leave. They return at the end of the day. So
11 very low impact, which is reflected, obviously, in our trip
12 count.

13 So I just wanted to show that this is what you're
14 going to be seeing here. And then here's another elevation on
15 the other side. So it's very, very, very low impact. And then
16 here's an example building of what they're looking to do. So I
17 think that's important to show.

18 Again, we have one -- we did have one person send an
19 email in objection. I reached out to them and sent an email,
20 phone call. However, I think they were confused about the
21 project being a CMU-12 Land Use. So they were talking about 12
22 units per acre in the email. I think they're just confused
23 about the process. But I did send an email, copied the county
24 on it, did make some phone calls, did not hear back. But I
25 think there was just a matter of confusion as to what the

1 application was actually asking for.

2 But, if they are here, we're happy to answer any
3 questions at this point in time, otherwise, I'll turn it over to
4 staff (inaudible). Thank you.

5 MS. HATLEY: All right. That's fine. I have no
6 questions for you. Thank you. Be sure and sign in with the
7 clerk.

8 All right. Development Services?

9 MR. FOLLIN: Good evening. Jared Follin, Development
10 Services.

11 So this is a request to rezone a property PD I know in
12 order to construct a 6,900 square foot vehicle storage building
13 for an existing pest control business operating the property.
14 This utilizes a number of vehicles which they hope to store
15 (inaudible). Along with this, a proposed uses are a contractors
16 office without open storage and exterminator office use.

17 Existing on the property is in another office that's
18 about 1,200 square feet in size and also a small barn that's
19 about 800 square feet. Those are going to be the main and be
20 utilized as an office (inaudible) today.

21 Property is currently zoned BDO. And it's designated
22 as CMU-12 in Future Land Use. Property is located along Garden
23 lane just north of Martin Luther King Junior Boulevard in the
24 East Lake-Orient Park landing area. Adjacent to the property,
25 you have RSC-6 zoning to the east and south and PDs to the west

1 and north.

2 There are four parcels zoned RSC-6 located adjacent to
3 the property, all residential uses, as well as parcel to the
4 southeast across the street. All these residential properties
5 utilized Garden Lane as their access. As for the adjacent PDs,
6 these allow for office, commercial, and light industrial uses
7 and are developed. The west property is open storage for
8 vehicles. To the north, it's an industrial office park. Also,
9 there is a CG property at the corner of Garden Lane, Martin
10 Luther King Junior -- or I'm sorry -- Martin Luther King
11 Boulevard and has developed a Dollar General retail store.

12 If you take a look at the site plan, you can see that
13 the building is towards the rear of the property and they are
14 proposing it to be 35 feet in height. They are providing
15 enhanced buffers on the east and the south. They are way more
16 than what you typically would require with this type of
17 development. On the eastern buffer, they are providing
18 25-foot-wide buffer with a 6-foot solid PVC fence, a 3-foot
19 continuous hedge, and a row of evergreen trees. In addition,
20 they are providing 50 building setback along the (inaudible).
21 And as for the southern buffer, it's going to be 15-feet wide.
22 They'll have a 2-foot continuous berm and a 3-foot continuous
23 hedge, as well as a row of understory trees.

24 So given these facts, we do find the proposed planned
25 development to be compatible with surrounding land uses and

1 recommend approval. And I can answer questions.

2 MS. HATLEY: Thank you. I have no questions for you.

3 MR. FOLLIN: Thank you.

4 MS. HATLEY: Planning Commission?

5 MS. MASSEY: Jillian Massey with Planning Commission
6 staff. The subject site is located in the Community Mixed
7 Use-12 Future Land Use designation. It's in the Urban Service
8 Area and within the limits of the East-Lake Orient Park
9 Community Plan area. The subject is proposing compatible growth
10 within the Urban Service Area; and therefore, the request is
11 consistent with future with Future Land Use Policy 1.4. The
12 proposal meets the intent of Future Land Use Element Objective
13 16 and its accompanied policies. That require new development
14 to be compatible with the surrounding neighborhood.

15 In this case, the surrounding land use pattern is
16 mostly single-family and light commercial uses. The proposed
17 contractors office with enclosed storage will complement the
18 surrounding area. The subject site is within the limits of the
19 East Lake-Orient Park Community Plan. The plan's transportation
20 goal ensures a balanced transportation system that reflects the
21 community's character and provides options, including walking,
22 bicycling, and transit. A 5-foot wide sidewalk will be
23 constructed along the northern right-of-way, along with
24 property's frontage. Two substandard driveways currently
25 accessing the site will be removed, and a single driveway will

1 be constructed in accordance with county standards. The new
2 driveway will increase separation from the existing driveway to
3 the east of the subject site. The site also meets the Economic
4 Goal which provides opportunities for business growth and jobs
5 in the East Lake-Orient Park community.

6 Based on these considerations, Planning Commission
7 staff finds that the proposed Planned Development is consistent
8 with the Unincorporated Hillsborough County Comprehensive Plan
9 as subject to the conditions proposed by the Development
10 Services Department.

11 Thank you.

12 MS. HATLEY: All right. Thank you.

13 All right. Is there anyone here or online who wishes
14 to speak in support of this application?

15 I don't hear anyone. Is there anyone here or online
16 who wishes to speak in opposition to this application?

17 Please come forward and state your name and address.

18 MR. TUAN DANG NGOYEN: And my name is Tuan with 4005
19 (inaudible).

20 MS. HATLEY: All right. Thank you. Go ahead.

21 MR. TUAN DANG NGOYEN: Yeah. Basically, my concern
22 seen after I look into the plan, that if we make it, like, a
23 (inaudible) type or office type, very tight. And our area is
24 basically a small road and curvy and definitely will be
25 increasing in traffic. And I'm concerned with the safety as

1 well as the noise and the potential criminal (inaudible)
2 residence.

3 MS. HATLEY: Okay. And where is your property in
4 relation to the subject property, sir?

5 MR. TUAN DANG NGOYEN: It's opposite of -- on the same
6 road. Just --

7 MS. HATLEY: I see. On Garden Lane?

8 MR. TUAN DANG NGOYEN: Yes.

9 MS. HATLEY: Okay. And so your concerns are the
10 traffic primarily and safety and privacy?

11 MR. TUAN DANG NGOYEN: Safety, noise, and you know,
12 and because the road is too narrow. And it curve right there.
13 And numerous times, there were accidents. So that would be
14 added to it definitely a major issue.

15 MS. HATLEY: Okay. Thank you. Anything further, sir?

16 MR. TUAN DANG NGOYEN: Basically, that's the main
17 (inaudible).

18 MS. HATLEY: All right. Thank you very much.

19 MR. TUAN DANG NGOYEN: Thank you.

20 MS. HATLEY: Be sure and sign in.

21 Is there anyone else who wishes to speak in opposition
22 to this application?

23 All right. I do not hear anymore.

24 Applicant? And could you, in your comments, speak
25 again to exactly what the use is and also the traffic impacts

1 that are -- that the use is proposed to generate and the
2 improvements to the access way there?

3 MR. BERGIN: The use is going to be (inaudible) with
4 contractor storage yard and enclosed storage and exterminator.
5 Currently zoned BPO, which was going to be switched to PD for
6 that. Not (inaudible) or any residential uses that would be
7 associated with what I believe the gentleman was speaking to.
8 Our trip count was 15 peak hours -- or 15 trips per peak p.m.
9 hours, which is designated by Hillsborough County as being
10 (inaudible) impact. BPO (inaudible) anymore, which it's
11 currently zoned for. We are providing safety improvements with
12 the consolidation of two driveways into one plus constructing a
13 county standard driveway and locating the driveway at the point
14 where it's safer, which is to the west versus the east. So this
15 site visibility is more clear down Garden Lane on the curve.
16 Right now, that's not there. So this would have an improvement
17 to that. We're also having 5-foot shoulders at both sides of
18 the curvature to increase safety within that curve, so motorists
19 would be able to come off to the side of the road a little bit.
20 As he was specifying the road is -- it's not -- small
21 right-of-way but not necessarily small and asphalt width but is
22 a sharp curve in that area.

23 We did pull crash data and provided that to the county
24 engineer. That was available through Hillsborough County public
25 records (inaudible). There was not significant crash data

1 within the area. Two of them were alcohol related -- one was
2 alcohol related, one was distraction related, and the other was
3 who knows? But it was -- none of them were multi-vehicle
4 accidents that would be something that you would see on a
5 consistent basis that would trigger some sort of study or
6 anything of that nature on this particular roadway. So we feel
7 that it is compatible and that we mitigated the concerns for
8 compatibility.

9 MS. HATLEY: All right. All right. Thank you very
10 much.

11 MR. BERGIN: Thank you.

12 MS. HATLEY: So this will close the hearing on
13 rezoning PD 24-0183.

14 At this time, we are going to take a five-minute
15 break. We have two more cases to hear. But the meeting's been
16 going on for two hours, so we'll be back in five minutes.
17 That'll be 8:08.

18 (Off the record at 8:03 p.m.)

19 (On the record at 8:08 p.m.)

20 MS. HATLEY: All right. We will reconvene the
21 meeting. This is the April 15, 2024, Zoning Hearing Master
22 Meeting. And we are back in session, so we're ready to here the
23 next case.

24 MS. HEINRICH: Our next application is Item D.4, PD
25 Rezoning 24-0242. The applicant is Blue Skies [sic] Communities

1 order to be heard and is being continued to the April 15, 2024
2 ZHM Hearing.

3 Item A.10, Standard Rezoning 24-0171. This
4 application has been withdrawn from the hearing process.

5 Item A.11, PD 24-0183. This application is being
6 continued by the applicant to the April 15, 2024 ZHM Hearing.

7 Item A.12, PD 24-0238. This application is out of
8 order to be heard and is being continued to the May 14, 2024 ZHM
9 Hearing.

10 Item A.13, PD 24-0239. This application is out of
11 order to be heard and is being continued to the April 15, 2024
12 ZHM Hearing.

13 Item A.14, Major Mod 24-0240. This application is out
14 of order to be heard and is being continued to the May 14, 2024
15 ZHM Hearing.

16 Item A.15, PD 24-0242. This application is out of
17 order to be heard and is being continuing to the April 15, 2024
18 ZHM Hearing.

19 Item A.6 (sic), Standard Rezoning 24-0265. This
20 application has been withdrawn from the hearing process.

21 Item A.17, Standard Rezoning 24-0273. This
22 application is out of order to be heard and is being continued
23 to the April 15, 2024 ZHM Hearing.

24 Item A.18, Standard Rezoning 24-0315. This
25 application has been withdrawn from the hearing process.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

<p>APPLICATION # <u>24-0273</u></p>	<p>PLEASE PRINT NAME <u>Ali Mansour</u></p> <p>MAILING ADDRESS <u>9219 Knights Branch Dr</u></p> <p>CITY <u>Temple Terrace</u> STATE <u>TN</u> ZIP <u>33637</u> PHONE <u>313 4825418</u></p>
<p>APPLICATION # <u>23-0780</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd St N. #201</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1700</u></p>
<p>APPLICATION # <u>23-0780</u></p>	<p>PLEASE PRINT NAME <u>CHRISTOPHER S MENEZ</u></p> <p>MAILING ADDRESS <u>15957 N. FLORIDA AVE</u></p> <p>CITY <u>WATZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 205 2564</u></p>
<p>APPLICATION # <u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>PETER PENSA, AICP</u></p> <p>MAILING ADDRESS <u>2300 CURLEW RD, STE 201</u></p> <p>CITY <u>PALM HARBOR</u> STATE <u>FL</u> ZIP <u>34683</u> PHONE <u>727-234-8015</u></p>
<p>APPLICATION # <u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>Shira Chaviz</u></p> <p>MAILING ADDRESS <u>1106 33rd St SE</u></p> <p>CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>(626) 242-3024</u></p>
<p>APPLICATION # <u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>Rachel Vasquez</u></p> <p>MAILING ADDRESS <u>2712 11th Ave SE</u></p> <p>CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 713 4112</u></p>

DATE/TIME: 4/15/2024 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0848</u>	PLEASE PRINT NAME <u>Rebecca Carlin</u> MAILING ADDRESS <u>1110 33rd</u> CITY <u>Buckin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 516-9249</u>
APPLICATION # <u>24-0183</u>	PLEASE PRINT NAME <u>Daniel Bergen</u> MAILING ADDRESS <u>15436 N Florida Ave Suite 101</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>(813) 434-5744</u>
APPLICATION # <u>24-0183</u>	PLEASE PRINT NAME <u>TUAN DANG NGUYEN</u> MAILING ADDRESS <u>4005 GARDEN LN.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-777-9632</u>
APPLICATION # <u>24-0242</u>	PLEASE PRINT NAME <u>Nicole Neugebauer MacInnes</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5016</u>
APPLICATION # <u>24-0295</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-827842</u>
APPLICATION # <u>24-0295</u>	PLEASE PRINT NAME <u>Eugene Stutzman</u> MAILING ADDRESS <u>13617 N Florida Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-476-4469</u>

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

PAGE 3 OF 3


DATE/TIME: 4/15/2024 6:00PM HEARING MASTER: Pamela Jo Hatley

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


<p>APPLICATION # <u>24-0295</u></p>	<p>PLEASE PRINT NAME <u>Braulio Grajales</u> MAILING ADDRESS <u>5005 W. Laurel street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>(813)644-8333</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

APRIL 15, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 15, 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), reviewed the changes to the agenda.


 Pamela Jo Hatley, ZHM, recessed.

 Pamela Jo Hatley, ZHM, resumed.

 Michelle Heinrich, DS, continued review of changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

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

 Pamela Jo Hatley, ZHM, Oath.


B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 24-0273

 Michelle Heinrich, DS, called RZ 24-0273.

 Testimony provided.

 Pamela Jo Hatley, ZHM, continued RZ 24-0273.

 Pamela Jo Hatley, ZHM, recalled RZ 24-0273.


 Pamela Jo Hatley, ZHM, closed RZ 24-0273.

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

D.1. RZ 23-0780

 Michelle Heinrich, DS, called RZ 23-0780.

MONDAY, APRIL 15, 2024

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 23-0780.

D.2. RZ 23-0848

 Michelle Heinrich, DS, called RZ 23-0848.

 Testimony provided.


 Pamela Jo Hatley, ZHM, closed RZ 23-0848.

D.3. RZ 24-0183

 Michelle Heinrich, DS, called RZ 24-0183.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0183.

 Pamela Jo Hatley, ZHM, break.

 Pamela Jo Hatley, ZHM, resumed.

D.4. RZ 24-0242

 Michelle Heinrich, DS, called RZ 24-0242.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0242.

D.5. RZ 24-0295

 Michelle Heinrich, DS, called RZ 24-0295.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0295.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourned the meeting at 8:38 p.m.

Application No.	RZ 24-0183
Name:	Rosa Timoteo
Entered at Public Hearing:	ZHM
Exhibit #	1
Date	4/15/2024



Rezoning Application: PD 24-0183
Zoning Hearing Master Date: April 15, 2024
BOCC Land Use Meeting Date: June 11, 2024

1.0 APPLICATION SUMMARY

Applicant: Green Label Ventures, LLC
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 2.47
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow an existing pest control business to expand to allow the construction of a vehicle storage building to store their trucks.

Table with 3 columns: Zoning, Existing, Proposed. Rows include District(s), Typical General Use(s), Acreage, Density/Intensity, and Mathematical Maximum*.

*number represents a pre-development approximation

Development Standards:

Table with 3 columns: Existing, Proposed. Rows include District(s), Lot Size / Lot Width, Setbacks/Buffering and Screening, and Height.

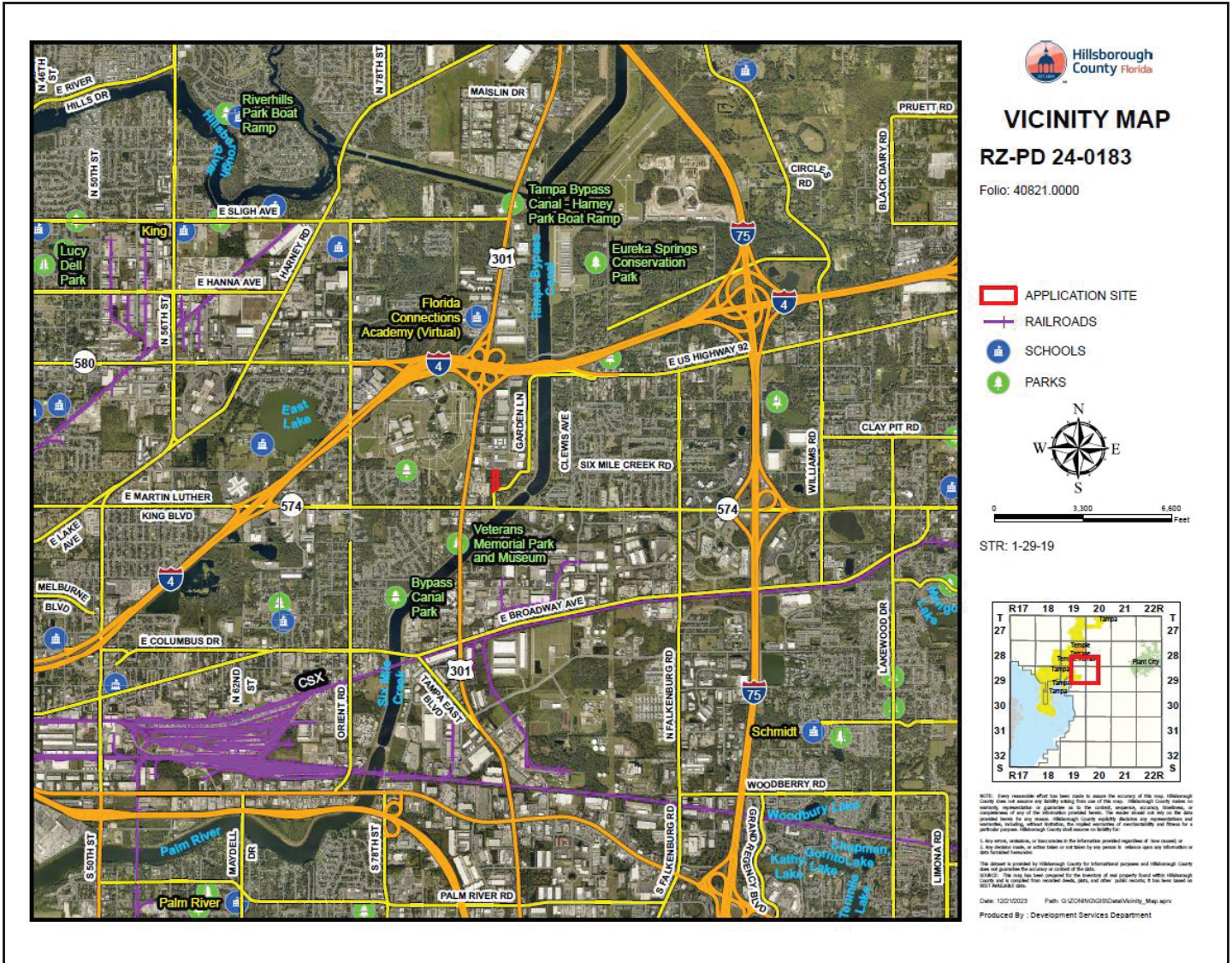
Additional Information:

Table with 2 columns: Question, Answer. Rows include PD Variation(s) and Waiver(s) to the Land Development Code.

Table with 2 columns: Planning Commission Recommendation, Development Services Recommendation.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

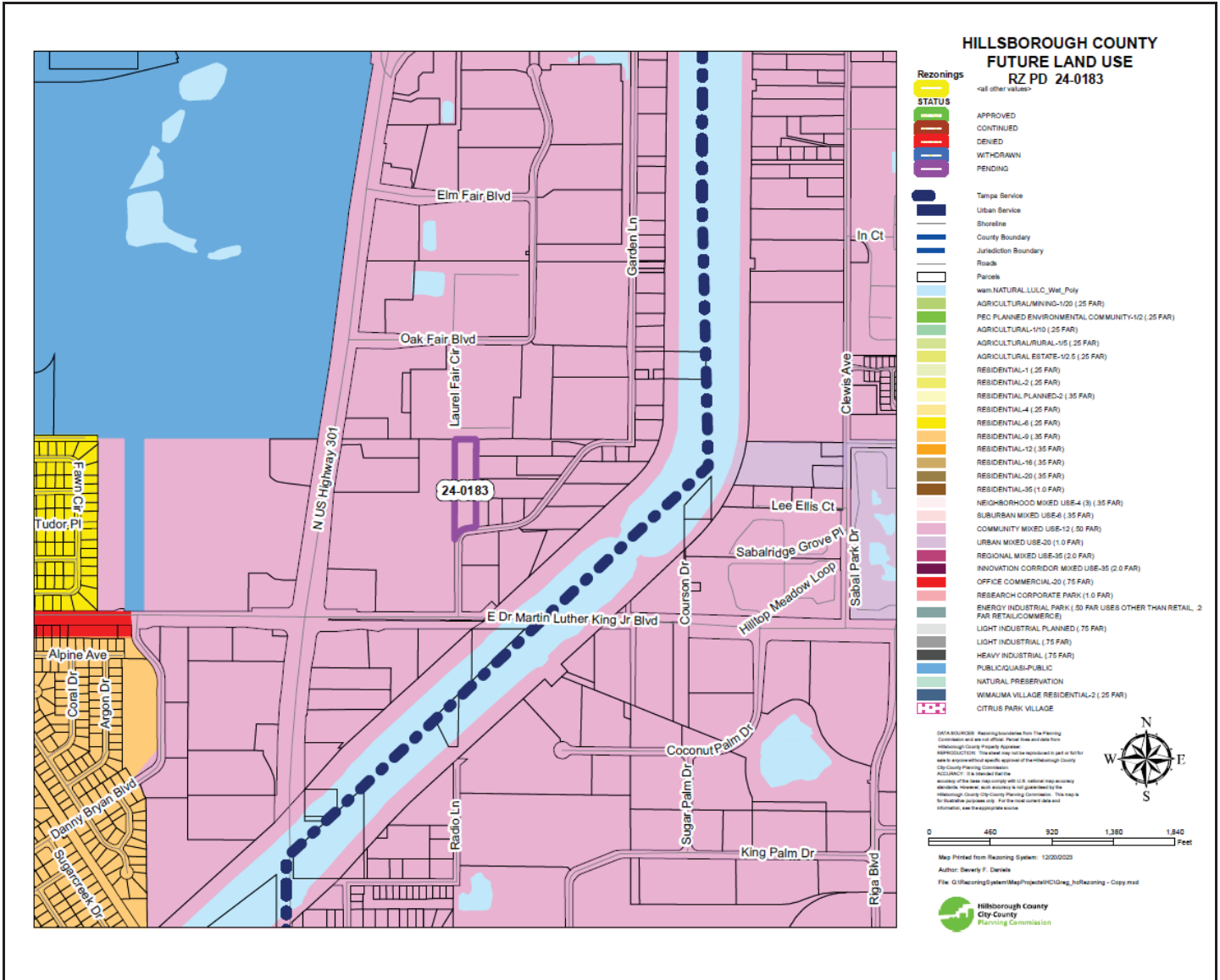


Context of Surrounding Area:

The subject site is generally located at 4002 Garden Lane. It is in the Tampa/Urban Service Area and within the East Lake Orient Park Community Planning Area. The surrounding area consists of residential single-family to the east along Garden Lane, industrial uses to the north and west, and one commercial use nearby to the south near the intersection with East M.L.K. Jr. Boulevard. Along M.L.K Jr. Boulevard more commercial uses can be found including restaurants, convenience stores, and other types of businesses. The Tampa Bypass Canal, Canal C-135, is approximately 675 feet to the southeast.

2.0 LAND USE MAP SET AND SUMMARY DATA

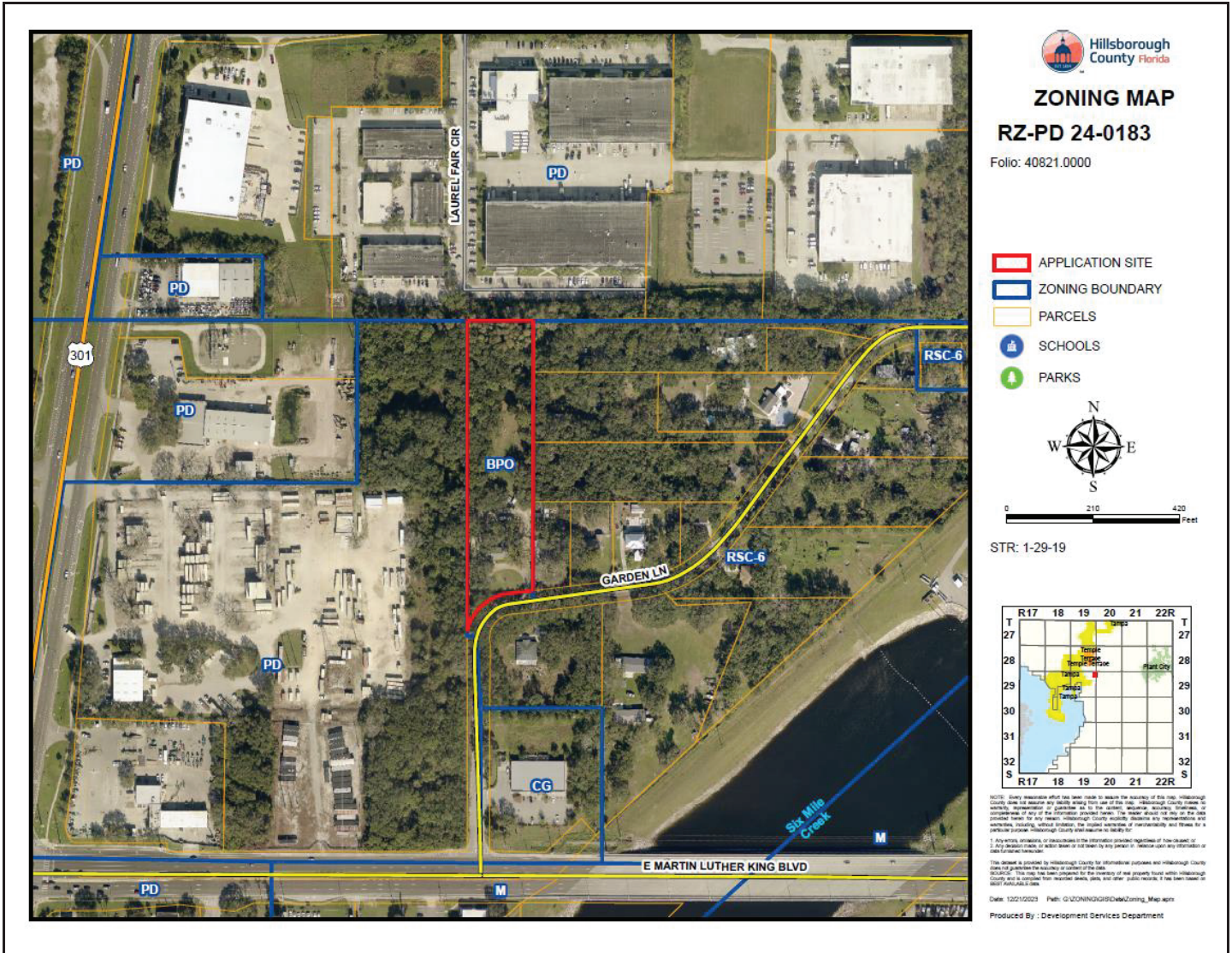
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	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. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the located of incompatible uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-0437	Office uses- 446,000 sf Light Industrial Uses – 700,000 sf	Office / Light Industrial	Offices
South	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
East	RSC-6	1 unit per 7,000 sf	Single-Family Conventional	Residential Single-Family
West	PD 98-1451	0.18 FAR	Intensive Commercial	Outdoor Storage

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

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

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	816	61	84
Proposed	88	15	18
Difference (+/1)	(-728)	(-46)	(-66)

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Administrative Variance Requested	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,337 x 9 = \$12,033 Fire: \$34 x 9 = \$306				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 2.47-acre tract to a Planned Development to allow a Contractor's Office without Open Storage or Exterminator use. The property is currently zoned BPO and is utilized as an office for a pest control company that operates out of the existing home. The company has vehicles that they wish to store in an enclosed structure and so are proposing to construct a 6,900 square foot storage building to house the vehicles. The existing structures are to remain and continue to be utilized by the pest control company.

The subject property is located at 4002 Garden Lane. It is within the East Lake Orient Park Community Planned Area and in the Tampa Service Area. Garden Lane is a local road and is mostly accessed by residential single-family uses. The only other property not residentially zoned is a property to the south at the corner of Garden Lane and Dr. Martin Luther King Jr. Boulevard, which is zoned CG, Commercial General, and is currently a Dollar General. Adjacent to the west and north of the property are properties zoned Planned Development which permit a range of uses includes office, commercial, and light industrial uses.

The proposed buffer and screening requirements for the development considers the vicinity of the residential uses to the east. Along this boundary, the applicants are proposing an enhanced Type B buffer to protect these uses. This buffer will be 25' wide and include a 6' solid PVC fence, a 3' continuous hedge, and a row of evergreen trees planted 20 feet apart. In addition, a 50' building setback is given along this boundary to further separate the development from the residential uses. With the building height being 35', we found this to be an acceptable setback. The applicant is also proposing an enhanced right-of-way buffer along Garden Lane. This buffer will be 15' wide and include a 2' continuous berm, a 3' continuous hedge planted on top of the berm, and a row of understory trees planted 20 feet apart. These enhancements greatly exceed what is normally required by code. Staff finds this to be acceptable in protecting the residential uses to the east. No buffering and screening is proposed along the west and north property boundaries.

The subject property is designated as Community Mixed-Use 12 (CMU-12) on the Future Land Use Plan. The proposed uses are consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The enhanced buffer yard and screening standards will adequately protect the adjacent residential uses from any potential negative impacts. We find the request to rezone to a Planned Development to allow the contractor's office and storage building, with the proposed conditions, to be compatible with the surrounding area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. Prior to certification the applicant shall revise the PD site plan to include a double headed cross access arrow at the required vehicular and pedestrian cross access to the east shown on the site plan. Additionally, the PROPOSED CROSS-ACCESS DRIVEWAY STUB-OUT label shall be revised to state PROPOSED VEHICULAR AND PEDESTRAIN CROSS ACCESS.
2. Prior to certification the applicant shall revise the PD site plan Site Note #23 to say, "All on site driveways and drive aisles are to be private".
3. Prior to certification the applicant shall revise the FAR to 0.075 in the Development Standards table to coincide with the proposed gross square footage shown on the site plan.
4. Prior to certification the applicant shall revise a portion of the buffer and screening label for the eastern boundary from "EVERGREEN TREES @ 20-FT O.C." to "EVERGREEN TREES @ 15-FT O.C."
5. Site plan to remove building square footages provided for each structure on the site plan.

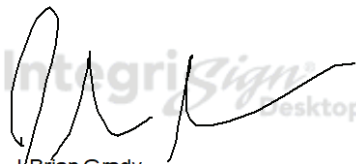
Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 2nd, 2024.

1. The project shall be limited to a contractor's office without open storage or exterminator use.
2. Development Standards for the project shall be as followed:
 - Gross floor area - 0.09 FAR (9,683.4 square feet)
 - Maximum building height – 35'
 - Minimum front yard setback (South) – 40'
 - Minimum rear yard setback (North) – 20'
 - Minimum side yard setback (East) – 50'
 - Minimum side yard setback (West) – 10'
 - a. Buildings shall be located where generally depicted on the site plan.
3. The site is located within a Surface Water Resource Protection Area (SWRPA) and is subject to restrictions and prohibitions, as defined in Land Development Code Part 3.05.00. The use, handling, production, disposal and storage of Regulated Substances associated with nonresidential activities is prohibited except as provided in Land Development Code Part 3.05.00.
4. The subject property shall adhere to the following buffer and screening standards:
 - a. The eastern boundary shall provide a 25-foot wide buffer and include the following screening:
 1. 6-foot solid, opaque PVC fence
 2. A continuous hedge at a height of no less than 3 feet.
 3. A row of evergreen trees not less than 10' tall at the time of planting, a minimum 2-inch caliper, and spaced at no more than 20 feet.
 - b. The southern boundary shall provide a 15-foot wide buffer and include the following screening:
 1. A continuous berm at a height no less than 2 feet.
 2. A continuous hedge at a height no less than feet planted a minimum of 36-inches on center planted on top of berm.

3. A continuous hedge at a height no less than 3 feet planted a minimum of 36-inches on center planted on top of berm.
 4. A row of understory trees at a height no less than 6 feet at the time of planted and spaced at no more than 15 feet apart.
5. The project shall be permitted one access connection to Garden Ln. and shall provide for vehicular and pedestrian cross-access to the adjacent property to the east, as shown on the PD site plan.
6. The existing project driveways shall be removed and resodded.
7. If PD 24-0183 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Garden Lane. The developer shall construct improvements to Garden Ln. consistent with the Design Exception (dated April 2, 2024) and found approvable by the County Engineer (April 3, 2024). Specifically, the developer shall construct 5-foot wide paved shoulders adjacent to, and on the opposite side of, the project entrance.
8. If PD 24-0183 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated April 2, 2024), which was found approvable on April 3, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access and next closest driveways to the east) such that a minimum spacing of +/- 120 feet and +/-134 feet is permitted.
9. A sidewalk shall be constructed along the project's Garden Ln. frontage consistent with the LDC.
10. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
11. Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.
12. Approval of the zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify an impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdiction determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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 site development plan approval.
- 17. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Apr 8 2024 11:04:39

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.

APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

**GREEN SOLUTIONS CONTRACTOR'S OFFICE
 PLANNED DEVELOPMENT
 4002 GARDEN LANE
 TAMPA, FL 33610
 SECTION 01, TOWNSHIP 29 S, RANGE 19 E**

SITE DATA TABLE

1. TOTAL ACRES OF LOT
2. TOTAL ACRES OF PLANNED DEVELOPMENT AREA
3. TOTAL ACRES OF METALAND CONSERVATION AREA
4. TOTAL ACRES OF PROPOSED EVERGREEN TREES
5. TOTAL ACRES OF PROPOSED UNDERPLANTING TREES
6. TOTAL ACRES OF PROPOSED CONTINUOUS HEDGES
7. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
8. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
9. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
10. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
11. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
12. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
13. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
14. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
15. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
16. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
17. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
18. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
19. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA
20. TOTAL ACRES OF PROPOSED METALAND CONSERVATION AREA

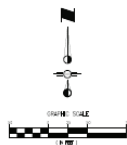
SITE NOTES

1. THE PROJECT IS LOCATED WITHIN THE CITY OF TAMPA.
2. THE SITE IS BOUNDARY ADJACENT TO THE PLANNED DEVELOPMENT AREA.
3. THE SITE IS BOUNDARY ADJACENT TO THE PLANNED DEVELOPMENT AREA.
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20. THE SITE IS BOUNDARY ADJACENT TO THE PLANNED DEVELOPMENT AREA.

LEGAL DESCRIPTION



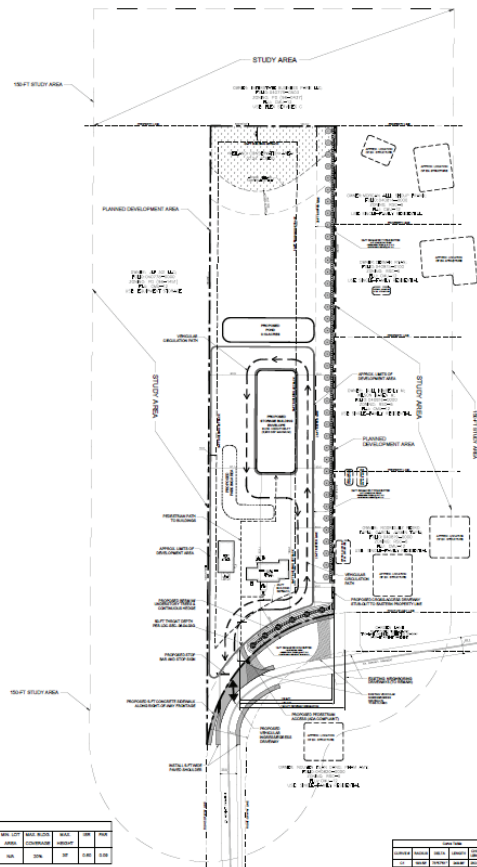
VICINITY MAP



LEGEND

- ↔ WALKWAY LOCATION
- VEHICULAR CIRCULATION
- - - PLANNED DEVELOPMENT BOUNDARY
- ADJACENT PARCEL BOUNDARY LINE
- METALAND CONSERVATION AREA
- PROPOSED EVERGREEN TREE
- PROPOSED UNDERPLANTING TREE
- PROPOSED CONTINUOUS HEDGE

PROPOSED USE	DEVELOPMENT SPECIFICATIONS									
	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
VEHICULAR CIRCULATION	10'	15'	10'	15'	10'	15'	10'	15'	10'	15'
WALKWAY	5'	10'	5'	10'	5'	10'	5'	10'	5'	10'
VEHICULAR CIRCULATION	10'	15'	10'	15'	10'	15'	10'	15'	10'	15'
WALKWAY	5'	10'	5'	10'	5'	10'	5'	10'	5'	10'



CIVIL ON
 CIVIL ON DEMAND, LLC
 13400 N. FLORIDA AVENUE, SUITE 101
 TAMPA, FL 33613
 CONTACT: DANIEL J. BERGIN
 PHONE: (813) 884-7336

DATE: APRIL 2, 2024

PROJECT # GREEN SOLUTIONS - HILLSBOROUGH COUNTY PLANNED DEVELOPMENT (202418 - 2024)

DATE: APRIL 2, 2024

PROJECT # GREEN SOLUTIONS - HILLSBOROUGH COUNTY PLANNED DEVELOPMENT (202418 - 2024)

APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: ELOP / CENTRAL

DATE: 4/04/2024 (*Revised 4/15/24*)
AGENCY/DEPT: Transportation
PETITION NO: PD 24-0183

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

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted one access connection to Garden Ln. and shall provide for vehicular and pedestrian cross-access to the adjacent property to the east, as shown on the PD site plan.
- The existing project driveways shall be removed and resodded.
- If PD 24-0183 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Garden Lane. The developer shall construct improvements to Garden Ln. consistent with the Design Exception (dated April 2, 2024) and found approvable by the County Engineer (April 3, 2024). Specifically, the developer shall construct 5-foot wide paved shoulders adjacent to, and on the opposite side of, the project entrance.
- If PD 24-0183 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated April 2, 2024), which was found approvable on April 3, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the project access and next closest driveways to the east) such that a minimum spacing of +/- 120 feet and +/- 134 feet is permitted.
- A sidewalk shall be constructed along the project's Garden Ln. frontage consistent with the LDC.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

OTHER CONDITIONS:

- Prior to certification the applicant shall revise the PD site plan to include a double headed cross access arrow at the required vehicular and pedestrian cross access to the east shown on the site plan. Additionally, the PROPOSED CROSS-ACCESS DRIVEWAY STUB-OUT label shall be revised to state PROPOSED VEHICULAR AND PEDESTRAIN CROSS ACCESS.

- Prior to certification the applicant shall revise the PD site plan Site Note #23 to say “All on site driveways and drive aisles are to be private”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to a 2.47-acre parcel from Business Professional Office, BPO, to Planned Development to allow for a 9,000 sf contractor’s office. The site is located the west side of Garden Ln., approximately 540 feet north of East Martin Luther King Blvd. The Future Land Use designation is Commercial Mixed Use 12 (CMU-12).

Trip Generation Analysis

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

Approved BPO Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
BPO: 21,519sf, Medical Office (ITE 720)	816	61	84

Proposed PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 9,000 sf, Contractor’s Office (ITE 180)	88	15	18

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(-)728	(-)46	(-)66

The proposed rezoning would generally result in a decrease of trips potentially generated by -728 average daily trips, -46 trips in the a.m. peak hour, and -66 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Garden Lane is a substandard, undivided two-lane rural collector roadway. The roadway is characterized by +/- 10-foot wide travel lanes without paved shoulders in average condition. The roadway lines within a +/- 50-foot wide right-of-way along the project’s frontage. There is a no sidewalk along the project frontage.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to improve the roadway with paved shoulders. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS

The PD site plan proposes to replace the two existing driveway connections with one full access connection and provide for vehicle and pedestrian cross access connection stubout to the east. The proposed access connection on Garden Ln. does not meet the minimum 245ft spacing requirement found in LDC, Sec. 6.04.07. The driveways serving the residential lots to the east of the subject property are located +/-120 feet and +/-134 feet from the proposed project driveway. The applicant is requesting a Sec. 6.04.02.B. administrative variance to allow the project driveway to be located within the required spacing. See section titled Requested Administrative Variance herein for greater detail.

The proposed cross access to the east is required pursuant to County LDC, Sec. 6.04.03. Q. However, prior to certification the PD site plan must be revised in order to make it clear that the cross-access stub out is to provide for both vehicular and pedestrian cross access consistent with the requirements of LDC, Sec. 6.04.03.Q.

The project internal circulation is served by private drives and the PD site plan shows a general pedestrian circulation pattern. Staff notes that the required internal pedestrian connections must include a sidewalk stub out to the cross access connection to the east.

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

REQUESTED DESIGN EXCEPTION– GARDEN LANE SUBSTANDARD ROADWAY

As Garden Ln. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (dated April 2, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2024). The developer will be required to construct +/-100-linear feet of 5-foot wide paved shoulder on the northbound travel lane and +/-135-linear feet of 5-foot wide paved shoulder on the southbound travel lane along the curvature of Garden Lane adjacent to the project site.

If this zoning is approved, the County Engineer will approve the Design Exception request.

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated April 2, 2024) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Garden Ln. access connection. Per the LDC, a connection on a Class 6 roadway requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 120 feet and +/-134 feet from two residential driveways to the east. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 3, 2024.

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

LEVEL OF SERVICE (LOS)

Garden Lane is not a regulated roadway in the County Level of Service (LOS) Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 3, 2024 5:30 PM
To: Daniel Bergin [dbergin@ondemandfl.com]
CC: slaccabue@ondemandfl.com; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0183 Design Exception & Administrative Variance Review
Attachments: 24-0183 DEAd 04-02-24_1.pdf; 24-0183 AVAd 04-02-24_1.pdf

Danny,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0183 APPROVABLE.

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

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, April 3, 2024 1:28 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RZ PD 24-0183 Design Exception & Administrative Variance Review

Hello Mike,

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

dbergin@ondemandfl.com
slaccabue@ondemandfl.com
follinj@hcfl.gov
perezrl@hcfl.gov

Best Regards,

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

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Garden Ln - Substandard Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Resub Garden Ln - Substandard Road <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub Garden Ln - Substandard Road <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Green Solutions Contractor's Office
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	040821-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Daniel Bergin, P.E. of Civil On Demand, LLC
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	BPO
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0183
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	PI# 6787
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Civil On Demand, LLC
15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

April 2, 2024

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

Re: **Green Labels Ventures LLC**
PD No. 24-0183
Folio No. 040821-0000

Dear Mr. Williams,

The Applicant, Green Label Ventures, LLC (“GLV”) proposes to rezone the Property to PD to allow the following limited Commercial General (CG) uses: Contractor’s Office without Open Storage. The general development PD site plan proposes a new enclosed storage building which, collectively, will not exceed 8,000 square feet. The current use of the Property as BPO limits the business capabilities of the pest control company. The proposed change of use to Contractor’s Office with No Outside Storage will permit the tenant, Green Solutions, to operate their current business as required by Hillsborough County Land Development Code. Green Solutions has occupied this property since July of 2012.

Reason for Design Exception

The Hillsborough County Land Development Code Section 6.04.03L states the following:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works

The transportation infrastructure serving the site is Garden Lane (collector road). Garden Lane is currently in substandard condition. Per LDC Section 6.04.03L, Garden Lane must be upgraded to meet County Standards. Garden Lane is a 2-lane undivided collector rural roadway that is required to be improved and upgraded per TTM Standard Detail TS-7.

In discussions and correspondence with the County’s Transportation review staff, it was determined that a design exception is necessary to Hillsborough County Technical Manual per Section 1.7.2 to meet Section 6.04.03L for Garden Lane from MLK Blvd. to the project access.

Existing Right-of-Way Conditions: Garden Lane

Garden Lane is an existing 2-lane undivided paved roadway that is owned and maintained by Hillsborough County. The roadway is required to meet the typical roadway section TS-7 of the Hillsborough County TTM. Details for the Garden Lane are as follows:

- Roadway Classification
 - Rural Collector
 - Less than 10,000 AADT
 - Speed Limit = 30 MPH
- ROW Width = 50 feet
- Pavement Width = 20 to 24 feet (Asphalt)
 - The centerline of pavement does not match centerline of ROW throughout section.
 - A portion of the physical pavement for Garden Lane adjacent to the project site travels outside of the limits of the County right-of-way and encroaches into Folio No. 040820-0000.
- Sidewalks
 - 5' to 6' sidewalk on the westside of ROW from MLK Blvd. to 340-lf north
 - No Sidewalk from 340-lf north of the intersection with MLK Blvd. to the project site.
- Drainage = None

Proposed Improvements: Garden Lane

The following improvements are proposed:

- 100-lf of 5-foot paved shoulder on the northbound travel lane and 135-lf of 5-foot paved shoulder on the southbound travel lane on of the curvature of Garden Lane adjacent to the project site, as shown on Exhibit A.

Justification for Approval

Hillsborough County TTM TS-7 requires the following:

1. Right of Way Width – 96-feet (min.)
2. Travel Lane Width = 12-feet
3. Shoulders = 8-feet (5-feet paved + 3-feet stabilized)
4. Roadside drainage ditches
5. Sidewalks = 5-feet (both sides)

The right-of-way width of Garden Lane between MLK Blvd. and the project access is 50 feet. TS-7 requires a minimum of 96-feet to accommodate the improvements to upgrade the roadway section. **There is insufficient right-of-way to perform these upgrades.** The proposed site access has been relocated to the west to the nearest point to the intersection of Garden Lane and MLK Blvd. None of the property between the project access and MLK Blvd. is owned by the Applicant. As such, it is physically impossible for the applicant to comply with the standards due to lack of sufficient right-of-way width.

A portion of the roadway for Garden Lane encroaches into an adjacent parcel across from the project site (See General Development Plan). In order to comply with TS-7, the applicant would be required to encroach onto the adjacent landowners property to remove and relocate the County's roadway. The encroachment of the roadway is not the fault of the applicant. It is unreasonable to expect the applicant to be granted permission to access and work within the encroachment area. **Crash data has been collected for Garden Lane adjacent to the project area. Three traffic related incidents have been reported dating back to 2009. All were single vehicle accidents. Two of the accidents were distracted drivers. The third accident was alcohol related.**

The applicant is proposing to construct a 5-foot-wide paved shoulder along both sides of Garden Lane within the curvature of the roadway adjacent to the project area. The paved shoulder will add pavement width within the curve and reduce off-tracking that has been occurring in that particular section of roadway.

Finally, the proposed use generates very little traffic volume. The total ADT is 76 and there are only 14 peak AM /15 peak PM trips generated by the project (See Traffic Impact Analysis). Per the Development Review Procedures Manual, the project is below the 50-site generated peak hour trips and is, therefore, classified as a low traffic volume project. The TTM requires a ditch bottom width of 4 feet minimum. The business is also not open to the public and receives little to no outside visitors. The traffic generated from the site is specific to office employees and pest control technicians associated with the business. It is requested that you consider the de minimis impact of the project with respect to the requirement to upgrade Garden Lane.

Conclusion

We trust that the lack of adequate right-of-way width, the proposed paved shoulder addition, and the low traffic volume generated by the project are sufficient justification to grant a design exception as requested for the project. Please also consider that the approval of this design exception and the approval of the PD will cause no tangible difference with how Green Solutions currently operates their business on a daily basis. As such, it is my professional opinion that the approval of this design exception will result in no adverse impacts to the neighboring properties. We trust that sufficient information has been provided to meet your requirements for design exception approval. Please contact me at (813) 434-5744 or via email at dbergin@ondemandfl.com if there are any further comments or concerns.

Sincerely,

CIVIL ON DEMAND



Daniel J. Bergin, Professional Engineer, State of Florida, License No. 69860

This item has been digitally signed and sealed by Daniel J. Bergin, P.E. on 04/02/2024.

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

Daniel J. Bergin, P.E.
President
Florida Professional Engineer No. 69860

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

- A. Exhibit A: General Development Plan: PD 24-0183
- B. Exhibit B: Traffic Impact Analysis
- C. Exhibit C: TTM TS-7
- D. Exhibit D: Hillsborough County Roadways Functional Classification Map
- E. Exhibit E: Crash Data – Garden Lane

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

EXHIBIT B
TRAFFIC IMPACT ANALYSIS

PROJECT NAME: GREEN SOLUTIONS
 PLANNED DEVELOPMENT ZONING APPLICATION
 PROPOSED USE: CONTRACT OFFICE (PEST CONTROL)
 TRAFFIC IMPACT ANALYSIS

PROJECT NARRATIVE:

The property located at 4002 Garden Lane, Tampa, FL 33610 is owned by Green Label Ventures LLC. The business operating from the property is Green Solutions, which is a residential pest control company. There is an existing 1,207 s.f. office building and an 823 s.f. storage shed that are onsite. The site is currently zoned BPO. The owner is requesting a PD Zoning to change the use from BPO to Contractor’s Office. Upon approval of the PD Zoning, it is the intention of the owner and their business, Green Solutions, to construct a new building on the property which will provide secure indoor storage space for up to sixteen service vehicles, equipment, and other materials related to the pest control business.

TRIP GENERATION ASSESSMENT:

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses. Civil On Demand reviewed the available ITE land uses and determined that land use code (LUC) 180 “Specialty Trade Contractor,” most closely describes the anticipated use of the site. This LUC includes businesses “primarily involved in providing contract repairs and services to meet industrial and residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.” The trip generation estimate based on LUC 180 is summarized in Table 1.

TABLE 1: TRIP GENERATION REPORT

LAND USE	INDEPENDENT VARIABLE (SF)	DAILY TRIP ENDS	AM PEAK HOUR TRIP ENDS			PM PEAK HOUR TRIP ENDS		
			IN	OUT	TOTAL	IN	OUT	TOTAL
SPECIALTY TRADE CONTRACTOR	7,757	76	10	4	14	5	10	15

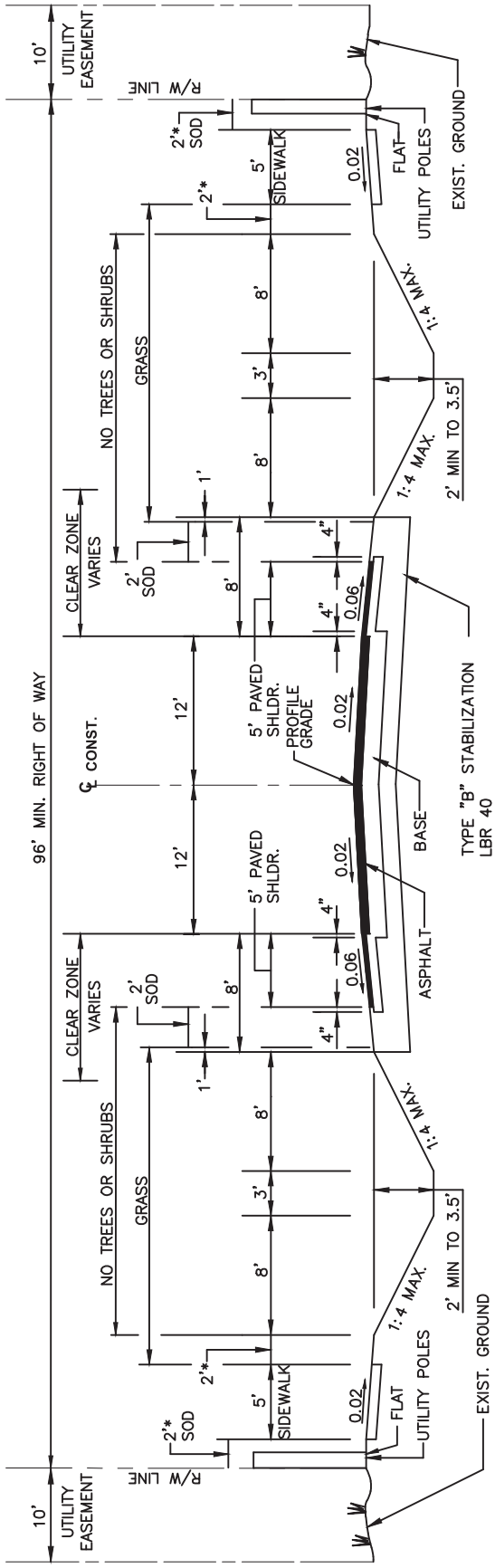
CONCLUSION:

Table 1 shows that the site is expected to generate 14 trips during the weekday AM peak hour and 15trips during the weekday PM peak hour. Trips generated by the site are fewer than the Development Review Procedures Manual threshold of 50 site-generated trips peak hour trips. Therefore, no transportation analysis is required nor is the need for any off-site intersection analysis.

Daniel J. Bergin P.E.
 President of Civil On Demand LLC

EXHIBIT C

TTM TS-7



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

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



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

EXHIBIT D

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



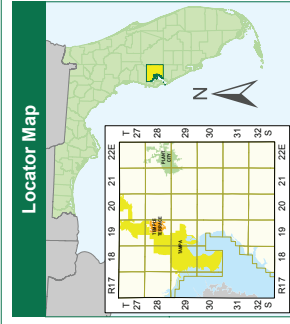
Legend

- Functional Classifications
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 STATE PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS AND SPECIAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property towns within Hillsborough County and is not intended to be used for any other purpose. The information contained on this map is for informational purposes only. For verification of the information contained on this map, please contact the Information Services Department.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org

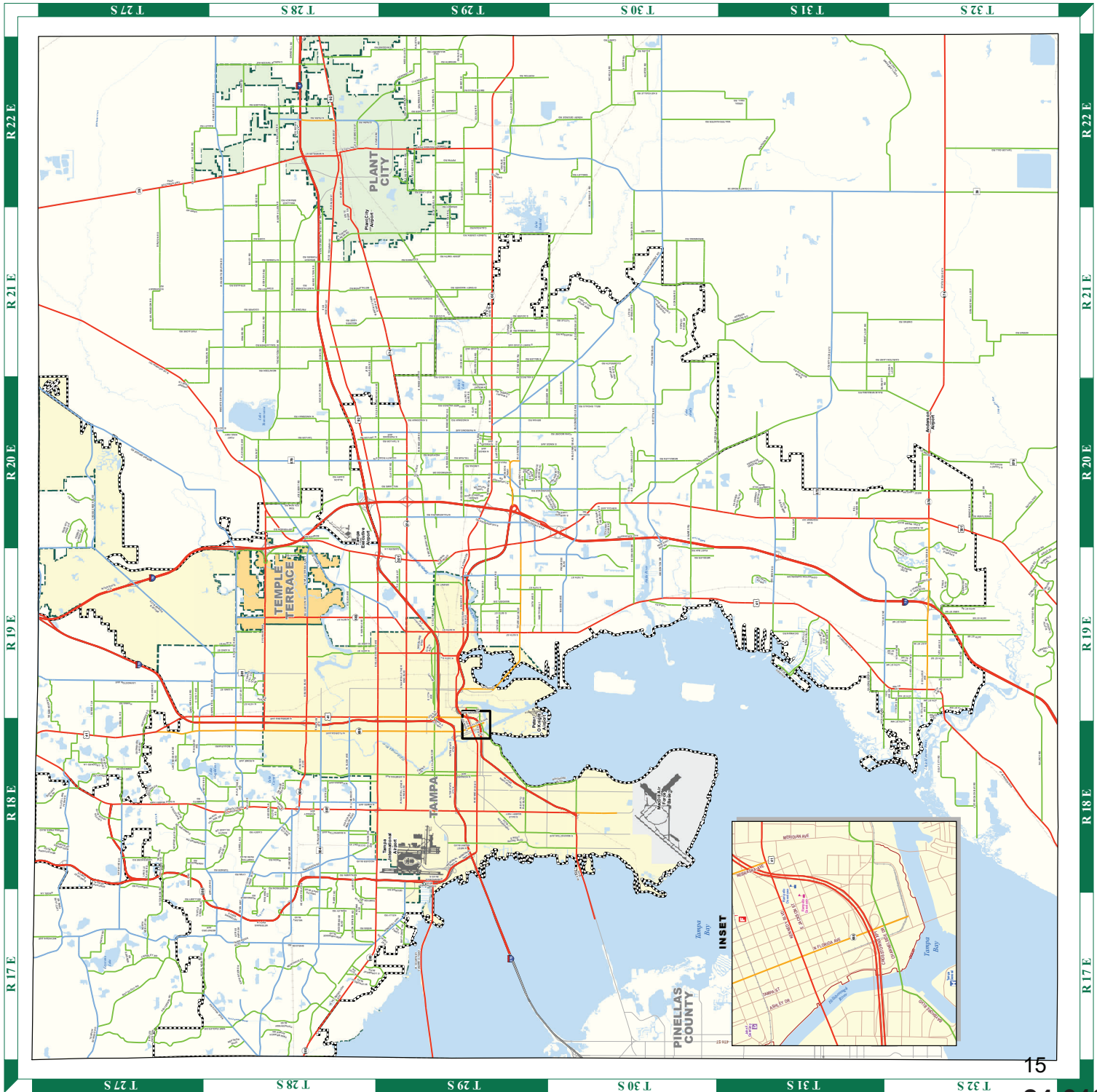


EXHIBIT E
CRASH DATA – GARDEN LANE

The screenshot displays the Hillsborough County Crash Data Management (CDMS) web application. The interface includes a search bar, navigation tabs for 'Data Report', 'Crash Downloads', and 'Help', and a user welcome message for JOHN PATRICK. The main content area is divided into a left-hand navigation pane and a right-hand map area.

The left-hand pane shows a 'Crash Record Selection' menu with a 'Results' section. Under the 'Summary' tab, it reports '4 crash records returned. (4 mapped)'. Below this, there are options for 'View Selection Parameters' and 'Clear Results'. A 'Quick Summary' section contains a table of crash statistics for the years 2009, 2011, 2016, and 2017.

Category	2009	2011	2016	2017
Fatal Crashes	0	0	0	0
Severe Crashes	0	0	0	0
Non-Severe Crashes	1	0	0	1
PDO Crashes	0	1	1	0
Total Crashes	1	1	1	1

The right-hand map area shows a street map with a green polygon highlighting a specific area labeled 'Garden Ln'. A legend titled 'Injury Level' indicates that the polygon represents a 'PDO' (Possible Death or Injury) crash. The map also shows major roads like E Dr. Martin Luther King Jr Blvd and N US Highway 301.

CRASH SYSTEM SOFTWARE POLYGON



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. AV - Driveway Spacing <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Resub - AV - Driveway Spacing <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. 2nd Resub - AV - Driveway Spacing <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Green Solutions Contractor's Office
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	040821-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Daniel Bergin, P.E. of Civil On Demand, LLC
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	BPO
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 24-0183
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	PI# 6787
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



Civil On Demand, LLC
15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

April 2, 2024

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

Re: **Green Labels Ventures LLC**
Administrative Variance Request – Driveway Spacing
PD No. 24-0183
Folio No. 040821-0000

Dear Mr. Williams,

The Applicant, Green Label Ventures, LLC (“GLV”) proposes to rezone the Property to PD to allow the following limited Commercial General (CG) uses: Contractor’s Office without Open Storage. The general development PD site plan proposes a new enclosed storage building which, collectively, will not exceed 9,000 square feet. The current use of the Property as BPO limits the business capabilities of the pest control company. The proposed change of use to Contractor’s Office with No Outside Storage will permit the tenant, Green Solutions, to operate their current business as required by Hillsborough County Land Development Code. Green Solutions has occupied this property since July of 2012.

The project proposes to have one full access driveway onto Garden Lane, which is identified on the Hillsborough County Comprehensive Plan Functional Classification Map as a collector roadway. The driveway will be constructed per Hillsborough County standards. Currently, there are two non-conforming driveways accessing the property from Garden Lane. The existing driveways will be removed and replaced with a singular driveway access that is designed to meet County Standards. Garden Lane is the only available access to public right-of-way.

Reason for Administrative Variance

The Hillsborough County Land Development Code Section 6.04.07-Table: Minimum Spacing classifies Garden Lane as the following:

CLASS 6: Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.

Posted Speed Limit = 30 MPH / Minimum Required Spacing between Driveways = 245-lf

The justification for the variance is as follows:

1. The total width (lot dimension) of the property along the Garden Lane right-of-way for the project site is 160-feet.
2. The closest existing driveway is located east of the project site (See General Development Plan). This existing driveway accesses a single-family residence for Folio No. 040819-0000. The proposed spacing for the new driveway access is 120-lf from the property line & 134-lf from the neighboring eastern driveway.
3. There is insufficient frontage along Garden Lane within the subject site to meet the spacing requirement for the proposed driveway location.

In discussions and correspondence with the County's Transportation review staff, it was determined that an Administrative Variance is necessary to Hillsborough County Land Development Code Section 6.04.07 for the project access due to the site's inability to meet the spacing criteria.

Compliance with Hillsborough County Land Development Code Section 6.04.07

In accordance with the Hillsborough County LDC Sec. 6.04.02.B.3, justification for the Administrative Variance must address criteria (a), (b), and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability if the following circumstances are met:

- a) There is an unreasonable burden on the applicant:
 - a. The subject property has a total width of 160-feet of frontage along Garden Lane. The existing driveway to the east is 13-ft from the subject property. The available frontage width plus the current spacing of the existing driveway equals 173-ft which is less than the required 245-lf. There is no feasible way to meet the criteria due to the close proximity of the existing driveway and the lot dimensions of the subject property. The western most point of the subject property along Garden Lane is only 180-feet away from the existing property. If this administrative variance was denied the applicant would be unable to grant access to their property as there are no available options to meet the minimum spacing criteria. This is a clear demonstration of how the spacing requirements criteria creates an unreasonable burden on the applicant.
- b) The variance would not be detrimental to the public health, safety, and welfare:
 - a. The proposed driveway is shown to be relocated as far west as possible, away from the existing driveway to the east. The proposed relocation of the driveway increased the spacing from 20-lf & 100-lf to 134-lf between the eastern driveway of the adjacent parcel. No other driveways are within 245-lf of the proposed access driveway. The relocated driveway will also provide improved site visibility and will be constructed per County Standards.
- c) Without the variance, reasonable access cannot be provided:
 - a. Garden Lane is the site's only available access to public right-of-way. No other access is achievable. The location of the driveway on the adjacent parcel to the east prohibits the applicant from meeting the spacing requirement. The driveway cannot be moved any further away nor is there any other available options for access to public right-of-way besides Garden Lane. As such, it is physically impossible for the applicant to comply with the standards due to lack of sufficient property width.

Conclusion

We trust that the lack of property width along the right-of-way line of Garden Lane, the location of the proposed driveway, and the restrictive location of the adjacent driveway to the east are sufficient justification to grant an Administrative Variance as requested for the project. Please also consider that the construction of a new driveway that meets County standards with increased spacing will be a net improvement for the access onto Garden Lane and into the project site. As such, it is my professional opinion that the approval of this Administrative Variance will result in no adverse impacts to the neighboring properties. We trust that sufficient information has been provided to meet your requirements for Administrative Variance approval. Please contact me at (813) 434-5744 or via email at dbergin@ondemandfl.com if there are any further comments or concerns.

Sincerely,

CIVIL ON DEMAND



Daniel J. Bergin, Professional Engineer, State of Florida, License No. 69860

This item has been digitally signed and sealed by Daniel J. Bergin, P.E. on 04/02/2024.

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

Daniel J. Bergin, P.E.
President
Florida Professional Engineer No. 69860

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

- A. Exhibit A: General Development Plan: PD 24-0183

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	816	61	84
Proposed	88	15	18
Difference (+/-)	(-728)	(-46)	(-66)

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Garden Ln./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

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

Application No. RZ-24-0183
Name: Daniel Bergin
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 4/15/2024

Green Solutions Lawn & Pest Control
Planned Development (RZ-PD 24-0183)

4002 Garden Lane, Tampa FL 33610
Folio: 040821-0000
Applicant: Green Label Ventures, LLC

Hillsborough County ZHM Presentation
April 15, 2024



Presented By:
Daniel Bergin, P.E.
Civil On Demand, LLC
15436 N Florida Avenue, Suite 101
Tampa, FL 33613



RZ-PD 24-0183

About Green Solutions Lawn & Pest control

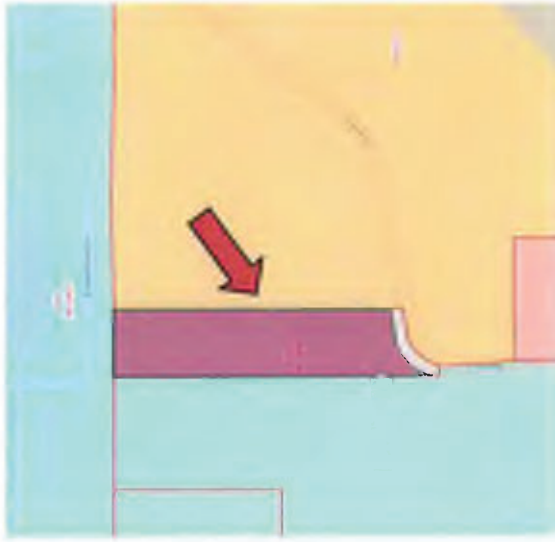
Green Solutions is a Tampa based professional Lawn and Pest Control company that offers over 80 years of industry experience providing environmentally responsible solutions for their customers across the Tampa Bay region.

The company currently runs their administrative operations out of an existing modular structure at the property located at 4002 Garden Lane, Tampa, FL. The applicant is proposing to construct a one-story, ±6,900 SF enclosed storage building. The building will provide a proper enclosure for Green Solutions' equipment, service trucks, and other items necessary to the business's operation. **NO HAZARDOUS CHEMICALS ARE STORED OR USED BY GREEN SOLUTIONS.** The building and proposed PD will provide a more aesthetically pleasing appearance of the property from the public view of the Right-Of-Way.

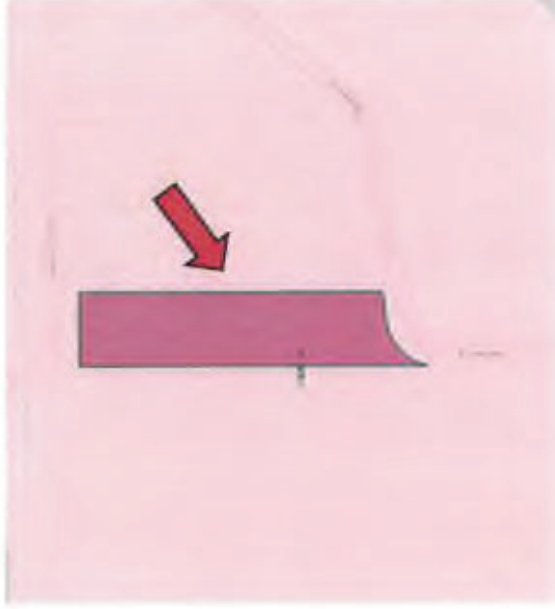
The proposed improvements are for the internal use of employees and is will not be open to the public. The proposed use is low volume, per the County's LDC, and will generate an estimated 15 peak PM peak hour trips per day.



Zoning & Land Use Maps



Hillsborough County Zoning Map



Hillsborough County FLU Map

EXISTING ZONING: BPO
FUTURE LAND USE: CMU-12



Proposed Planned Development (RZ-PD 24-0183) Limited Commercial General Uses

Project Shall Be Limited To:

Contractors Office without open storage; or exterminator

<u>Proposed Development Standards:</u>	<u>Typical Zoning Restrictions</u>	<u>Proposed Enhancement</u>
Gross Floor Area: 0.09 FAR	0.50 FAR	82% Decrease
Maximum Building Height: 35-FT	50-FT	15-FT Decrease
Front Yard Setback (South): 40-FT	30-FT	10-FT Increase
Rear Yard Setback (North): 20-FT	0-FT	20-FT Increase
Side Yard Setback (East): 50-FT	20-FT	30-FT Increase
Side Yard Setback (West): 10-FT	0-FT	10-FT Increase

Proposed Buffer Enhancements:

Eastern Property Line:

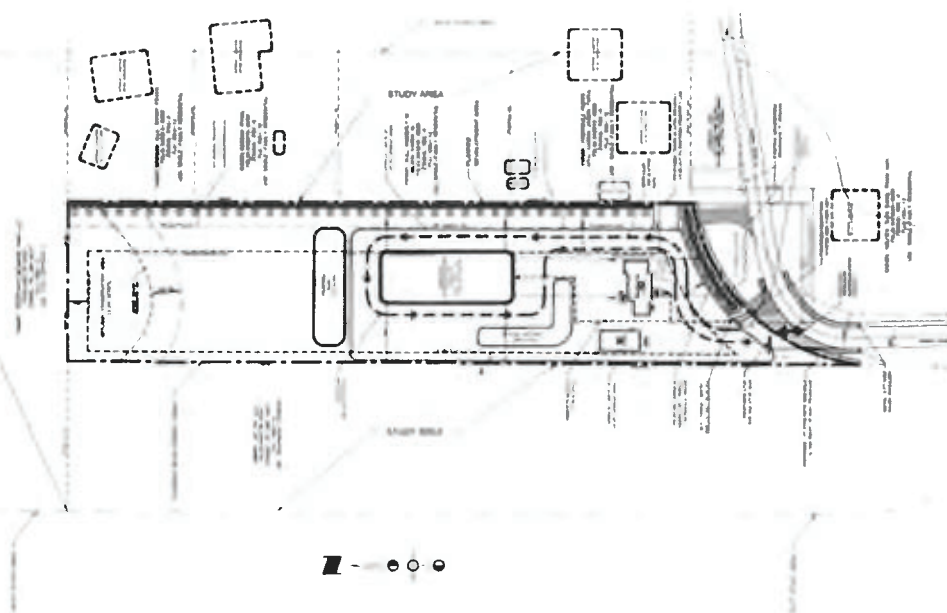
- a) Buffer Width = 25-FT
- b) Solid PVC opaque fence, 6-FT in height
- c) Continuous hedge (3-FT in Height)
- d) Row of evergreen trees at 20-FT O.C. (10-FT tall at planting)

Enhanced Right-Of-Way Buffer:

- a) Buffer Width = 15-FT
- b) Continuous berm (2-FT in Height Minimum)
- c) Continuous hedge on top of berm (3-FT in height)
- d) Evergreen trees at 20-FT O.C. (10-FT tall at planting)



Proposed General Development Plan (RZ-PD 24-0183)



Proposed PD Improvements

- Reduction in driveway connections to Garden Lane
- Construction of new safer driveway
 - *Approved Admin. Variance due to Spacing*
- Sidewalk along Garden Lane ROW frontage
- Paved shoulder within limits of existing curve
 - *Approved Design Exception due to ROW width*
- Enhanced buffering adjacent to all residential uses
- Enhanced buffering along Garden Lane.

PROPOSED USE	MINIMUM BUILDING SETBACKS				MIN LOT WIDTH	MIN LOT AREA	MAX BLDG COVERAGE	MAX HEIGHT	ISK	FAR
	FRONT	SIDE (EAST)	SIDE (WEST)	REAR						
CONTRACTOR'S OFFICE WITHOUT OPEN STORAGE	4ft	5ft	1ft	2ft	NA	NA	20%	8'	0.80	0.09



Existing Site Photos



Front of Property Looking North West from Garden Lane ROW at Eastern Driveway (Existing Office and Barn)



Front of Property Looking North from Garden Lane ROW at Western Driveway (Existing Office and Barn)



Front of Property Looking North from Garden Lane ROW (Existing Office and Barn)



Front of Existing Office Structure Looking East



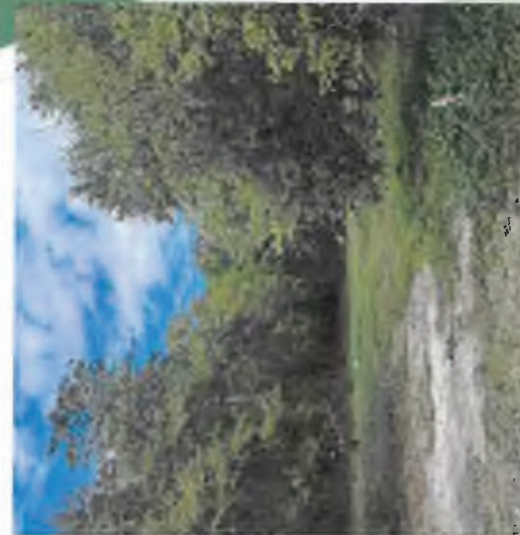
Existing Site Photos



East Side of Existing Office
Structure Looking North



North Side of Existing Office
Structure Looking South



North Side of Existing Office
Structure Looking North



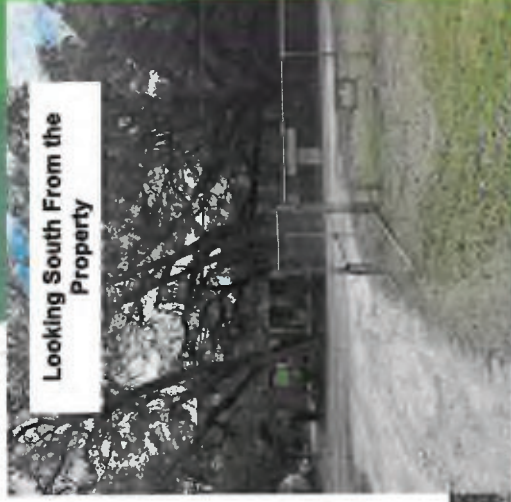
Existing Right-Of-Way Photos



Looking toward The West



Looking Northeast toward the Property



Looking South From the Property



Looking toward The East

Proposed 5-ft Shldr. (Both Sides)



Proposed 5-ft Shldr. (Both Sides)

Looking toward The East

Proposed Enclosed Storage Building Elevation
Eastern Face of Building



Proposed Enclosed Storage Building Elevation

Western Face of Building



Proposed Enclosed Storage Building Example



Proposed Enclosed Storage Building Example

On behalf of Green Label Ventures, LLC, Green Solutions Lawn Care & Pest Control, Mainstay Construction, and Civil On Demand LLC, we would like to thank Hillsborough County Staff, ZHM and BOCC for consideration of this application.

Construction



Mainstay



CIVIL ON
DEMAND

THANK YOU!

Alpine® WSG

Water Soluble Granule Insecticide

KILLS: Ants (including Argentine, Carpenter, Harvester, Odorous House, Red Imported and Southern Fire; excluding Pharaoh), Asian Lady Beetles, Bean Platasoid (= Kudzu Bug), Bed Bugs, Brown Marmorated Stink Bugs, Centipedes, Collembola, Crickets, Earwigs, Fleas, German Cockroaches, House Flies, Millipedes, Mosquitoes (*Anopheles*), Paper Wasps, Pillbugs, Scowbugs, Spiders (excluding Brown Recluse) and Yellowjackets

FOR USE IN AND AROUND: Apartments; Campgrounds; Cemeteries; Clinics; Dog Kennels; Food Handling Establishments; Green Belts; Homes; Hospitals; Hotels; Mausoleums; Mobile Homes; Motels; Food Processing Plants; Nursing Homes; Resorts; Schools; Storage Buildings; Trailers; Transportation Equipment (Autos, Buses, Boats, Ships, Trains, Trucks, Planes (cargo areas only)); Utilities; Warehouses; Commercial, Industrial and Residential Buildings; Theme Parks; Parks & Recreational Areas; and Zoos

ACTIVE INGREDIENT:

Dinotefuran: N-methyl-N-[(tetrahydro-3-furanyl)methyl]guanidine 40.0%

OTHER INGREDIENTS:

60.0%

TOTAL: 100.0%

EPA Reg. No. 499-561

KEEP OUT OF REACH OF CHILDREN

CAUTION

Product of Japan.

FIRST AID

IF IN EYES: Hold eyes open and rinse slowly and gently with water for 15 - 20 min. Remove contact lenses, if present, after the first 5 min, then continue rinsing eyes. Call a poison control center or doctor for treatment advice.

Have the product container or label with you when calling a poison control center or doctor, or going for treatment. You may also contact 1-800-832-HELP, 7 days/week; 24 hr/day, for emergency medical treatment information.

PRECAUTIONARY STATEMENTS HAZARDS TO HUMANS AND DOMESTIC ANIMALS

CAUTION. Causes moderate eye irritation. Avoid contact with eyes or clothing. Wash hands thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco or using the toilet. Wear long-sleeved shirt and long pants, socks and shoes, and chemical-resistant gloves (made out of any waterproof material, such as Natural Rubber, selection Category A).

USER SAFETY RECOMMENDATIONS

Users should:

- Wash hands before eating, drinking, chewing gum, using tobacco or using the toilet.
- Remove clothing/PPE immediately if pesticide gets inside. Then wash thoroughly and put on clean clothing.
- Remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash thoroughly and change into clean clothing.

ENVIRONMENTAL HAZARDS

This pesticide is toxic to aquatic invertebrates. Do not apply directly to water, or to areas where surface water is present or to intertidal areas below the mean high water mark. Do not apply when weather conditions favor drift from treated areas. Drift and runoff from treated areas may be hazardous to aquatic organisms in water adjacent to treated areas. Do not dispose equipment washwaters or rinseate into a natural drain or water body.

This product is toxic to honey bees. The persistence of residues and potential residual toxicity of Dinotefuran in nectar and pollen suggests the possibility of chronic toxic risk to honey bee larvae and the eventual instability of the hive.

- This product is toxic to bees exposed to residues for more than 38 hr following treatment.
- Do not apply this product to blooming, pollen-shedding or nectar-producing parts of plants if bees may for-


age on the plants during this time period, unless the application is made in response to a public health emergency declared by appropriate state or federal authorities.

Dinotefuran and its degradate, MNG, have the properties and characteristics associated with chemicals detected in groundwater. The high water solubility of Dinotefuran, and its degradate, MNG, coupled with its very high mobility, and resistance to biodegradation indicates that this compound has a strong potential to leach to the subsurface, under certain conditions, as a result of label use. Use of this chemical in areas where soils are permeable, particularly where the water table is shallow, may result in groundwater contamination.

This product is highly toxic to bees exposed to direct treatment or residues on blooming crops or weeds. Do not apply this product or allow it to drift to blooming crops or weeds if bees are foraging in the treatment area.

PROTECTION OF POLLINATORS

APPLICATION RESTRICTIONS EXIST FOR THIS PRODUCT BECAUSE OF RISK TO BEES AND OTHER INSECT POLLINATORS. FOLLOW APPLICATION RESTRICTIONS FOUND IN THE DIRECTIONS FOR USE TO PROTECT POLLINATORS.

Look for the bee hazard icon  in the Directions for Use for each application site for specific use restrictions and instructions to protect bees and other insect pollinators.

This product can kill bees and other insect pollinators. Bees and other insect pollinators will forage on plants when they flower, shed pollen, or produce nectar.

Bees and other insect pollinators can be exposed to this pesticide from:

- Direct contact during foliar applications, or contact with residues on plant surfaces after foliar applications.
- Ingestion of residues in nectar and pollen when the pesticide is applied as a seed treatment, soil, tree injection, as well as foliar applications.

When Using This Product Take Steps To:

- Minimize exposure of this product to bees and other insect pollinators when they are foraging on pollinator attractive plants around the application site.
- Minimize drift of this product on to beehives or to off-site pollinator attractive habitat. Drift of this product onto beehives or off-site to pollinator attractive habitat can result in bee kills.


Information on protecting bees and other insect pollinators may be found at the Pesticide Environmental Stewardship website at: <http://pesticidestewardship.org/PollinatorProtection/Pages/default.aspx>. Pesticide incidents (for example, bee kills) should immediately be reported to the state/tribal lead agency. For contact information for your state, go to: www.aapco.org/officials.html. Pesticide incidents should also be reported to the National Pesticide Information Center at: www.npic.orst.edu or directly to EPA at: beekill@epa.gov

PHYSICAL AND CHEMICAL HAZARDS

Do not apply water-based sprays of this product to conduits, motor housing, junction and switch boxes or other electrical equipment because of possible shock hazard. Do not spray where electrical short circuits might result, such as wall outlets, conduits, etc.

DIRECTIONS FOR USE

IT IS A VIOLATION OF FEDERAL LAW TO USE THIS PRODUCT IN A MANNER INCONSISTENT WITH ITS LABELING.

 Do not apply this product while bees are foraging. Do not apply this product to plants that are flowering. Only apply after all flower petals have fallen off.

USE RESTRICTIONS:

- Do not apply within aircraft cabins.
- Do not use in outdoor residential misting systems.
- Do not apply to humans or their clothing. Do not allow children or pets to contact treated surfaces until spray has dried.
- Do not apply to household pets. Cover fish tanks prior to application near tanks.
- Do not apply this product in patient rooms while occupied.
- Do not apply to classrooms when in use.
- Do not apply in food/feed areas of food handling establishments. When applying in residential or commercial structures, do not contaminate food, feed stuffs or water supply. Do not contaminate food preparation surfaces, kitchen utensils, dishes or food/feed storage containers. Cover any food/feed contact surfaces and cooking utensils, in the treatment area, before treatment or thoroughly clean after treatment and before using.
- Apply to the point just prior to run-off. Do not allow application to drip or run-off from surfaces.

PRODUCT INFORMATION

This product is a water-soluble granule containing the non-repellent active ingredient, dinotefuran. Apply indoors and/or outdoors via Crack & Crevice, spot or surface application for the listed pests and use sites.

NOTE: This specimen label is for informational purposes only. All uses may not be approved in all states. See labeling which accompanied product for Directions for Use or call 800-777-8570 for more information.

Alpine® WSG Water Soluble Granule Insecticide

MIXING INSTRUCTIONS

Thoroughly clean spray equipment before mixing and application of this product.

0.35 oz (10 g) Packet: Add approximately 1/2 of the water to the spray tank. Tear open the packet and add contents to water, then complete the filling of the spray tank. Agitate the tank until the product is completely dissolved. Reagitate finished dilution if application is interrupted for an extended period of time or if dilution is left in tank overnight.

1 lb, 1.64 oz (500 g) Resealable plastic bottle: Add approximately 1/2 of the water to the spray tank. Add 10 - 30g of product to water per 1,000 ft² area being treated (1T = 10g), then complete the filling of the spray tank. Agitate the tank until the product is completely dissolved. Reagitate finished dilution if application is interrupted for an extended period of time or if dilution is left in tank overnight.

SPRAY DILUTION CHART

Desired Finished Dilution Concentration	Amount of product to make 1 gal of finished dilution to treat up to 1,000 ft ²	Amount of product to make 5 gal of finished dilution to treat up to 5,000 ft ²	Amount of product to make 25 gal of finished dilution to treat up to 25,000 ft ²	Amount of product to make 50 gal of finished dilution to treat up to 50,000 ft ²
0.1%	10g	50g	250g	500g
0.2%	20g	100g	500g	1,000g
0.3%	30g	150g	750g	1,500g

Refer to specific pest categories below for the proper use rate. One gallon of finished dilution treats 1,000 ft². Depending on the surface, more or less water may be used to properly treat areas with different application apparatus, but the proper amount of active ingredient should be used per square footage.

Tank Mixing: This product may be tank mixed with other water based insecticides including, but not limited to, insect growth regulators (IGR), quick knockdown products and residuals. Before mixing test to see if products are compatible. When tank mixing, follow the more restrictive label use directions of the mixed products.

VOID/CRACK & CREVICE® APPLICATION

Apply into cracks, crevices and voids with equipment designed for such applications. Follow the manufacturer's recommendations for proper equipment set-up and operating pressures. Place the tip of the applicator at or into the crack, crevice or void to be treated. Apply product in short bursts while keeping tip in position. Allow the air stream to push the finished dilution into voids and/or cracks and crevices. Apply in such a manner to avoid dripping and runoff.

INDOOR APPLICATIONS

Dilute to the proper concentration according to targeted pest infestation. Follow the mixing directions found in the dilution chart. Use 1 fl oz of finished dilution per 7 - 10 ft².

Crawling Insects/Pests [Including: German Cockroaches, Pillbugs, Crickets, Millipedes and Spiders (excluding: Brown Recluse)] (30g/gal): Make spot and/or Crack & Crevice applications into hiding places and entry points such as cracks and crevices, void areas, moist areas, openings around pipes and sinks, under refrigerators or vending machines, interiorscapes, across lower doorway frame and window openings.

House Flies (20g/gal): Make spot applications on surfaces where flies frequently roost such as door and window frames, screens, trash cans, plants, interiorscapes, ceilings and upper wall surfaces.

Bed Bugs (30g/gal): Make spot and/or Crack & Crevice and/or void applications where evidence of bed bug infestation occurs or bed bugs are suspected, such as bed frames; box springs; inside empty dressers, clothes closets and luggage; carpets; draperies; furniture; headboards; high and low wall moldings and wallpaper edges. Do not apply to mattresses.

Ants [excluding Pharaoh] (10g/gal): Make spot, Crack & Crevice and/or void applications where ants may be foraging and/or nesting, such as, around doors, window frames, under sinks, around pipes and in pipe voids, attic venting and other areas where ants may find access or nest.

Fleas (10g/gal): Apply to infested areas or potentially infested areas, such as rugs, floors, carpets, upholstered furniture, pet beds and pet resting areas. When applying to upholstered furniture, treat under cushions and areas where flea development can occur. Do not treat pets with this product.

INDOOR AND OUTDOOR APPLICATIONS

Asian Lady Beetles, Brown Marmorated Stink Bugs, Bean Plataspid (= Kudzu Bugs) and Centipedes (30g/gal): Make spot, Crack & Crevice and/or void applications where these pests may harbor or hibernate, such as cracks and crevices, in weep holes, wall voids, around window and door frames, attics and behind siding. Apply to exterior wall surfaces around entry points and resting areas where insects congregate.

Carpenter Ants (20g/gal): Make spot, Crack & Crevice and/or void applications to any trails, inside or outside, around doors and windows and other places where ants may enter premises (such as atriums, attic venting, crawl spaces, ceilings, fences, exterior building surfaces, landscape timbers, garages, hollow doors, soffits, wall voids, weep holes and other void areas). Where possible, directly apply to ant nests or infested wood or trees.

Paper Wasps and Yellowjackets (30g/gal): To treat a yellowjacket or wasp nest, apply liberally to the nest and the surrounding area. For nests inside wall voids, inject an amount sufficient to treat the entire nest. Most applications should require about 0.5 gal of diluted material. Pay attention to surfaces or items that the product may contact (i.e. electrical wiring). Do not use where there is an electrical shock hazard.

THIS PRODUCT DOES NOT PROVIDE INSTANT KNOCK-DOWN.

OUTDOOR APPLICATIONS

Do not apply this product, by any application method, to Linden, basswood or other *Tilia* species in the State of Oregon.

Exterior Structural and Surrounding Area Applications for Crawling Insects/Pests [including: Collembola, Crickets, Earwigs, Millipedes, Pillbugs, Sowbugs and Spiders (excluding Brown Recluse)] (30g/gal): Directly contacting pests, apply where pests rest, trail and harbor, such as structural and other voids [including voids associated with and around doors, windows, utility entry points, behind siding, weep holes and tree hollows], eaves of structures, around lights or other insect attractant areas, foliage, bushes, landscape materials, garbage receptacles, under trees and other shaded areas.

House Flies (20g/gal): Apply to outside surfaces of screens, doors, window frames, porches, in garages, on foliage or wherever flies enter or congregate around or on the building, directly contacting flies. Apply to inside and outside surfaces of dumpsters, other trash holding containers and surrounding surfaces, directly contacting flies. Begin applications at the start of fly season and repeat during periods of heavy fly activity.

Fleas (10g/gal): Apply to yards, porches, patios or other areas of habitation for fleas, especially areas that pets frequent, directly contacting fleas. Pay particular attention to shaded areas with low protective covering such as under bushes, under decks, lawn furniture, lawn ornaments and other landscape materials. Apply to pet entry areas such as steps and stoops and other areas where pets rest or sit for extended periods of time, directly contacting fleas.

Ants [excluding Pharaoh] (10g/gal): Make spot and/or Crack & Crevice applications to any foraging trails, nests or mounds where ants are present. Make spot and/or Crack & Crevice applications to exterior areas where ants may enter a structure. Where possible, directly apply to ant nests or infested wood or trees. Curative broadcast applications can be made to yards, lawns, fields, parks, cemeteries, landscaping and structures. To help prevent infestations, make exterior structural and surrounding area applications according to this label.

Mosquitoes (Anopheles) (20g/gal): Apply using hand-held, back-pack or truck mounted sprayers only. Not for use with truck mounted or handheld cold aerosol ULV sprayers, or thermal fogging devices. Do not apply by aircraft. Use up to 50 gal of diluted spray per 50,000 ft². Apply to shrubbery, vegetation and other areas where mosquitoes may rest. Shrubby and vegetation around stagnant pools, marshy areas, ponds and shorelines may be treated if applied as a wet spray. Direct application of this product to any body of water is prohibited.

STORAGE AND DISPOSAL

Do not contaminate water, food or feed by storage or disposal.

PESTICIDE STORAGE: Store in a cool, dry area away from heat or open flame.

PESTICIDE DISPOSAL: Wastes resulting from the use of this product may be disposed of on site or at an approved waste disposal facility.

CONTAINER HANDLING: [single-use packets] Nonrefillable container. Do not reuse or refill this container. Offer empty packet for recycling, if available, or dispose of in the trash or by incineration, or if allowed by state and local authorities, by burning. If burned, stay out of smoke. **[resealable plastic bottle]:** Nonrefillable container. Do not reuse or refill this container. Triple rinse as follows: Empty the remaining contents into application equipment or a mix tank. Fill the container 1/4 full with water and recap. Shake for 10 seconds. Pour rinsate into application equipment or a mix tank or store rinsate for later use or disposal. Drain for 10 seconds after the flow begins to drip. Repeat this procedure two more times. Then offer for recycling, if available, or puncture and dispose of in a sanitary landfill, or by incineration, or, if allowed by state and local authorities, by burning. If burned, stay out of smoke. **If partly filled:** Call your local solid waste agency for disposal instructions. Never place unused product down any indoor or outdoor drain.

CONDITIONS OF SALE AND WARRANTY

Follow the Directions for Use. It is impossible to eliminate all risks inherently associated with use of this product, and therefore all such risk shall be assumed by the Buyer. Whitmire warrants that this product conforms to the chemical description on the label and is reasonably fit for the purposes referred to in the Directions for Use, subject to the inherent risks, referred to above. TO THE EXTENT CONSISTENT WITH APPLICABLE LAW: (A) WHITMIRE MAKES NO OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF FITNESS FOR PARTICULAR PURPOSE OR MERCHANTABILITY, (B) BUYER'S EXCLUSIVE REMEDY AND WHITMIRE'S AND SELLER'S EXCLUSIVE LIABILITY, WHETHER IN CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE, SHALL BE LIMITED TO REPAYMENT OF THE PURCHASE PRICE OF THE PRODUCT, AND (C) WHITMIRE AND THE SELLER DISCLAIM ANY LIABILITY FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL OR INDIRECT DAMAGES RESULTING FROM THE USE OR HANDLING OF THIS PRODUCT. Whitmire and the Seller offer this product, and the Buyer accepts it, subject to these Conditions of Sale and Warranty which may be varied only by agreement in writing signed by a duly authorized representative of Whitmire.

Manufactured for:
Whitmire Micro-Gen Research Laboratories, Inc.®
3568 Tree Court Industrial Blvd.
St. Louis MO 63122-6682
Questions? Call 1-800-777-8570
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Research Laboratories, Inc.®



The Chemical Company

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1. Product and Company Identification

Company
BASF CORPORATION
100 Park Avenue
Florham Park, NJ 07932, USA

24 Hour Emergency Response Information
CHEMTREC: 1-800-424-9300
BASF HOTLINE: 1-800-832-HELP (4357)

Registrant:
Whitmire Micro-Gen Research Laboratories, Inc.
3568 Tree Court Industrial Blvd.
St. Louis, MO 63122

Substance number: 00000552911
Synonyms: Dinotefuran

2. Hazards Identification

Emergency overview

CAUTION:
KEEP OUT OF REACH OF CHILDREN.
KEEP OUT OF REACH OF DOMESTIC ANIMALS.
Causes eye irritation.
Avoid contact with the skin, eyes and clothing.
Wash thoroughly after handling.

See Product Label for additional precautionary statements.

State of matter: solid
Colour: white
Odour: odourless

Potential health effects

Primary routes of exposure:

Routes of entry for solids and liquids include eye and skin contact, ingestion and inhalation. Routes of entry for gases include inhalation and eye contact. Skin contact may be a route of entry for liquified gases.

Acute toxicity:

Relatively nontoxic after single ingestion. Relatively nontoxic after short-term inhalation. Relatively nontoxic after short-term skin contact.

Irritation / corrosion:

May cause slight irritation to the skin. May cause moderate but temporary irritation to the eyes.

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Sensitization:

There is no evidence of a skin-sensitizing potential.

Chronic toxicity:

Repeated dose toxicity: The product has not been tested. The statement has been derived from the properties of the individual components. No substance-specific organotoxicity was observed after repeated administration to animals.

Medical conditions aggravated by overexposure:

Individuals with pre-existing diseases of the respiratory system, skin or eyes may have increased susceptibility to excessive exposures.

Potential environmental effects

Aquatic toxicity:

There is a high probability that the product is not acutely harmful to fish. There is a high probability that the product is not acutely harmful to aquatic invertebrates. There is a high probability that the product is not acutely harmful to aquatic plants.

3. Composition / Information on Ingredients

<u>CAS Number</u>	<u>Content (W/W)</u>	<u>Chemical name</u>
165252-70-0	40.0 %	Dinotefuran
	60.0 %	Proprietary ingredients

4. First-Aid Measures

General advice:

Remove contaminated clothing.

If inhaled:

Keep patient calm, remove to fresh air.

If on skin:

Wash thoroughly with soap and water.

If in eyes:

Wash affected eyes for at least 15 minutes under running water with eyelids held open.

If swallowed:

Rinse mouth and then drink plenty of water.

Note to physician

Treatment: Symptomatic treatment (decontamination, vital functions).

5. Fire-Fighting Measures

Flash point:

not applicable

Lower explosion limit:

As a result of our experience with this product and our knowledge of its composition we do not expect any hazard as long as the product is used appropriately and in accordance with the intended use.

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Upper explosion limit: As a result of our experience with this product and our knowledge of its composition we do not expect any hazard as long as the product is used appropriately and in accordance with the intended use.

Flammability: not highly flammable

Self-ignition temperature: not determined

Suitable extinguishing media:
water spray, dry powder, foam

Unsuitable extinguishing media for safety reasons:
water jet, carbon dioxide

Hazards during fire-fighting:
carbon monoxide, carbon dioxide, nitrogen oxides, acid halides
The substances/groups of substances mentioned can be released in case of fire.

Protective equipment for fire-fighting:
Wear self-contained breathing apparatus and chemical-protective clothing.

Further information:
Evacuate area of all unnecessary personnel. Contain contaminated water/firefighting water. Do not allow to enter drains or waterways.

6. Accidental release measures

Personal precautions:
Use personal protective clothing. Avoid contact with the skin, eyes and clothing. Avoid dust formation.

Environmental precautions:
Do not discharge into the subsoil/soil. Do not discharge into drains/surface waters/groundwater.

Cleanup:
Dispose of absorbed material in accordance with regulations. Collect waste in suitable containers, which can be labeled and sealed. Clean contaminated floors and objects thoroughly with water and detergents, observing environmental regulations. Avoid raising dust.
For small amounts: Contain with dust binding material and dispose of.
For large amounts: Sweep/shovel up.

7. Handling and Storage

Handling

General advice:
RECOMMENDATIONS ARE FOR MANUFACTURING, COMMERCIAL BLENDING, AND PACKAGING WORKERS. PESTICIDE APPLICATORS & WORKERS must refer to the Product Label and Directions for Use attached to the product for Agricultural Use Requirements in accordance with the EPA Worker Protection Standard 40 CFR part 170. Ensure adequate ventilation. Provide good ventilation of working area (local exhaust ventilation if necessary). Keep away from sources of ignition - No smoking. Keep container tightly sealed. Protect contents from the effects of light. Protect against heat. Protect from air. Handle and open container with care. Do not open until ready to use. Once container is opened, content should be used as soon as possible. Avoid dust formation. Do not return residues to the storage containers. Follow label warnings even after container is emptied. The substance/ product may be handled only by appropriately trained personnel. Avoid all direct contact with the substance/product. Avoid contact with the skin, eyes and clothing. Avoid inhalation of dusts/mists/vapours. Wear suitable personal protective clothing and equipment.

Protection against fire and explosion:
The relevant fire protection measures should be noted. Fire extinguishers should be kept handy. Avoid all sources of ignition: heat, sparks, open flame. Sources of ignition should be kept well clear. Avoid extreme heat.

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Keep away from oxidizable substances. Electrical equipment should conform to national electric code. Ground all transfer equipment properly to prevent electrostatic discharge. Electrostatic discharge may cause ignition.

Avoid dust formation. Dust can form an explosive mixture with air. Prevent electrostatic charge - sources of ignition should be kept well clear - fire extinguishers should be kept handy.

Storage

General advice:

Keep only in the original container in a cool, dry, well-ventilated place away from ignition sources, heat or flame. Protect containers from physical damage. Protect against contamination. The authority permits and storage regulations must be observed.

Storage incompatibility:

General advice: Segregate from foods and animal feeds.

Temperature tolerance

Protect from temperatures below: -20 °C

Changes in the properties of the product may occur if substance/product is stored below indicated temperature for extended periods of time.

Protect from temperatures above: 60 °C

Changes in the properties of the product may occur if substance/product is stored above indicated temperature for extended periods of time.

8. Exposure Controls and Personal Protection

Users of a pesticidal product should refer to the product label for personal protective equipment requirements.

Advice on system design:

Whenever possible, engineering controls should be used to minimize the need for personal protective equipment.

Personal protective equipment

RECOMMENDATIONS FOR MANUFACTURING, COMMERCIAL BLENDING, AND PACKAGING WORKERS:

Respiratory protection:

Wear respiratory protection if ventilation is inadequate. Wear a NIOSH-certified (or equivalent) organic vapour/particulate respirator. For situations where the airborne concentrations may exceed the level for which an air purifying respirator is effective, or where the levels are unknown or Immediately Dangerous to Life or Health (IDLH), use NIOSH-certified full facepiece pressure demand self-contained breathing apparatus (SCBA) or a full facepiece pressure demand supplied-air respirator (SAR) with escape provisions.

Hand protection:

Chemical resistant protective gloves, Protective glove selection must be based on the user's assessment of the workplace hazards.

Eye protection:

Safety glasses with side-shields. Tightly fitting safety goggles (chemical goggles).

Body protection:

Body protection must be chosen depending on activity and possible exposure, e.g. head protection, apron, protective boots, chemical-protection suit.

General safety and hygiene measures:

Wear long sleeved work shirt and long work pants in addition to other stated personal protective equipment. Work place should be equipped with a shower and an eye wash. Handle in accordance with good industrial hygiene and safety practice. Personal protective equipment should be decontaminated prior to reuse. Gloves must be inspected regularly and prior to each use. Replace if necessary (e.g. pinhole leaks). Take off

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immediately all contaminated clothing. Store work clothing separately. Hands and/or face should be washed before breaks and at the end of the shift. No eating, drinking, smoking or tobacco use at the place of work. Keep away from food, drink and animal feeding stuffs.

9. Physical and Chemical Properties

Form:	free flowing fine granules	
Odour:	odourless	
Colour:	white	
pH value:	approx. 6 - 8	(approx. 23 °C)
Melting temperature:		not determined
Boiling point:		not determined
Vapour pressure:		not applicable
Density:	approx. 1.4 g/cm ³	(20 °C) The statements are based on the properties of the individual components.
Relative density:	1.33	(20 °C) The product has not been tested. The statement has been derived from substances/products of a similar structure or composition.
Bulk density:	approx. 0.405 - 0.495 kg/l 4.2645 Lb/USg	
Vapour density:		not determined
Viscosity, dynamic:		not applicable
Solubility in water:		not applicable

10. Stability and Reactivity

Dust explosivity characteristics:

Kst: 74 m.bar/s

Minimum ignition energy:

> 100 mJ, 7.1 bar

Conditions to avoid:

Avoid all sources of ignition: heat, sparks, open flame. Avoid extreme temperatures. Avoid prolonged exposure to extreme heat. Avoid contamination. Avoid electro-static discharge. Avoid prolonged storage. This product may form an explosive mixture if: 1. the dust is suspended in the atmosphere as a dust cloud AND 2. the concentration of the dust is above the lower explosion limit (LEL) AND 3. the limiting oxygen concentration (LOC) is exceeded.

Substances to avoid:

strong oxidizing agents, strong acids, strong bases

Hazardous reactions:

The product is chemically stable.

Hazardous polymerization will not occur. No hazardous reactions if stored and handled as prescribed/indicated.

Decomposition products:

No hazardous decomposition products if stored and handled as prescribed/indicated., Prolonged thermal loading can result in products of degradation being given off.

Thermal decomposition:

Possible thermal decomposition products:

carbon monoxide, carbon dioxide

Stable at ambient temperature. If product is heated above decomposition temperature toxic vapours may be released. To avoid thermal decomposition, do not overheat.

Oxidizing properties:

not fire-propagating

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11. Toxicological information

Acute toxicity

Oral:

Type of value: LD50
Species: rat (female)
Value: > 5,000 mg/kg

Inhalation:

Type of value: LC50
Species: rat (male/female)
Value: > 2.07 mg/l
Exposure time: 4 h

Dermal:

Type of value: LD50
Species: rat (male/female)
Value: > 5,000 mg/kg

Irritation / corrosion:

Skin:

Information on: Dinotefuran
Species: rabbit
Result: Slightly irritating.

Eye:

Information on: Dinotefuran
Species: rabbit
Result: Slightly irritating.

Sensitization:

Buehler test
Species: guinea pig
Result: Skin sensitizing effects were not observed in animal studies.

Genetic toxicity

Information on: Dinotefuran
Mutagenicity tests revealed no genotoxic potential.

Carcinogenicity

Information on: Dinotefuran
No data available concerning carcinogenic effects.

Reproductive toxicity

Information on: Dinotefuran
No data available.

Development:

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Information on: Dinotefuran
No data available.

Other Information:

Misuse can be harmful to health.

12. Ecological Information

Fish

Information on: Dinotefuran
Acute:
Oncorhynchus mykiss/LC50 (96 h): > 100 mg/l
Cyprinus carpio/LC50 (96 h): > 100 mg/l

Aquatic invertebrates

Information on: Dinotefuran
Acute:
Daphnia magna/EC50 (48 h): > 1,000 mg/l
shrimp/LC50 (96 h): 0.79 mg/l

Aquatic plants

Information on: Dinotefuran
Toxicity to aquatic plants:
green algae/EC50 (72 h): > 100 mg/l

Non-Mammals

Other terrestrial non-mammals:
Honey bee/LD50: 0,022 µg/bee
The product has not been tested. The statement has been derived from the properties of the individual components.

Environmental mobility:

Information on: Dinotefuran
Assessment transport between environmental compartments:
Following exposure to soil, the product trickles away and can - dependant on degradation - be transported to deeper soil areas with larger water loads.

Other adverse effects:

Do not discharge product into the environment without control.

13. Disposal considerations

Waste disposal of substance:

Pesticide wastes are regulated. Improper disposal of excess pesticide, spray mix or rinsate is a violation of federal law. If pesticide wastes cannot be disposed of according to label instructions, contact the State Pesticide or Environmental Control Agency or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

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Container disposal:

Rinse thoroughly at least three times (triple rinse) in accordance with EPA recommendations. Consult state or local disposal authorities for approved alternative procedures such as container recycling. Recommend crushing, puncturing or other means to prevent unauthorized use of used containers.

RCRA:

The waste codes are manufacturer's recommendations based on the designated use of the product. Other use and special waste disposal treatment on customer's location may require different waste-code assignments. This product is not regulated by RCRA.

14. Transport Information

Land transport

USDOT

Not classified as a dangerous good under transport regulations

Sea transport

IMDG

Hazard class: 9
Packing group: III
ID number: UN 3077
Hazard label: 9, EHS
Marine pollutant: YES
Proper shipping name: ENVIRONMENTALLY HAZARDOUS SUBSTANCE, SOLID, N.O.S.
(contains DINOTEFURAN)

Air transport

IATA/CAO

Hazard class: 9
Packing group: III
ID number: UN 3077
Hazard label: 9, EHS
Proper shipping name: ENVIRONMENTALLY HAZARDOUS SUBSTANCE, SOLID, N.O.S.
(contains DINOTEFURAN)

15. Regulatory Information

Federal Regulations

Registration status:
Crop Protection TSCA, US released / exempt

OSHA hazard category: No data available.;

EPCRA 311/312 (Hazard categories): Not hazardous;

State regulations

CA Prop. 65:
CA PROP 65: An assessment has determined that there is no significant risk present.

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16. Other Information

Refer to product label for EPA registration number.

Recommended use: insecticide

We support worldwide Responsible Care® initiatives. We value the health and safety of our employees, customers, suppliers and neighbors, and the protection of the environment. Our commitment to Responsible Care is integral to conducting our business and operating our facilities in a safe and environmentally responsible fashion, supporting our customers and suppliers in ensuring the safe and environmentally sound handling of our products, and minimizing the impact of our operations on society and the environment during production, storage, transport, use and disposal of our products.

SDS Prepared by:
BASF NA Product Regulations
msds@basf.com
SDS Prepared on: 2013/05/21

IMPORTANT: WHILE THE DESCRIPTIONS, DESIGNS, DATA AND INFORMATION CONTAINED HEREIN ARE PRESENTED IN GOOD FAITH AND BELIEVED TO BE ACCURATE, IT IS PROVIDED FOR YOUR GUIDANCE ONLY. BECAUSE MANY FACTORS MAY AFFECT PROCESSING OR APPLICATION/USE, WE RECOMMEND THAT YOU MAKE TESTS TO DETERMINE THE SUITABILITY OF A PRODUCT FOR YOUR PARTICULAR PURPOSE PRIOR TO USE. NO WARRANTIES OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE MADE REGARDING PRODUCTS DESCRIBED OR DESIGNS, DATA OR INFORMATION SET FORTH, OR THAT THE PRODUCTS, DESIGNS, DATA OR INFORMATION MAY BE USED WITHOUT INFRINGING THE INTELLECTUAL PROPERTY RIGHTS OF OTHERS. IN NO CASE SHALL THE DESCRIPTIONS, INFORMATION, DATA OR DESIGNS PROVIDED BE CONSIDERED A PART OF OUR TERMS AND CONDITIONS OF SALE. FURTHER, YOU EXPRESSLY UNDERSTAND AND AGREE THAT THE DESCRIPTIONS, DESIGNS, DATA, AND INFORMATION FURNISHED BY OUR COMPANY HEREUNDER ARE GIVEN GRATIS AND WE ASSUME NO OBLIGATION OR LIABILITY FOR THE DESCRIPTION, DESIGNS, DATA AND INFORMATION GIVEN OR RESULTS OBTAINED, ALL SUCH BEING GIVEN AND ACCEPTED AT YOUR RISK.
END OF DATA SHEET



Health	2
Fire	0
Reactivity	0
Personal Protection	E

Material Safety Data Sheet Boric acid MSDS

Section 1: Chemical Product and Company Identification

Product Name: Boric acid

Catalog Codes: SLB2533, SLB4513

CAS#: 10043-35-3

RTECS: ED4550000

TSCA: TSCA 8(b) inventory: Boric acid

CI#: Not available.

Synonym:

Chemical Name: Boric Acid

Chemical Formula: H3BO3

Contact Information:

Sciencelab.com, Inc.

14025 Smith Rd.

Houston, Texas 77396

US Sales: **1-800-901-7247**

International Sales: **1-281-441-4400**

Order Online: ScienceLab.com

CHEMTREC (24HR Emergency Telephone), call:

1-800-424-9300

International CHEMTREC, call: 1-703-527-3887

For non-emergency assistance, call: 1-281-441-4400

Section 2: Composition and Information on Ingredients

Composition:

Name	CAS #	% by Weight
Boric acid	10043-35-3	100

Toxicological Data on Ingredients: Boric acid: ORAL (LD50): Acute: 2660 mg/kg [Rat]. 3450 mg/kg [Mouse].

Section 3: Hazards Identification

Potential Acute Health Effects:

Hazardous in case of skin contact (irritant), of eye contact (irritant), of ingestion, of inhalation. Slightly hazardous in case of skin contact (permeator).

Potential Chronic Health Effects:

CARCINOGENIC EFFECTS: Not available. MUTAGENIC EFFECTS: Mutagenic for bacteria and/or yeast. TERATOGENIC EFFECTS: Not available. DEVELOPMENTAL TOXICITY: Classified Reproductive system/toxin/female, Reproductive system/toxin/male [POSSIBLE]. The substance may be toxic to kidneys, cardiovascular system, central nervous system (CNS). Repeated or prolonged exposure to the substance can produce target organs damage.

Section 4: First Aid Measures

Eye Contact:

Check for and remove any contact lenses. In case of contact, immediately flush eyes with plenty of water for at least 15 minutes. Cold water may be used. Get medical attention.

Skin Contact:

In case of contact, immediately flush skin with plenty of water. Cover the irritated skin with an emollient. Remove contaminated clothing and shoes. Cold water may be used. Wash clothing before reuse. Thoroughly clean shoes before reuse. Get medical attention.

Serious Skin Contact:

Wash with a disinfectant soap and cover the contaminated skin with an anti-bacterial cream. Seek medical attention.

Inhalation:

If inhaled, remove to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Get medical attention.

Serious Inhalation: Not available.

Ingestion:

Do NOT induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention if symptoms appear.

Serious Ingestion: Not available.

Section 5: Fire and Explosion Data

Flammability of the Product: Non-flammable.

Auto-Ignition Temperature: Not applicable.

Flash Points: Not applicable.

Flammable Limits: Not applicable.

Products of Combustion: Not available.

Fire Hazards in Presence of Various Substances: Not applicable.

Explosion Hazards in Presence of Various Substances:

Risks of explosion of the product in presence of mechanical impact: Not available. Risks of explosion of the product in presence of static discharge: Not available.

Fire Fighting Media and Instructions: Not applicable.

Special Remarks on Fire Hazards: Not available.

Special Remarks on Explosion Hazards:

A mixture of potassium and boric acid may explode on impact. A mixture of boric acid and acetic anydride will explode when heated to 58-60 C

Section 6: Accidental Release Measures

Small Spill:

Use appropriate tools to put the spilled solid in a convenient waste disposal container. Finish cleaning by spreading water on the contaminated surface and dispose of according to local and regional authority requirements.

Large Spill:

Use a shovel to put the material into a convenient waste disposal container. Finish cleaning by spreading water on the contaminated surface and allow to evacuate through the sanitary system.

Section 7: Handling and Storage

Precautions:

Keep locked up.. Do not ingest. Do not breathe dust. Wear suitable protective clothing. In case of insufficient ventilation, wear suitable respiratory equipment. If ingested, seek medical advice immediately and show the container or the label. Avoid contact with skin and eyes. Keep away from incompatibles such as alkalis.

Storage: Keep container tightly closed. Keep container in a cool, well-ventilated area. Do not store above 23°C (73.4°F).

Section 8: Exposure Controls/Personal Protection

Engineering Controls:

Use process enclosures, local exhaust ventilation, or other engineering controls to keep airborne levels below recommended exposure limits. If user operations generate dust, fume or mist, use ventilation to keep exposure to airborne contaminants below the exposure limit.

Personal Protection:

Splash goggles. Lab coat. Dust respirator. Be sure to use an approved/certified respirator or equivalent. Gloves.

Personal Protection in Case of a Large Spill:

Splash goggles. Full suit. Dust respirator. Boots. Gloves. A self contained breathing apparatus should be used to avoid inhalation of the product. Suggested protective clothing might not be sufficient; consult a specialist BEFORE handling this product.

Exposure Limits: Not available.

Section 9: Physical and Chemical Properties

Physical state and appearance: Solid. (Powdered solid.)

Odor: Odorless.

Taste: Bitter. (Slight.)

Molecular Weight: 61.83 g/mole

Color: White.

pH (1% soln/water): 5.2 [Acidic.]

Boiling Point: 300°C (572°F)

Melting Point: 169°C (336.2°F)

Critical Temperature: Not available.

Specific Gravity: 1.435 (Water = 1)

Vapor Pressure: Not applicable.

Vapor Density: Not available.

Volatility: Not available.

Odor Threshold: Not available.

Water/Oil Dist. Coeff.: Not available.

Ionicity (in Water): Not available.

Dispersion Properties: See solubility in water, methanol.

Solubility:

Soluble in hot water, methanol. Partially soluble in cold water. Very slightly soluble in acetone.

Section 10: Stability and Reactivity Data

Stability: The product is stable.

Instability Temperature: Not available.

Conditions of Instability: High temperatures, dust generation, incompatible materials.

Incompatibility with various substances: Reactive with alkalis.

Corrosivity: Not available.

Special Remarks on Reactivity: Incompatible with Potassium , Acetic Anhydride. Reacts with basic materials to form borate salts.

Special Remarks on Corrosivity: Not available.

Polymerization: Will not occur.

Section 11: Toxicological Information

Routes of Entry: Absorbed through skin. Inhalation. Ingestion.

Toxicity to Animals: Acute oral toxicity (LD50): 2660 mg/kg [Rat].

Chronic Effects on Humans:

MUTAGENIC EFFECTS: Mutagenic for bacteria and/or yeast. **DEVELOPMENTAL TOXICITY:** Classified Reproductive system/toxin/female, Reproductive system/toxin/male [POSSIBLE]. May cause damage to the following organs: kidneys, cardiovascular system, central nervous system (CNS).

Other Toxic Effects on Humans:

Hazardous in case of skin contact (irritant), of ingestion, of inhalation. Slightly hazardous in case of skin contact (permeator).

Special Remarks on Toxicity to Animals: Not available.

Special Remarks on Chronic Effects on Humans:

May cause adverse reproductive effects (fertility, fetotoxicity) based on animal studies. May affect genetic material. May cause teratogenic effects based on animal studies.

Special Remarks on other Toxic Effects on Humans:

Acute Potential Health Effects: Skin: May cause skin irritation. May be absorbed through damaged or abraded skin in harmful amounts. If absorbed through skin it may affect behavior, sense organs, metabolism, the gastrointestinal tract, and the respiratory tract (respiratory depression) Eyes: Dust causes eye irritation. Inhalation: Dust causes respiratory tract irritation. Ingestion: Causes digestive (gastrointestinal) tract irritation with nausea, vomiting and diarrhea. May also affect behavior, brain, the Central Nervous System (depression, headache, dizziness, drowsiness, collapse, unconsciousness, coma), Peripheral Nervous System, cardiovascular system, blood, liver, urinary system (kidney, ureter, bladder) and endocrine system . **Chronic Potential Health Effects:** Boric acid can accumulate in the body (brain, bone) with repeated exposure. Prolonged or repeated skin contact may cause dermatitis. May cause borism characterized by dry skin, skin eruptions, and gastric disturbances.

Section 12: Ecological Information

Ecotoxicity: Not available.

BOD5 and COD: Not available.

Products of Biodegradation:

Possibly hazardous short term degradation products are not likely. However, long term degradation products may arise.

Toxicity of the Products of Biodegradation: The product itself and its products of degradation are not toxic.

Special Remarks on the Products of Biodegradation: Not available.

Section 13: Disposal Considerations

Waste Disposal:

Section 14: Transport Information

DOT Classification: Not a DOT controlled material (United States).

Identification: Not applicable.

Special Provisions for Transport: Not applicable.

Section 15: Other Regulatory Information

Federal and State Regulations: TSCA 8(b) inventory: Boric acid

Other Regulations: OSHA: Hazardous by definition of Hazard Communication Standard (29 CFR 1910.1200).

Other Classifications:

WHMIS (Canada): CLASS D-2A: Material causing other toxic effects (VERY TOXIC).

DSCL (EEC):

R36/38- Irritating to eyes and skin. R40- Possible risks of irreversible effects. R62- Possible risk of impaired fertility. S24/25- Avoid contact with skin and eyes.

HMIS (U.S.A.):

Health Hazard: 2

Fire Hazard: 0

Reactivity: 0

Personal Protection: E

National Fire Protection Association (U.S.A.):

Health: 1

Flammability: 0

Reactivity: 0

Specific hazard:

Protective Equipment:

Gloves. Lab coat. Dust respirator. Be sure to use an approved/certified respirator or equivalent. Wear appropriate respirator when ventilation is inadequate. Splash goggles.

Section 16: Other Information

References: Not available.

Other Special Considerations: Not available.

Created: 10/10/2005 08:15 PM

Last Updated: 05/21/2013 12:00 PM

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lost profits or any special, indirect, incidental, consequential or exemplary damages, howsoever arising, even if ScienceLab.com has been advised of the possibility of such damages.



Insect Growth Regulator

An insect growth regulator (IGR) for use in homes, apartments, schools, warehouses, offices, and other private, commercial or public buildings, in non-food preparation areas of food handling and processing establishments, in transport vehicles, animal housing facilities, and outdoor perimeter treatments on and adjacent to buildings and structures, and in pet areas

Active Ingredient:

2-[1-methyl-2-(4-phenoxyphenoxy) ethoxy] pyridine: 1.3%

Other Ingredients* 98.7%

Total: 100.0%

¹Pyriproxyfen

*Contains petroleum distillates

KEEP OUT OF REACH OF CHILDREN. CAUTION

Si usted no entiende la etiqueta, busque a alguien para que se la explique a usted en detalle. (If you do not understand the label, find someone to explain it to you in detail.)

See additional precautionary statements and directions for use in booklet.

EPA Reg. No. 100-1111

EPA Est. 1021-MN-2

SCP 1111A-L1C 0703

1 pint (473 ml.)

Net Contents

syngenta

FIRST AID	
If in eyes	<ul style="list-style-type: none"> Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a poison control center or doctor for treatment advice.
If on skin or clothing	<ul style="list-style-type: none"> Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call a poison control center or doctor for treatment advice.
If swallowed	<ul style="list-style-type: none"> Call a poison control center or doctor immediately for treatment advice. Do not give any liquid to the person. Do not induce vomiting unless told to do so by the poison control center or doctor. Do not give anything by mouth to an unconscious person.
If inhaled	<ul style="list-style-type: none"> Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible. Call a poison control center or doctor for further treatment advice.
<p>NOTE TO PHYSICIAN Contains petroleum distillate—vomiting may cause aspiration pneumonia.</p>	
<p>Have the product container or label with you when calling a poison control center or doctor, or going for treatment.</p>	
<p>HOTLINE NUMBER For 24-Hour Medical Emergency Assistance (Human or Animal) Or Chemical Emergency Assistance (Spill, Leak, Fire, or Accident), Call 1-800-888-8372</p>	

PRECAUTIONARY STATEMENTS

Hazards to Humans and Domestic Animals

CAUTION

Harmful if swallowed or absorbed through skin. Do not breathe vapor or spray mist. Avoid contact with skin or eyes. In case of contact, flush with plenty of water. Wash with soap and warm water after use. Obtain medical attention if irritation persists. Avoid contamination of food or feedstuffs.

Environmental Hazards

This product is toxic to fish and aquatic invertebrates. Do not apply directly to bodies of water, or to areas where surface water is present, or to intertidal areas below the mean high water mark. Do not contaminate water when cleaning equipment or disposing of equipment wash water.

Physical or Chemical Hazards

Do not use or store near heat or open flame.

CONDITIONS OF SALE AND LIMITATION OF WARRANTY AND LIABILITY

NOTICE: Read the entire Directions for Use and Conditions of Sale and Limitation of Warranty and Liability before buying or using this product. If the terms are not acceptable, return the product at once, unopened, and the purchase price will be refunded.

SYNGENTA warrants that this product conforms to the chemical description on the label and is reasonably fit for the purposes stated in the Directions for Use, when used in accordance with directions under normal use conditions. This warranty does not extend to the use of the product contrary to label instructions, or under abnormal conditions or under conditions not reasonably foreseeable to or beyond the control of Seller or SYNGENTA, and Buyer and User assume the risk of any such use. SYNGENTA MAKES NO WARRANTIES OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE NOR ANY OTHER EXPRESS OR IMPLIED WARRANTY EXCEPT AS STATED ABOVE.

In no event shall SYNGENTA or Seller be liable for any incidental, consequential or special damages resulting from the use or handling of this product. **THE EXCLUSIVE REMEDY OF THE USER OR BUYER, AND THE EXCLUSIVE LIABILITY OF SYNGENTA AND SELLER FOR ANY AND ALL CLAIMS, LOSSES, INJURIES OR DAMAGES (INCLUDING CLAIMS BASED ON BREACH OF WARRANTY, CONTRACT, NEGLIGENCE, TORT, STRICT LIABILITY OR OTHERWISE) RESULTING FROM THE USE OR HANDLING OF THIS PRODUCT, SHALL BE THE RETURN OF THE PURCHASE PRICE OF THE PRODUCT OR, AT THE ELECTION OF SYNGENTA OR SELLER, THE REPLACEMENT OF THE PRODUCT.**

SYNGENTA and Seller offer this product, and Buyer and User accept it, subject to the foregoing Conditions of Sale and Limitation of Warranty and Liability, which may not be modified except by written agreement signed by a duly authorized representative of SYNGENTA.

DIRECTIONS FOR USE

It is a violation of Federal law to use this product in a manner inconsistent with its labeling.

Read all precautions and use directions completely before use.

FAILURE TO FOLLOW THE DIRECTIONS FOR USE AND PRECAUTIONS ON THIS LABEL MAY RESULT IN POOR INSECT CONTROL OR ILLEGAL RESIDUES.

GENERAL INFORMATION

For best results, follow directions for specific use areas. Do not use this product in or on electrical equipment due to possibility of shock hazard. Avoid excessive wetting of carpet, draperies, and furniture. Always test in a hidden area prior to use, as some natural and synthetic fibers may be adversely affected by any liquid product.

The active ingredient in Archer Insect Growth Regulator is pyriproxyfen, an insect growth regulator (juvenile hormone mimic). Archer Insect Growth Regulator acts similarly to insect growth hormones that occur naturally in insects and acts on the immature life stages of the target insect, preventing the adult from developing. In some species, such as fleas and flies, Archer Insect Growth Regulator also has activity on adult insects by affecting the reproductive organs.

Archer Insect Growth Regulator will control cockroaches, fleas, ants, litter beetles, crickets, ticks, and flying insect pests in and around homes, apartments, non-food storage and preparation areas of agricultural, industrial, institutional and commercial buildings, and transport vehicles. Archer Insect Growth Regulator may be used to create outside treated perimeter areas around structures with treatments to soil, mulch, perimeter landscape plantings or grass to prevent indoor invasion by listed pest species.

Archer may not be applied directly to raw agriculture, food/feed commodities in warehouses, or transportation vehicles, but may be applied in storage areas where food items are sealed, such as bottled, boxed, or canned items, so that food contact is not anticipated.

General Use Precautions

- Do not apply to occupied aircraft cabins.
- Do not allow adults, children, or pets to contact treated surfaces until area treated has completely dried.

Specific areas where treatments may be made include but are not limited to the areas listed below:

Examples of Specific Treatment Areas Include (but are not limited to): aircraft (cargo areas only), animal quarters, animal research facilities, apartments, attics, barns, bathrooms, basements, bedrooms, buses, cabinets, cabins, cargo holds, carpets, livestock housing (unoccupied), closets, commercial buildings, condominiums, crawl spaces, decks, dens, dog houses, dog kennels, dormitories, draperies, factories, floors, funeral parlors, garages, garbage cans, gazebos, homes, hospitals, hotels, industrial plants, institutions, jails, kennels, lawns, living rooms, locker rooms, mobile homes, motels, mulch, nursing homes, office buildings, outdoor pet or animal runs or enclosures, patios, perimeter landscape plantings, pet bedding, pet carriers, pet grooming parlors, pet living/sleeping areas, pet stores, porches, poultry houses (unoccupied), prisons, public buildings, railroad cars, recreation vehicles, rugs, schools and child care centers, ships, soil, storage areas, swine facilities (unoccupied), theaters, townhouses, trailers, trains, transport vehicles, upholstered furniture, utility rooms, veterinaries, warehouses, washrooms and yards.

Archer Insect Growth Regulator is an emulsifiable concentrate.

- Use of Archer Insect Growth Regulator provides a single IGR that provides effective control of cockroaches, fleas, ticks, ants, carpet and litter beetles, and flying insects by preventing the development of juvenile pest stages.
- Archer Insect Growth Regulator can be used as part of an integrated pest management (IPM) program, in combination with other insecticides or alone, and as an aid to prevent the development of insecticide resistance.
- Archer Insect Growth Regulator is photostable for up to 14 days, delivering effective residual control of outdoor pests such as fleas and cockroaches, even in areas with direct sunlight.
- Archer Insect Growth Regulator does not cause stain or odor when used as directed.
- When used as directed, Archer Insect Growth Regulator retains activity against pre-adult fleas for up to 7 months, and against pre-adult cockroaches for up to 6 months.
- Reduces egg production in house flies and prevents larval development into adults.

MIXING PROCEDURE

Archer Insect Growth Regulator is intended to be mixed with water and applied with application equipment, such as hand-held, backpack, or power spray equipment. Prepare an application dilution by adding 1-2 oz./gal. of water according to the rate recommendation for the target pest as given above.

1. Fill applicator container ½ full with water.
2. Add the amount of Archer Insect Growth Regulator to container as recommended in the rate table.
3. Shake, stir, or agitate.
4. Fill applicator tank with water to final volume recommended in rate table.
5. Shake, stir, or agitate again.
6. To assure the highest quality control, prepared dilutions should be used within 24 hours and should be shaken, stirred, or agitated again if diluted material is not used for several hours.

Treatments in Combination with an Adulticide

Archer Insect Growth Regulator may be combined with other insecticides to enhance control of adult insects, such as Demand® CS, Prelude®, or Demon® WP insecticides. The combination provides for immediate control of adult fleas, cockroaches, crickets, and flying insects, while inhibiting the development of the immature stages of the pest insect. This application should conform to use precautions and use directions for both products.

APPLICATION PROCEDURES

Archer Insect Growth Regulator should be mixed in water, utilizing the marked increments on the squeeze-and-pour bottle according to the following rates. For "crack and crevice" and "spot" treatment, follow the rate per gal. of water*. For "area" and "general surface" treatment, follow the rate per unit area** to ensure good coverage.

Recommended Application Rates:

Pest	*Amount of Archer per gal. of water	**Amount of Archer per unit area	Comments
Ants	2 fl. oz./gal. (0.02%)	2 fl. oz./1,000 sq. ft.	Apply to nesting and traveled areas.
Cockroaches, crickets	2 fl. oz./gal. (0.02%)	2 fl. oz./1,000 sq. ft.	Increase carrier (water) volume as necessary for good surface wetting (e.g., in mulch) along exterior walls.
Fleas, ticks ¹ , carpet beetles	1 fl. oz./gal. (0.01%)	1 fl. oz./1,500 sq. ft.	Increase carrier (water) volume as necessary for penetration of dense materials, e.g., thick carpet and vegetation along exterior walls.
Flying insects: (Flies, gnats, midges, mosquitoes, and moths)	1 fl. oz./gal. (0.01%)	1 fl. oz./1,500 sq. ft.	Wet surfaces used for resting and breeding.
Litter beetles: (Dermestids, darkling, hide ² , and carrion beetles ²)	1 fl. oz./gal. (0.01%)	1 fl. oz./1,500 sq. ft.	Wet surfaces used for resting and breeding. Increase carrier (water) volume as necessary for penetration of litter and bedding materials.

Common units of measure: 1 oz. = 28 mL.; 1 pt. = 16 oz.; 1 gal. = 3.8 L.

¹In CA, only for use on Lone Star ticks.

²Not approved for use in CA.

CONTROL OF FLEAS, TICKS, AND CARPET BEETLES

Archer Insect Growth Regulator acts on immature stages of fleas, ticks, and beetles to prevent the development of adults. Archer Insect Growth Regulator causes a gradual reduction and ultimate elimination of the pest population by breaking the reproductive cycle by stopping the development of immature pest stages. Archer Insect Growth Regulator prevents the laying of viable eggs, affects the molting of flea larvae, and prevents normal pupae development into adult fleas. Archer Insect Growth Regulator can sterilize adult female fleas, and can control adults by disruption of the reproductive organs.

If a high population of adult fleas, ticks, or carpet beetles is present, the use of an adulticide may be necessary for immediate control. Archer Insect Growth Regulator may be combined with flea adulticides such as Prelude insecticide indoors, or Demand CS, or Demon WP insecticide products outdoors. Archer Insect Growth Regulator complements the rapid activity of an adulticide by providing long-term control of pre-adult fleas for up to 7 months before they develop into biting adults. This application should conform to use precautions and directions for both products.

Flea and tick control on pets is important in the prevention of the introduction of adult fleas. Pets should be treated with an EPA-registered on-animal insecticide, or an effective flea powder, spray, dip, shampoo, or systemic (oral) product, as part of a complete flea control program in conjunction with the application of Archer Insect Growth Regulator or Archer/adulticide combinations.

Archer Insect Growth Regulator can be used prior to the flea and tick season. Application of Archer Insect Growth Regulator in areas where pets and other animals are known to frequent, and where previous infestations have been known to occur, will prevent the emergence of adult ticks and fleas by affecting immature stages. This early usage could reduce the need for conventional insecticides when used alone as directed. Treatment of these areas before the fleas become biting and reproductive adults will aid in reducing developing populations.

Treatments to Interior Areas and Surfaces

Apply dilution of Archer Insect Growth Regulator at the rate of 1 gal./1,500 sq. ft. of surface area, or in sufficient volume to achieve adequate coverage. Treat all areas that may harbor fleas, ticks, or carpet beetles, including carpets, furniture, pet sleeping areas, and throw rugs. Treat under cushions of upholstered furniture and where pets may rest.

- Prior to treatment, carpets, draperies, upholstered furniture, pet bedding or resting areas, and closets should be vacuumed thoroughly and the vacuum cleaner bag disposed of in an outdoor trash receptacle.
- If needed, repeat treatments with Archer Insect Growth Regulator may be made 21 days after previous treatment.

Treatments to Perimeter Areas and Surfaces

To help prevent interior flea and tick infestations, make an outdoor perimeter treatment in a band 6-10 ft. wide adjacent to the foundation wall of residential and non-residential buildings, animal runs, and areas where the animals rest. Applications to those areas that are most frequented by pets will be most successful. Apply Archer Insect Growth Regulator inside and within a 2-4 ft. banded area next to kennels and doghouses. Treatment of these areas will control the development of ticks and pre-adult fleas from becoming biting and reproductive adult fleas. Apply at the recommended rate to 1,500 sq. ft. in sufficient water to obtain good coverage. Apply directly to building, resting areas, walls, floor, animal bedding and run areas.

- If needed, repeat treatments with Archer Insect Growth Regulator may be made 14 days after last treatment, or if heavy rainfall occurs, repeat as necessary.
- Remove animals before applying and do not return animals to treated areas until area treated has completely dried.

When making an application to vinyl siding, treat a small area and allow it to dry. Some types of vinyl siding, particularly if aged or weathered, may show some staining after application of an emulsifiable concentrate product.

CONTROL OF COCKROACHES (German, Asian, and Brown Banded) AND CRICKETS

Archer Insect Growth Regulator acts on the nymph stages of cockroaches and crickets, preventing them from developing into adults. Repeated (weekly, monthly, or quarterly) applications of Archer Insect Growth Regulator or Archer/adulticide combination will result in the development of cockroaches with twisted wings due to the IGR effects of Archer Insect Growth Regulator—these cockroaches are unable to reproduce. The unique properties of Archer Insect Growth Regulator can break the breeding cycle of the cockroach population, when used as directed.

If a high population of adult cockroaches is present, the use of an adulticide insecticide such as Demand CS or Demon WP insecticides may be necessary for immediate control. Archer Insect Growth Regulator complements the rapid activity of Demand CS, or Demon WP insecticides by providing long term (up to 6 months) control of cockroach nymphs before they become reproductive adults. Using Archer Insect Growth Regulator in combination with cockroach adulticides is also a useful strategy to minimize the development of resistance in the German cockroach. This application should conform to accepted use precautions and directions for both products. Use Archer Insect Growth Regulator at application rates specified above.

Treatments to Interior Areas and Surfaces

Apply dilution of Archer Insect Growth Regulator at the rate of 1 gal./1,000 sq. ft. of surface area as a spot treatment, surface application, or crack and crevice application. Special attention should be paid to typical hiding places such as along and behind baseboards, beneath sinks, behind and beneath stoves, refrigerators, and cabinets. Apply to cracks and crevices, around garbage cans, cabinets, along the outside of baseboards, door and window sills, door and window frames and floors, around and on drains, pipes, plumbing, behind bookcases, storage and other utility installation areas, storage areas, infested furniture, and the inside of cabinets and closets.

- Treat voids where pests can hide and similar areas.
- Repeat every 3 months or more frequently as necessary.

Treatments to Perimeter Areas and Surfaces

Apply dilution of Archer Insect Growth Regulator in a band 6-10 ft. wide adjacent to the foundation wall of the structure, and apply to a height of 2-3 ft. on the foundation where pests may be active or may find entrance. Apply as a residual application around window frames, doors, garage doors, patios, carports, shutters, around garbage areas and other areas, where cockroaches may congregate.

- If needed, repeat treatments with Archer Insect Growth Regulator may be made 14 days after previous treatment, or if heavy rainfall occurs, repeat as necessary.

Treatments in and Around Warehouses

Archer Insect Growth Regulator may be applied as a general surface, fog, aerosol, spot, or crack and crevice treatment in nonfood storage warehouses or in warehouses where stored food items are limited solely to sealed, impervious packaging, such as bottled or canned items, so that food contact is not anticipated. Apply to all areas that may harbor pests, including under and between pallets. Warehouses used to store raw or cured tobacco may only be treated when empty and may only be used to store tobacco again when treatments have completely dried.

Treatments in Food Handling Establishments (Places other than private residences in which food is held, processed, prepared, or served)

Nonfood Areas

Archer Insect Growth Regulator may be used to treat nonfood areas. Nonfood areas include areas such as garbage rooms, lavatories, floor drains (to sewers), entries and vestibules, offices, locker rooms, machine rooms, boiler rooms, garages, mop closets, and storage (after canning or bottling).

Food Areas

Archer Insect Growth Regulator is not approved for application to food areas. Do not use in food areas of food handling establishments, restaurants, or other areas where foods are commercially prepared or processed. May only be used in serving areas when facility is not in operation or food is not exposed. Serving areas are areas where prepared foods are served, such as dining rooms, but excluding areas where foods may be prepared or held. In the home, all food-processing surfaces and utensils should be covered during treatment or thoroughly washed before use. Food areas include areas for receiving, storage, packing (canning, bottling, wrapping, boxing), preparing, edible waste storage, and enclosed processing systems (mills, dairies, edible oils, syrups).

CONTROL OF LITTER BEETLES (Such as Darkling, Hide, and Carrion Beetles)

Archer Insect Growth Regulator can be applied to litter, such as in poultry houses infested with litter beetles, to break the life cycle of these insect pests. When used as directed, Archer Insect Growth Regulator will not harm beneficial insects in animal litter or bedding, such as predatory wasps. Make uniform application of Archer Insect Growth Regulator to litter at the rate of 1 oz. of Archer Insect Growth Regulator concentrate per 1,500 sq. ft. space in sufficient volume of water to thoroughly wet the litter. For effective prevention of beetle larvae in litter, remove animals from immediate treatment area and old litter. Surface treatments immediately after animals are removed and again just prior to new animal placement are most effective. Adult egg-laying beetles can be killed with an adulticide, such as Demand CS. Application of adulticides to walls and floors at cleanout, before reintroduction of animals, will suppress beetles that escaped earlier treatment and will help delay onset of future infestations. Pay attention to areas where beetles frequently occur, such as walls, supports, cages, stalls, and around feeders. Do not contaminate food, feed, or water.

Apply Archer Insect Growth Regulator uniformly at the rate of 1 oz. per 1,500 sq. ft. to floor area and to walls, posts, and cage framing (birds grown in cages only). Application should also be made into cracks and crevices around insulation. Reapply after each growout or sanitization procedure. Indoor control can be enhanced by making perimeter treatments around the outside of building foundations to prevent immigrating adult beetles. Apply Archer Insect Growth Regulator or adulticide insecticides, or both, in a uniform band at least 1 ft. up and 1-4 ft. out from foundation. Maintaining a year-round treatment program will prevent background populations from reaching problem levels.

CONTROL OF ANTS

Apply Archer Insect Growth Regulator at the rate of 2 fl. oz. diluted in water per 1,000 sq. ft. to interior areas where ants are actively foraging, and in a band 6-10 ft. wide adjacent to the foundation wall of the building. Apply to ant trails and areas where ants may gain entrance to the structure. Archer Insect Growth Regulator may be used in alternation or in a tank mix combination with an adulticide insecticide, such as Demand CS, Prelude, or Demon WP insecticides.

- If needed, repeat treatments with Archer Insect Growth Regulator may be made 14 days after previous treatment, or if heavy rainfall occurs, repeat as necessary.

CONTROL OF FLYING INSECT PESTS (Such as Flies, Gnats, Midges, Mosquitoes, and Moths)

General Surface Treatments

For control of House Flies, Stable Flies, Moths, Mosquitoes, Nuisance Flies (Gnats, Midges), and other similar flying insect pests such as those classified as Dipterous or Hymenopterous. Archer Insect Growth Regulator is similar to insect growth hormones that occur naturally in flies and other flying insects, having effects on both adult and juvenile stages. In house flies, Archer Insect Growth Regulator causes a decrease in the number and hatching of eggs laid by treated adults. Fly larvae (maggots) show physiological and functional defects leading to the inability to develop into normal adults. When used alone, Archer Insect Growth Regulator will result in a reduction in adult fly populations after 3-4 weeks, when previously hatched adult flies have died naturally.

Archer Insect Growth Regulator may be used for control of flying insect pests in those areas in, on, and around buildings as previously described under **General Information**. These areas include, but are not limited to residential, commercial, public, industrial, and agricultural buildings for the purposes of controlling general and occasional insect pests. Archer Insect Growth Regulator may be used to control nuisance flies, gnats, midges, and mosquitoes by application into moist breeding areas (potted plants, moist debris, or litter) or into areas holding standing water, such as gutters, drains, pools, and fountains.

- Do not apply directly to any natural bodies of water, such as ponds, lakes, streams, rivers, marshes, potholes, and estuaries.
- If needed, repeat treatments with Archer Insect Growth Regulator may be made 14 days after previous treatment, or if heavy rainfall occurs, repeat as necessary.

Treatments in Combination with an Adulticide

For knockdown and more rapid control of adult flying insect pests, or to control an influx of flies from untreated areas, use Archer Insect Growth Regulator in alternation or in a tank mix combination with an adulticide insecticide, such as Demand CS, or Demon WP insecticides. As an IPM strategy, combining or alternating Archer Insect Growth Regulator with other types of chemicals, such as pyrethroid or non-pyrethroid insecticides, can reduce or prevent the development of genetic resistance to these adulticide insecticides.

Tank Mixes

Make applications in accordance with those label instructions that are consistent for each product. Prepare the tank mix using the recommended label rate of adulticide and Archer Insect Growth Regulator by adding the adulticide first and making sure it is well mixed and in suspension, then adding the correct amount of Archer Insect Growth Regulator according to the label instructions below.

Archer Insect Growth Regulator may be combined with an adulticide insecticide, such as Demand CS, that is registered for the control of flying insects. The combination would provide for immediate control of adult flying insects such as flies on resting surfaces, such as walls and overhead areas, while preventing immature insect stages from developing into adults. This combination application should conform to accepted use precautions and directions for both products. Use Archer Insect Growth Regulator at application rates specified above and refer to other adulticide labels for specific rates and restrictions.

Treatments in, on, and Around Livestock and Poultry Housing and Pet Kennels

Archer Insect Growth Regulator may be used by pest control operators or livestock producers in livestock housing structures (including poultry houses) and pet kennels to control flying insect pests. Apply as a general surface, fogger, aerosol, or a crack and crevice application to areas where flying pests collect or breed.

For surface applications, thoroughly wet floors, walls, ceilings, doors, around windows, garbage and refuse areas. When used as directed, Archer Insect Growth Regulator will not harm beneficial insects in animal litter or bedding, such as predatory wasps. Control will be enhanced when facilities are cleaned and interior applications are supplemented with exterior perimeter treatments.

- Treat bird cages or stock pens only after removal of animals.
- Do not make interior applications of Archer Insect Growth Regulator in areas of facility where animals are present.
- Allow treated areas to dry before allowing animals back in treated areas of facility.
- Do not contaminate or apply to food or foodstuffs, water or watering equipment.

Treatments to Interior Areas and Surfaces

Use 1 fl. oz. of Archer Insect Growth Regulator per gal. of water and apply to 1,500 sq. ft. of surface area, or in sufficient volume to achieve adequate coverage. Treat all areas where flying insects may collect, rest or breed, including vertical walls, ceilings, pipes, conduit, stalls, stanchions, floors, and walkways. When Archer Insect Growth Regulator is used alone, treatments can be extended to animal bedding, manure, and other potential areas where flying insects may breed.

Treatments to Perimeter Areas and Surfaces

Use 1 fl. oz. of Archer Insect Growth Regulator per gal. of water and apply to outside surfaces of buildings, porches, patios, garages, and other areas where these pests have been seen or found. For perimeter control, make a general surface application of 1 oz. of product diluted in water such as to cover 1,500 sq. ft., or in sufficient volume to achieve adequate coverage. To help prevent infestations of buildings by flying insects, treat soil, vegetation, or other substrates in a band 6-10 ft. wide adjacent to the building foundations, walls, around doors and windows, and overhead areas where these pests are active and may find entrance or harborage.

STORAGE AND DISPOSAL

Do not contaminate water, food or feed by storage or disposal.

Storage

Store in a cool, dry place. Keep container closed.

Pesticide Disposal

Wastes resulting from the use of this product may be disposed of at an approved waste disposal facility.

Container Disposal

Triple rinse (or equivalent). Then offer for recycling or reconditioning, or puncture and dispose of in a sanitary landfill, or by other procedures allowed by state and local authorities.

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For non-emergency (e.g. current product information) call
Syngenta Crop Protection at 1-800-334-9481.

Syngenta Crop Protection, Inc.
Greensboro, North Carolina 27409
www.syngenta-us.com
SCP 1111A-L1C 0703



The Best Solution for Optimal Mosquito Control.

Mosquitoes can be more than an annoyance. They can carry serious diseases such as West Nile Virus, Dengue and Encephalitis. Demand[®] CS with iCAP technology[™] is a highly effective solution for controlling mosquito problems, such as in suburban areas and in residential backyards. These treatments can be an extension of your current perimeter work, with application to areas where mosquitoes hide and rest. Studies have shown customers will pay \$75 or more per treatment for mosquito relief, since most homeowners would rather be enjoying their yards and porches than fighting mosquitoes.

iCAP TECHNOLOGY DELIVERS LONG-LASTING CONTROL

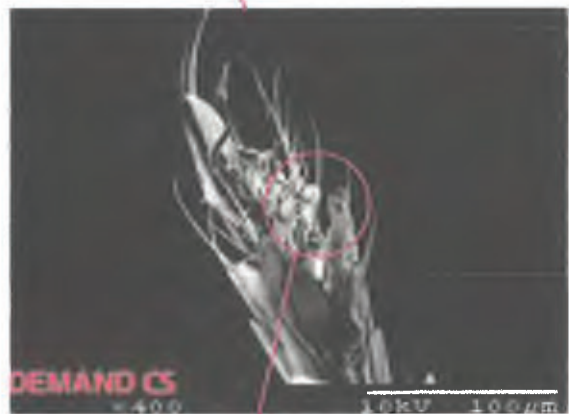
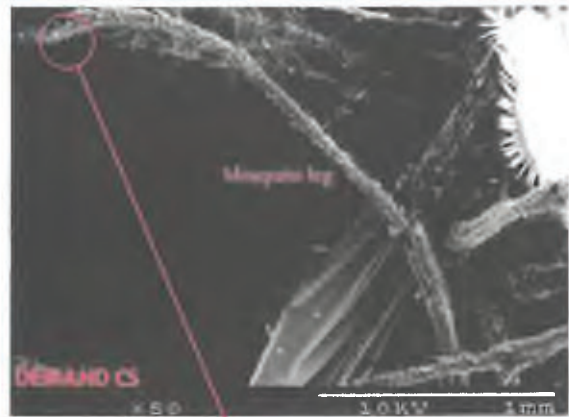
Demand CS combines an advanced-generation pyrethroid with a unique capsule suspension formulation for superior mosquito control, delivering maximum, long-term efficacy. The active ingredient, lambda-cyhalothrin, is enclosed within microcapsules for protection from surface pH extremes, sunlight and UV light that may lessen its performance. As a result, Demand CS remains potent after extended exposure in outdoor elements.

THE DEMAND CS ADVANTAGES

Versatility. Demand CS provides effective control of a wide range of adult mosquitoes in open areas, including:

- Black salt-marsh mosquitoes (*Aedes taeniorhynchus*)
- Common malaria mosquitoes (*Anopheles quadrimaculatus*)
- Salt-marsh mosquitoes (*Aedes sollicitans*)
- Southern house mosquitoes (*Culex quinquefasciatus*)

Demand CS also controls species of *Culex tarsalis* that exhibit resistance to organophosphorous insecticides.



Magnified photos of Demand CS with iCAP technology on the leg of a mosquito.



EASY TRANSFERAL AND TIMED RELEASE

Demand CS delivers effective control with the active ingredient's diffusion through the pest's cuticle. Demand CS is engineered so that once applied to the shaded and humid areas where mosquitoes rest, some microcapsules release quickly while others remain on the surface for easy transferal and longer control. Demand CS should be applied to the foliage of trees and shrubs, turf, and other landing and harbor areas. And due to extremely low use rates, Demand CS minimizes the amount of chemical introduced into the environment and is a low-hazard product when applied as directed. Care should be taken to avoid honeybees, fishponds, and bird or reptile pets.

PROVEN EFFICACY

Demand CS was the subject of a recent study by Dr. Grayson Brown and others from the University of Kentucky on mosquito control in the urban environment. The study tested the effectiveness of Demand CS in consumers' backyards, as well as homeowner satisfaction. At the end of the testing period, it was determined that Demand CS had significant impact, reducing mosquito bites by almost 75 percent. A single application diminished mosquito populations by nearly 60 percent for 6 weeks and through periods of heavy rain. The study showed that Demand CS was more effective than a competitive product during the first few weeks of use and that homeowner satisfaction was greater with Demand CS overall. Said one homeowner:



"I've maybe been bit once since you have sprayed (Demand CS). But I walked to my neighbor's the other day and was eaten alive by mosquitoes."

USAGE RATES AND APPLICATION

Make a single application of 0.2 – 0.8 fl oz of Demand CS per thousand square feet of surface area, applied for thorough and even coverage. Backpack equipment, power sprayer or aerosol generating equipment such as mist blowers may be used. Apply to target and perimeter areas. Repeat treatments at monthly intervals or as needed during the months that mosquitoes are active.

Particular areas to target include:*

- Landscaping – bushes, shrubs and trees
- Dark, humid places
- Window and door screens
- Under decks, trees and other protected areas
- Lower parts of fences and external walls

ARCHER® IGR, THE PERFECT COMPLEMENT TO DEMAND CS

Archer® insect growth regulator (IGR) contains pyriproxyfen, a juvenile hormone mimic. Archer can be applied around buildings in areas where mosquitoes breed (in water) or rest. As an IGR, Archer will not kill. Instead, it will cause mosquitoes to lay non-viable eggs or stop larvae from becoming adults. When used in tandem, Demand CS and Archer are the ideal combination for mosquito control.

For more information,
contact your local Syngenta
sales representative, call
1-866-SYNGENTA or visit
www.syngentapmp.com

*Applications of Demand CS away from the structure and its immediate perimeter may require additional pesticide applicator's certification categories, such as for turf and landscaping, or vector control. Consult your state pesticide regulatory agency for further information.



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A WORLDWIDE LEADER IN PROFESSIONAL PEST MANAGEMENT

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Safety Data Sheet

HARMONIX™ INSECT SPRAY

SDS Number: 102000021951

SDS Version 1.2

Revision Date: 12/10/2012

Print Date: 12/11/2012

SECTION 1. CHEMICAL PRODUCT AND COMPANY INFORMATION

Product name	HARMONIX™ INSECT SPRAY
SDS Number	102000021951
Product code (UVP)	80994761
EPA Registration No.	432-1526
Product Use	Insecticide

Bayer Environmental Science
2 T.W. Alexander Drive
Research Triangle PK, NC 27709
USA

For MEDICAL, TRANSPORTATION or other EMERGENCY call: 1-800-334-7577 (24 hours/day)
For Product Information call: 1-800-331-2867

SECTION 2. HAZARDS IDENTIFICATION

NOTE: Please refer to Section 11 for detailed toxicological information.

Emergency Overview Caution! May be harmful by inhalation, ingestion, skin absorption. May cause skin irritation. May cause eye irritation. May cause sensitization by skin contact. Avoid contact with skin, eyes and clothing.

Physical State Liquid clear

Odor solvent-like

Appearance dark yellowish red

Exposure routes Skin contact, Eye contact, Inhalation, Ingestion

Immediate Effects

Eye May cause eye irritation. Avoid contact with eyes.

Skin May cause skin irritation. May cause sensitization by skin contact. Avoid contact with skin and clothing.

Potential Environmental Effect Very toxic to aquatic organisms. May cause long-term adverse effects in the aquatic environment.



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SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

<u>Hazardous Component Name</u>	<u>CAS-No.</u>	<u>Average % by Weight</u>
Pyrethrins including cinerins	8003-34-7	6.00
Trade Secret Ingredient(s)		

SECTION 4. FIRST AID MEASURES

General	When possible, have the product container or label with you when calling a poison control center or doctor or going for treatment.
Eye	Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a physician or poison control center immediately.
Skin	Take off contaminated clothing and shoes immediately. Wash off immediately with plenty of water for at least 15 minutes. Call a physician or poison control center immediately.
Ingestion	Call a physician or poison control center immediately. Rinse out mouth and give water in small sips to drink. DO NOT induce vomiting unless directed to do so by a physician or poison control center. Never give anything by mouth to an unconscious person. Do not leave victim unattended.
Inhalation	Move to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth-to-mouth if possible. Call a physician or poison control center immediately.
Notes to physician Treatment	Appropriate supportive and symptomatic treatment as indicated by the patient's condition is recommended. There is no specific antidote.

SECTION 5. FIRE FIGHTING MEASURES

Flash point	> 93.3 °C / > 199.9 °F Test type: closed cup
Autoignition temperature	no data available
Lower Flammability Limit	no data available
Upper Flammability Limit	no data available
Explosiveness	Not explosive



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Suitable extinguishing media Water spray, Carbon dioxide (CO₂), Dry chemical, Foam

Fire Fighting Instructions Keep out of smoke. Fight fire from upwind position. Cool closed containers exposed to fire with water spray. Do not allow run-off from fire fighting to enter drains or water courses.

Firefighters should wear NIOSH approved self-contained breathing apparatus and full protective clothing.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions Keep unauthorized people away. Isolate hazard area. Avoid contact with spilled product or contaminated surfaces.

Methods for cleaning up Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Collect and transfer the product into a properly labelled and tightly closed container. Clean contaminated floors and objects thoroughly, observing environmental regulations.

Additional advice Use personal protective equipment. Do not allow to enter soil, waterways or waste water canal.

SECTION 7. HANDLING AND STORAGE

Handling procedures Maintain exposure levels below the exposure limit through the use of general and local exhaust ventilation. Handle and open container in a manner as to prevent spillage.

Storing Procedures Store in original container and out of the reach of children, preferably in a locked storage area. Store in a cool, dry place and in such a manner as to prevent cross contamination with other crop protection products, fertilizers, food, and feed. Protect from freezing.

Work/Hygienic Procedures Wash hands thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco, using the toilet or applying cosmetics.

Remove Personal Protective Equipment (PPE) immediately after handling this product. Remove soiled clothing immediately and clean thoroughly before using again. Wash thoroughly and put on clean clothing.

SECTION 8. EXPOSURE CONTROLS / PERSONAL PROTECTION

General Protection Follow manufacturer's instructions for cleaning/maintaining PPE. If no such instructions for washables, use detergent and warm/tepid water. Keep and wash



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	PPE separately from other laundry.
	Train employees in safe use of the product.
Eye/Face Protection	Tightly fitting safety goggles
Hand protection	Chemical resistant nitrile rubber gloves
Body Protection	Wear long-sleeved shirt and long pants and shoes plus socks.
Respiratory protection	When respirators are required, select NIOSH approved equipment based on actual or potential airborne concentrations and in accordance with the appropriate regulatory standards and/or industry recommendations.

Exposure Limits

This product contains material which are Trade Secret and may have Occupational Exposure Limits. If more information is required, call the product information number listed in Section 1.

Pyrethrins including cinerins	8003-34-7	OES BCS*	TWA	5 mg/m3
		ACGIH	TWA	5 mg/m3
		NIOSH	REL	5 mg/m3
		OSHA Z1	PEL	5 mg/m3
		OSHA Z1A	TWA	5 mg/m3
		TN OEL	TWA	5 mg/m3
		TX ESL	ST ESL	50 ug/m3
		TX ESL	AN ESL	5 ug/m3
		US CA OEL	TWA PEL	5 mg/m3

*OES BCS: Internal Bayer CropScience "Occupational Exposure Standard"

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	dark yellowish red
Physical State	Liquid clear
Odor	solvent-like
pH	ca. 10.1
Vapor Pressure	no data available
Vapor Density (Air = 1)	no data available
Density	0.94 g/cm ³



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Evaporation rate	no data available
Boiling Point	no data available
Melting / Freezing Point	no data available
Water solubility	no data available
Minimum Ignition Energy	no data available
Decomposition temperature	no data available
Partition coefficient: n-octanol/water	no data available
Viscosity	23 mPa.s

SECTION 10. STABILITY AND REACTIVITY

Conditions to avoid	freezing
Incompatibility	no data available
Hazardous Decomposition Products	no data available
Hazardous reactions	No hazardous reactions known.
Chemical Stability	Stable under normal conditions.

SECTION 11. TOXICOLOGICAL INFORMATION

Only acute toxicity studies have been performed on the formulated product. The non-acute information pertains to the technical-grade active ingredient, pyrethrins.

Acute oral toxicity	rat: LD50: > 5,000 mg/kg
Acute dermal toxicity	rat: LD50: > 5,000 mg/kg



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Acute inhalation toxicity	rat: LC50: > 2.07 mg/l Exposure time: 4 h Determined in the form of liquid aerosol. rat: LC50: > 8.28 mg/l Exposure time: 1 h Determined in the form of liquid aerosol. Extrapolated from the 4 hr LC50.
Skin irritation	rabbit: Moderate skin irritation.
Eye irritation	rabbit: Moderate eye irritation.
Sensitisation	guinea pig: Sensitising
Chronic toxicity	Pyrethrin caused neurobehavioral effects and/or neuropathological changes in animal studies.

Assessment Carcinogenicity

Pyrethrin was not carcinogenic in lifetime feeding studies in rats and mice.

ACGIH

Pyrethrins including cinerins 8003-34-7 Group A4

NTP

None.

IARC

None.

OSHA

None.

Reproductive toxicity	Pyrethrin did not cause reproductive toxicity in a two-generation study in rats.
Developmental Toxicity	Pyrethrin did not cause developmental toxicity in rats and rabbits.
Mutagenicity	Pyrethrin was not mutagenic or genotoxic in a battery of in vitro and in vivo tests.

SECTION 12. ECOLOGICAL INFORMATION

Environmental precautions	Do not allow to get into surface water, drains and ground water. Do not contaminate surface or ground water by cleaning equipment or disposal of wastes, including equipment wash water.
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SECTION 13. DISPOSAL CONSIDERATIONS

General Disposal Guidance	Dispose in accordance with all local, state/provincial and federal regulations. Never place unused product down any indoor or outdoor drain.
Container Disposal	Consult state and local regulations regarding the proper disposal of container.
RCRA Information	Characterization and proper disposal of this material as a special or hazardous waste is dependent upon Federal, State and local laws and are the user's responsibility. RCRA classification may apply.

SECTION 14. TRANSPORT INFORMATION

49CFR

UN number	3082
Class	9
Packaging group	III
Description of the goods	ENVIRONMENTALLY HAZARDOUS SUBSTANCES, LIQUID, N.O.S. (PYRETHRINS)
RQ	Reportable Quantity is reached with 16 lb of product.

IMDG

UN number	3082
Class	9
Packaging group	III
Marine pollutant	YES
Description of the goods	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (PYRETHRINS SOLUTION)

IATA

UN number	3082
Class	9
Packaging group	III
Environm. Hazardous Mark	YES
Description of the goods	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S. (PYRETHRINS SOLUTION)

This transportation information is not intended to convey all specific regulatory information relating to this product. It does not address regulatory variations due to package size or special transportation requirements.



Safety Data Sheet

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SECTION 15. REGULATORY INFORMATION

This product contains material(s) which are Trade Secret and are on various Regulatory Lists. These material(s) are not listed below. If more information is required, call the product information number listed in Section 1.

EPA Registration No. 432-1526

US Federal Regulations

TSCA list

None.

US. Toxic Substances Control Act (TSCA) Section 12(b) Export Notification (40 CFR 707, Subpt D)

None.

SARA Title III - Section 302 - Notification and Information

None.

SARA Title III - Section 313 - Toxic Chemical Release Reporting

None.

US States Regulatory Reporting

CA Prop65

This product does not contain any substances known to the State of California to cause cancer.

This product does not contain any substances known to the State of California to cause reproductive harm.

US State Right-To-Know Ingredients

Pyrethrins including cinerins	8003-34-7	CA, CT, MN, RI
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Canadian Regulations

Canadian Domestic Substance List

Pyrethrins including cinerins	8003-34-7
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Environmental

CERCLA

Pyrethrins including cinerins	8003-34-7	1 lbs
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Clean Water Section 307 Priority Pollutants

None.

Safe Drinking Water Act Maximum Contaminant Levels

None.

International Regulations

European Inventory of Existing Commercial Substances (EINECS)

Pyrethrins including cinerins	8003-34-7
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SECTION 16. OTHER INFORMATION

NFPA 704 (National Fire Protection Association):

Health - 2 Flammability - 1 Instability - 0 Others - none

HMIS (Hazardous Materials Identification System, based on the Third Edition Ratings Guide)

Health - 2 Flammability - 1 Physical Hazard - 0 PPE -

0 = minimal hazard, 1 = slight hazard, 2 = moderate hazard, 3 = severe hazard, 4 = extreme hazard

Reason for Revision: The following sections have been revised: Section 2: Hazards Identification. Section 3: Composition / Information on Ingredients. Section 8: Exposure Controls / Personal Protection.

Revision Date: 12/10/2012

This information is provided in good faith but without express or implied warranty. The customer assumes all responsibility for safety and use not in accordance with label instructions. The product names are registered trademarks of Bayer.



MSDS Number: 000000001775

MAXFORCE[®] FC Professional Insect Control[®] Roach Bait Stations

MSDS Version 1.3

SECTION 1. CHEMICAL PRODUCT AND COMPANY INFORMATION

Product Name MAXFORCE[®] FC Professional Insect Control[®] Roach Bait Stations
Chemical Name
Common Name
MSDS Number 1775
Chemical Family
Chemical Formulation
EPA Registration No. 432-1257

Bayer Environmental Science
 95 Chestnut Ridge Road
 Montvale, NJ 07645
 USA

For MEDICAL, TRANSPORTATION or Other EMERGENCY call 1-800-334-7577 24 hours/day
 For Product Information call 1-800-331-2867

Product Use Description Fipronil Based Food Bait in a Child-Resistant Plastic Station

SECTION 2. COMPOSITION/INFORMATION ON INGREDIENTS

<u>Hazardous Component Name</u>	<u>CAS No.</u>	<u>Concentration % by Weight</u>	
		<u>Minimum</u>	<u>Maximum</u>
FIPRONIL	120068-37-3	0.0500	

SECTION 3. HAZARDS IDENTIFICATION

NOTE: Please refer to Section 11 for detailed toxicological information.

Emergency Overview Keep out of the reach of children. Hazards to humans and domestic animals. Caution! Wash thoroughly with soap and water after handling.

Immediate Effects

Skin Minimally irritating to skin following prolonged direct contact. Not acutely toxic upon dermal exposure.

Ingestion May be harmful if ingested.

Medical Conditions Aggravated by Exposure No known health conditions are aggravated by exposure to this product.

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Signs and Symptoms Untoward effects resulting from over-exposure are not anticipated to occur.

SECTION 4. FIRST AID MEASURES

Note to Physician There is no specific antidote.

TREATMENT FOR FIPRONIL OVERDOSE:

In severe cases of overexposure by oral ingestion, lethargy, muscle tremors, and in extreme cases, possibly convulsions may occur. Recommendations for treatment are based on anticonvulsant therapy as routinely administered to humans. Phenobarbital or diazepam may be useful in controlling convulsions induced by Fipronil.

Even when symptoms of Fipronil intoxication are rapidly reversed by treatment, the treatment must be continued for several days, gradually decreasing the dose of anticonvulsant based on the patient's clinical response. This is necessary due to the slow elimination of the compound.

SECTION 5. FIRE FIGHTING MEASURES

Flash Point > 94 °C / > 201 °F
Method: Tagliabue Closed Cup
Not Flammable or Explosive

Fire and Explosion Hazards Under fire conditions, toxic, corrosive fumes are emitted due to the active ingredient, fipronil.

Suitable Extinguishing Media Water, Foam, Carbon dioxide (CO₂), Dry chemical

SECTION 6. ACCIDENTAL RELEASE MEASURES

General and Disposal Wear appropriate gear for the situation. See Personal Protection information in Section 8.

Non-hazardous waste. Sweep up spilled material. Place in a container for disposal. Dispose in accordance with all local, state/provincial and federal regulations.

Land Spill or Leaks If the active ingredient fipronil is spilled on the ground, the affected area should be scraped clean and placed in an appropriate container for disposal. Decontaminate tools and equipment following cleanup.

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SECTION 7. HANDLING AND STORAGE

Handling Procedures	Fipronil: Avoid contact with skin, eyes and clothing. Avoid breathing vapors and mists. Do not ingest.
Storing Procedures	Do not contaminate water, food, or feed by storage or disposal. Keep in a dry, cool place. Keep out of the reach of children.
Work/Hygienic Procedures	<p>Personal hygiene is an important work practice exposure control measure and the following general measures should be taken when working with or handling this material:</p> <p>Do not store, use, and/or consume foods, beverages, tobacco products, or cosmetics in areas where this material is stored.</p> <p>Wash hands thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco, or using the toilet.</p> <p>Wash skin promptly to remove accidental contact with the active ingredient, fipronil.</p> <p>Remove and wash contaminated clothing before re-use. Then wash body thoroughly with soap and water and put on clean clothing.</p> <p>Wash clothing with detergent and hot water before reusing. Contaminated clothing should not be taken home or laundered with other clothing.</p>
Min/Max Storage Temperatures	Not available

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Engineering Controls	Where engineering controls are indicated by use conditions of a potential for excessive exposure to the active ingredient exists, the following traditional exposure control techniques may be used to effectively minimize employee exposures: local exhaust ventilation at the point of generation.
Body Protection	<p>Applicators and other handlers must wear: Long-sleeved shirt and long pants Shoes plus socks</p> <p>All pesticide handlers (mixers, loaders, and applicators) must wear a long-sleeved shirt and long pants, socks, shoes, and chemical-resistant gloves. Consideration must be given both to durability as well as permeation resistance.</p>
General Protection	These recommendations provide general guidance for handling this product. Because specific work environments and material handling practices vary, safety procedures should be developed for each intended application. While developing safe handling procedures, do not overlook the need to clean equipment and

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pipng systems for maintenance and repairs. Waste resulting from these procedures should be handled in accordance with Section 13: Disposal Considerations.

Assistance with selection, use and maintenance of worker protection equipment is generally available from equipment manufacturers.

Exposure Limits

None Established

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

SECTION 10. STABILITY AND REACTIVITY

Chemical Stability	Fipronil is stable under normal handling and storage conditions described in Section 7.
Conditions to Avoid	Direct sunlight Exposure to extreme heat
Incompatibility	Strong bases Strong acids Strong oxidizing agents
Hazardous Products of Decomposition	Decomposition Type: thermal Hydrogen fluoride Oxides of nitrogen Oxides of sulfur Carbon oxides Hydrochloric acid

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Hazardous Polymerization (Conditions to avoid) Will Not Occur

SECTION 11. TOXICOLOGICAL INFORMATION

Acute Oral Toxicity	Data for 0.25% Formulation of Fipronil Rat: LD50: > 5,000 mg/kg
Acute Dermal Toxicity	Data for 0.25% Formulation of Fipronil LD50: > 2,000 mg/kg
Acute Inhalation Toxicity	Data for 0.25% Formulation of Fipronil Rat: LC50: > 2.9 mg/l Acute Respiratory Irritation: No test data found for product.
Skin Irritation	Data for 0.25% Formulation of Fipronil Rabbit: Slightly irritating.
Eye Irritation	Data for 0.25% Formulation of Fipronil Rabbit: Non-irritating.
Sensitization	Data for 0.25% Formulation of Fipronil Guinea pig: Non-sensitizing

Assessment Carcinogenicity

ACGIH
None
NTP
None
IARC
None
OSHA
None

SECTION 12. ECOLOGICAL INFORMATION

Acute and Prolonged Toxicity to Fish	The following data is based on the technical grade active ingredient(s) (TGAi). Rainbow trout LC50: 248 ug/l Exposure Time: 96 h Mean concentration. Flow through. The following data is based on the technical grade active ingredient(s) (TGAi). Bluegill sunfish
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LC50: 85 ug/l
Exposure Time: 96 h
Mean concentration. Flow through.

Acute Toxicity to Aquatic Invertebrates

The following data is based on the technical grade active ingredient(s) (TGAI).
Daphnia
EC50: 248 ug/l
Exposure Limit: 48 h
Mean concentration. Flow through.

Toxicity Other Non Mammal Terr. Species

The following data is based on the technical grade active ingredient(s) (TGAI).
Mallard duck
LC50: > 5,000 mg/kg
Exposure Time: 8 d
Dietary concentrations. Mean concentration.

The following data is based on the technical grade active ingredient(s) (TGAI).
Bobwhite quail
LC50: 48 mg/kg
Exposure Time: 8 d
Dietary concentrations. Mean concentration.

Environmental Precautions

This pesticide is toxic to birds, fish and aquatic invertebrates. Do not apply directly to water, to areas where surface water is present or to intertidal areas below the mean high water mark. Do not contaminate water by cleaning equipment or disposal of waste. Do not contaminate water when disposing of equipment washwaters. Contain runoff to prevent entry into sewers or waterways.

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Additional Environmental Information

For chemical fate data call the product information phone number listed in Section 1.

SECTION 13. DISPOSAL CONSIDERATIONS

General Disposal Guidance

Wrap bait station in several layers of newspaper and discard in trash.

Pesticide Disposal: Pesticide wastes are acutely hazardous. Improper disposal of excess pesticide, spray mixture, or rinsate is a violation of Federal Law. If these wastes cannot be disposed of by use according to label instructions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

Chemical additions, processing or otherwise altering this material may make the waste management information presented in this MSDS incomplete, inaccurate or otherwise inappropriate. Please be advised that state and local requirements for waste disposal may be more restrictive or otherwise different from federal laws and regulations. Consult state and local regulations regarding the proper disposal of this material.

EPA Hazardous Waste - No

RCRA Classification

Not Regulated under this Statute

SECTION 14. TRANSPORT INFORMATION

For transportation regulatory information, call the product information phone number in Section 1.

SECTION 15. REGULATORY INFORMATION

EPA Registration No. 432-1257

US Federal Regulations

TSCA list

None

TSCA 12b export notification

None

SARA Title III - section 302 - notification and information

None

SARA Title III - section 313 - toxic chemical release reporting

None

US States Regulatory Reporting

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CA Prop65

This product does not contain any substances known to the State of California to cause cancer.

This product does not contain any substances known to the State of California to cause reproductive harm.

US State right-to-know ingredients

None

Canadian Regulations

Canadian Domestic Substance List

None

Environmental

CERCLA

None

Clean Water Section 307 Priority Pollutants

None

Safe Drinking Water Act Maximum Contaminant Levels

None

International Regulations

EU Classification

None

European Inventory of Existing Commercial Substances (EINECS)

None

SECTION 16. OTHER INFORMATION

NFPA	Health	Flammability	Reactivity	Others
	0	1	0	

REASON FOR ISSUE: To remove other ingredients in Section 2; include transportation information in Section 14 and NFPA ratings in Section 16.

Approval Date: 10/31/2003

This information is provided in good faith but without express or implied warranty. Buyer assumes all responsibility for safety and use not in accordance with label instructions. The product names are registered trademarks of Bayer AG. Bayer Environmental Science

Safety Data Sheet (SDS)

OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Issue date 09/17/2015

Reviewed on 09/17/2015

1 Identification

· **Product identifier**

· **Trade name:** Milorganite® 5-2-0 Fertilizer

· **Relevant identified uses of the substance or mixture and uses advised against:**

· **Product description** A fertilizer product manufactured from various microbes used to digest sewage sludge.

· **Details of the supplier of the safety data sheet:**

· **Manufacturer/Supplier:**

Milwaukee Metropolitan Sewerage District

260 W. Seeboth Street

Milwaukee, WI 53204

Telephone: 1-800-287-9645

· **Emergency telephone number:** 1-800-304-6204

2 Hazard(s) Identification

· **Classification of the substance or mixture:**



GHS07

Skin Irrit. 2 H315 Causes skin irritation.

Eye Irrit. 2A H319 Causes serious eye irritation.

STOT SE 3 H335 May cause respiratory irritation.

· **Label elements:**

· **GHS label elements**

The product is classified and labeled according to the Globally Harmonized System (GHS).

· **Hazard pictograms:**



GHS07

· **Signal word:** Warning

· **Hazard-determining components of labeling:**

Activated Sewage Sludge (biosolids, dried microbes)

Calcium Carbonate

· **Hazard statements:**

Causes skin irritation.

Causes serious eye irritation.

May cause respiratory irritation.

· **Precautionary statements:**

Avoid breathing dust/fume/gas/mist/vapors/spray.

Use only outdoors or in a well-ventilated area.

Wear protective gloves.

Wear eye protection / face protection.

Wash thoroughly after handling.

If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

Specific treatment (see supplementary first aid instructions on this Safety Data Sheet).

IF INHALED: Remove person to fresh air and keep comfortable for breathing.

Call a POISON CENTER/doctor if you feel unwell.

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Safety Data Sheet (SDS)

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Trade name: Milorganite® 5-2-0 Fertilizer

If skin irritation occurs: Get medical advice/attention.
 If eye irritation persists: Get medical advice/attention.
 IF ON SKIN: Wash with plenty of water.
 Take off contaminated clothing and wash it before reuse.
 Store locked up.
 Store in a well-ventilated place. Keep container tightly closed.
 Dispose of contents/container in accordance with local/regional/national/international regulations.

· **Classification system:**

· **NFPA ratings (scale 0 - 4)**



Health = 1
 Fire = 0
 Reactivity = 0

· **HMIS-ratings (scale 0 - 4)**



Health = 1
 Fire = 0
 Reactivity = 0

· **Hazard(s) not otherwise classified (HNOC):** None known

* 3 Composition/information on ingredients

· **Chemical characterization: Mixtures**

· **Description:** Mixture of substances listed below with nonhazardous additions.

· **Dangerous Components:**

8049-99-8 Activated Sewage Sludge (biosolids, dried microbes) 100%

⚠ Skin Irrit. 2, H315; STOT SE 3, H335; Eye Irrit. 2B, H320; Aquatic Acute 2, H401

· **Additional information:**

Trace metals and volatile organics can be detected in quantities less than 1.0%, most less than 0.1%. These components and pathogenic agents are of a low quantity to allow this product to meet US EPA 40CFR Part 503 Class A Exceptional Quality biosolid requirements.

* 4 First-aid measures

· **Description of first aid measures:**

· **After inhalation:** Remove affected person to fresh air. Seek medical attention if symptoms persist.

· **After skin contact:** Immediately wash with water and soap and rinse thoroughly.

· **After eye contact:**

Remove contact lenses at once. Rinse opened eye under running water for at least 15 minutes. If irritation persists, seek medical attention.

· **After swallowing:** If suffering gastrointestinal discomfort, treat symptomatically.

· **Information for doctor:**

· **Most important symptoms and effects, both acute and delayed:**

Asthmatics exposed to excessive dusts may have trouble breathing.

· **Indication of any immediate medical attention and special treatment needed:**

No further relevant information available.

* 5 Fire-fighting measures

· **Extinguishing media:**

· **Suitable extinguishing agents:**

CO₂, extinguishing powder or water spray. Fight larger fires with water spray or alcohol resistant foam.

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Safety Data Sheet (SDS)

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Issue date 09/17/2015

Reviewed on 09/17/2015

Trade name: Milorganite® 5-2-0 Fertilizer

· **Special hazards arising from the substance or mixture:**

At high temperatures, this type of fertilizer can give off undefined fumes. Fine dust dispersion in air may form an explosive mixture. Bulk wetted material may generate heat upon storage. Use of TEFC electrical equipment is advised to aid in control of dust-caused explosions. Control fugitive dust at its' source by containment or treating Milorganite with a dust suppressant.

· **Advice for firefighters:**

Do not breathe fumes. Prevent runoff from entering drains, sewers or any body of water. Becomes slippery when wet, guard against falls.

· **Protective equipment:**

As in any fire, wear self-contained breathing apparatus pressure-demand (NIOSH approved or equivalent) and full protective gear to prevent contact with skin and eyes.

6 Accidental release measures

· **Personal precautions, protective equipment and emergency procedures:** Not required.

· **Environmental precautions:** Do not allow to enter sewers/ surface or ground water.

· **Methods and material for containment and cleaning up:**

Sweep, vacuum or shovel material into labeled container. If at all possible, reuse product. Ensure that disposal is in compliance with local, state or federal regulations.

· **Reference to other sections:**

See Section 7 for information on safe handling.

See Section 8 for information on personal protection equipment.

See Section 13 for disposal information.

7 Handling and storage

· **Handling**

· **Precautions for safe handling:**

Avoid breathing dust. Wash after handling. Do not contaminate water by disposal of equipment washwaters. Do not allow to become wet during storage.

· **Information about protection against explosions and fires:** No special measures required.

· **Conditions for safe storage, including any incompatibilities:**

· **Storage**

· **Requirements to be met by storerooms and receptacles:**

Store in the original container.

Store in a cool, dry area out of reach of children and animals. Keep dry. Bulk wetted material may generate heat upon storage.

· **Information about storage in one common storage facility:** Not required.

· **Further information about storage conditions:**

Some coprophagic canines (fecal eating dogs) may be attracted by the odor of biosolids, transfer their fecal attraction to Milorganite® 5-2-0 fertilizer, rip open bags in storage and over eat. A dog may be sick for 24 to 48 hours, beginning with vomiting that can lead to dehydration, incontinence (stiffness in the hind legs), atrophy, depression, and black stools due to the high carbon content of Milorganite® 5-2-0. In most cases, symptomatic care prescribed by a veterinarian will relieve these symptoms.

· **Specific end use(s):** No further relevant information available.

8 Exposure controls/personal protection

· **Additional information about design of technical systems:** No further data; see section 7.

· **Control parameters:**

· **Components with occupational exposure limits:**

The product does not contain any relevant quantities of materials with critical values that have to be monitored at the workplace.

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Trade name: Milorganite® 5-2-0 Fertilizer

- **Additional information:** The lists that were valid during the creation of this SDS were used as basis.
- **Exposure controls:**
Provide general ventilation in processing and storage. Provide local exhaust if necessary to reduce dust levels below acceptable limits.
- **Personal protective equipment:**
- **General protective and hygienic measures:**
Keep away from foodstuffs, beverages and feed.
Immediately remove all soiled and contaminated clothing and wash before reuse.
Wash hands before breaks and at the end of work.
Avoid contact with the eyes and skin.
- **Breathing equipment:** Not required.
- **Protection of hands:**



Protective gloves

- **Eye protection:**



Tightly sealed goggles

9 Physical and chemical properties

- **Information on basic physical and chemical properties**
- **General Information**
- **Appearance:**
 - Form:** Granulate
 - Color:** Dark
- **Odor:** Earthy
- **Odor threshold:** Not determined.
- **pH-value:** Slightly acidic (9 parts water to 1 part Milorganite)
- **Change in condition**
 - Melting point/Melting range:** Not determined.
 - Boiling point/Boiling range:** Not determined.
- **Flash point:** None
- **Flammability (solid, gaseous):** Not determined.
- **Ignition temperature:**
 - Decomposition temperature:** Not determined.
- **Auto igniting:** Product is not self-igniting.
- **Danger of explosion:** Product does not present an explosion hazard.
- **Explosion limits:**
 - Lower:** Not determined.
 - Upper:** Not determined.
- **Vapor pressure:** Not applicable.

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Issue date 09/17/2015

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Trade name: Milorganite® 5-2-0 Fertilizer

- **Density:**
 - Relative density:** Not determined.
 - Vapor density:** Not applicable.
 - Evaporation rate:** Not applicable.
- **Solubility in / Miscibility with:**
 - Water:** Slightly soluble.
- **Partition coefficient (n-octanol/water):** Not determined.
- **Viscosity:**
 - Dynamic:** Not applicable.
 - Kinematic:** Not applicable.
- **Other information:** Bulk Density: 50-51 lbs/ft³

*** 10 Stability and reactivity**

- **Reactivity:** No further relevant information available.
- **Chemical stability:** Stable under normal conditions.
- **Thermal decomposition / conditions to be avoided:** No decomposition if used according to specifications.
- **Possibility of hazardous reactions:** No dangerous reactions known.
- **Conditions to avoid:** Excessive heat; absorbs moisture in highly humid areas.
- **Incompatible materials:** Strong acids, alkalis and oxidizing agents.
- **Hazardous decomposition products:**
Expected to emit the same types of toxic smoke as would be released during combustion of other organic materials.

*** 11 Toxicological information**

- **Information on toxicological effects:**
- **Acute toxicity:**
- **Primary irritant effect:**
- **On the skin:** Irritant to skin and mucous membranes.
- **On the eye:**
Irritating effect.
Causes serious eye irritation.

· Additional toxicological information:

As a recycled product made by a municipal water reclamation facility, biosolids have the potential to contain various pollutants. The U.S. Environmental Protection Agency has extensively analyzed the risk from these pollutants. These analyses have considered over 400 compounds, including metals, volatile and semi-volatile organic compounds, pesticides, furans, dioxins, polychlorinated biphenyls, and polybrominated diphenyl ethers. These analyses have concluded that only metals present significant risks at the levels likely to be found in biosolids. In response, the U.S. Environmental Protection Agency has established limits for nine metals (40 CFR 503.13(b)). Metals concentrations in Milorganite® are consistently far below the applicable limits (40 CFR 503.13(b)(1)Table3).

In biosolids, pathogens may present a risk. In response, the U.S. Environmental Protection Agency has established pathogen limits. To destroy pathogens, Milorganite® is heated to 176° F and dried to a moisture content of less than 10%, which ensures compliance with the applicable limits (40 CFR 503.32(a)(7)).

- **Carcinogenic categories:**
- **IARC (International Agency for Research on Cancer):**
None of the ingredients are listed.

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Safety Data Sheet (SDS)

OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

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Reviewed on 09/17/2015

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· **NTP (National Toxicology Program):**

None of the ingredients are listed.

· **OSHA-Ca (Occupational Safety & Health Administration):**

None of the ingredients are listed.

* 12 Ecological information

· **Toxicity:**

· **Aquatic toxicity:** No further relevant information available.

· **Persistence and degradability:** No further relevant information available.

· **Behavior in environmental systems:**

· **Bioaccumulative potential:** No further relevant information available.

· **Mobility in soil:** No further relevant information available.

· **Additional ecological information:**

· **General notes:**

Do not allow product to reach ground water, water course or sewage system.

Harmful to aquatic organisms

· **Results of PBT and vPvB assessment:**

· **PBT:** Not applicable.

· **vPvB:** Not applicable.

· **Other adverse effects:** No further relevant information available.

* 13 Disposal considerations

· **Waste treatment methods:**

· **Recommendation:**

Sweep, vacuum or shovel material into labeled container. If at all possible, reuse product. Material is a fertilizer and should be used as such. Keep out of any body of water. Ensure that disposal is in compliance with local, state or federal regulations. Bulk wetted material may generate heat upon storage.

· **Uncleaned packagings:**

· **Recommendation:** Disposal must be made according to official regulations.

* 14 Transport information

· **UN-Number:**

· **DOT, ADR, ADN, IMDG, IATA** Non-Regulated Material

· **UN proper shipping name:**

· **DOT, ADR, ADN, IMDG, IATA** Non-Regulated Material

· **Transport hazard class(es):**

· **DOT, ADR, ADN, IMDG, IATA**

· **Class:** Non-Regulated Material

· **Packing group:**

· **DOT, ADR, IMDG, IATA** Non-Regulated Material

· **Environmental hazards:**

· **Special precautions for user:** Not applicable.

· **Transport in bulk according to Annex II of**

MARPOL73/78 and the IBC Code: Not applicable.

· **UN "Model Regulation":** Non-Regulated Material

(Contd. on page 7)

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Reviewed on 09/17/2015

Trade name: Milorganite® 5-2-0 Fertilizer*** 15 Regulatory information**

- **Safety, health and environmental regulations/legislation specific for the substance or mixture:**
- **SARA (Superfund Amendments and Reauthorization):**

- **Section 355 (extremely hazardous substances):**

None of the ingredients are listed.

- **Section 313 (Specific toxic chemical listings):**

None of the ingredients are listed.

- **TSCA (Toxic Substances Control Act):**

7705-08-0 iron trichloride

10028-22-5 diiron tris(sulphate)

471-34-1 Calcium Carbonate

7732-18-5 Water, distilled water, deionized water

- **California Proposition 65:**

- **Chemicals known to cause cancer:**

None of the ingredients are listed.

- **Chemicals known to cause reproductive toxicity for females:**

None of the ingredients are listed.

- **Chemicals known to cause reproductive toxicity for males:**

None of the ingredients are listed.

- **Chemicals known to cause developmental toxicity:**

None of the ingredients are listed.

- **Carcinogenic categories:**

- **EPA (Environmental Protection Agency):**

None of the ingredients are listed.

- **TLV (Threshold Limit Value established by ACGIH):**

None of the ingredients are listed.

- **NIOSH-Ca (National Institute for Occupational Safety and Health):**

None of the ingredients are listed.

- **GHS label elements**

The product is classified and labeled according to the Globally Harmonized System (GHS).

- **Hazard pictograms:**



GHS07

- **Signal word:** Warning

- **Hazard-determining components of labeling:**

Activated Sewage Sludge (biosolids, dried microbes)
Calcium Carbonate

- **Hazard statements:**

Causes skin irritation.

Causes serious eye irritation.

(Contd. on page 8)

Safety Data Sheet (SDS)

OSHA HazCom Standard 29 CFR 1910.1200(g) and GHS Rev 03.

Issue date 09/17/2015

Reviewed on 09/17/2015

Trade name: Milorganite® 5-2-0 Fertilizer

May cause respiratory irritation.

Precautionary statements:

Avoid breathing dust/fume/gas/mist/vapors/spray.

Use only outdoors or in a well-ventilated area.

Wear protective gloves.

Wear eye protection / face protection.

Wash thoroughly after handling.

If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

Specific treatment (see supplementary first aid instructions on this Safety Data Sheet).

IF INHALED: Remove person to fresh air and keep comfortable for breathing.

Call a POISON CENTER/doctor if you feel unwell.

If skin irritation occurs: Get medical advice/attention.

If eye irritation persists: Get medical advice/attention.

IF ON SKIN: Wash with plenty of water.

Take off contaminated clothing and wash it before reuse.

Store locked up.

Store in a well-ventilated place. Keep container tightly closed.

Dispose of contents/container in accordance with local/regional/national/international regulations.

National regulations:

The product is subject to be classified according with the latest version of the regulations on hazardous substances.

State Right to Know:

8049-99-8 Activated Sewage Sludge (biosolids, dried microbes)

100%

⚠ Skin Irrit. 2, H315; STOT SE 3, H335; Eye Irrit. 2B, H320; Aquatic Acute 2, H401

All ingredients are listed.

Chemical safety assessment: A Chemical Safety Assessment has not been carried out.

16 Other information

The information and recommendations in this safety data sheet are, to the best of our knowledge, accurate as of the date of issue. Nothing herein shall be deemed to create warranty, expressed or implied, and shall not establish a legally valid contractual relationship. It is the responsibility of the user to determine applicability of this information and the suitability of the material or product for any particular purpose.

Date of preparation / last revision: 09/17/2015 / 6

Abbreviations and acronyms:

ADR: The European Agreement concerning the International Carriage of Dangerous Goods by Road

ADN: The European Agreement concerning the International Carriage of Dangerous Goods by Inland Waterways

IMDG: International Maritime Code for Dangerous Goods

DOT: US Department of Transportation

IATA: International Air Transport Association

ACGIH: American Conference of Governmental Industrial Hygienists

EINECS: European Inventory of Existing Commercial Chemical Substances

ELINCS: European List of Notified Chemical Substances

CAS: Chemical Abstracts Service (division of the American Chemical Society)

NFPA: National Fire Protection Association (USA)

HMIS: Hazardous Materials Identification System (USA)

PBT: Persistent, Bioaccumulative and Toxic

vPvB: very Persistent and very Bioaccumulative

Skin Irrit. 2: Skin corrosion/irritation, Hazard Category 2

Eye Irrit. 2A: Serious eye damage/eye irritation, Hazard Category 2A

Eye Irrit. 2B: Serious eye damage/eye irritation, Hazard Category 2B

STOT SE 3: Specific target organ toxicity - Single exposure, Hazard Category 3

Aquatic Acute 2: Hazardous to the aquatic environment - AcuteHazard, Category 2

*** Data compared to the previous version altered.**

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**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, March 11, 2024 10:21 AM
To: Rome, Ashley; Timoteo, Rosalina; Follin, Jared
Subject: FW: RZOPD-24-0183 - Oppose of proposed zoning on 4002 Garden Ln., Tampa FL 33610

From: tnguyen205@aol.com <tnguyen205@aol.com>
Sent: Saturday, March 9, 2024 11:22 AM
To: Hearings <Hearings@hcfl.gov>; dbergin@ondemandFL.com
Subject: RZOPD-24-0183 - Oppose of proposed zoning on 4002 Garden Ln., Tampa FL 33610

External email: Use caution when clicking on links, opening attachments or replying to this email.

Dear Sirs/Madams,

After studied the details of the above proposed zoning, we the owners in the neighbor directly from that property oppose the request to change.

If it happens, our area will be severely with traffic increasing and potential crime increasing activities in the crowed area as such.

We are living in the area where almost all houses are residential and even as current RSC-6 rule, most houses are in much larger land that we currently enjoying it. By having squeeze into 12 units per acre? That's only 3500 sqft. per unit. That definitely invite problems after problems.

We therefore, strongly oppose this change for safety and security issues.

Truly yours,

Tuan Nguyen & Amy Pham
Owners of 4005 Garden Ln
Tuan's cell phone 813-777-9632
Land line 813-677-3206