



## 1.0 APPLICATION SUMMARY

Applicant: David Nguyen, Managing Member

FLU Category: CMU-12

Service Area: Urban

Site Acreage: +/-4.26 acres

Community Plan Area: Town N' Country

Overlay: None

Request: Minor Modification to PD 19-0745



### Existing Approvals:

**PD 19-0745:** rezoned 4.26 acres from rezoned the subject property from PD (Planned Development) 16-0989 and AS-1 (Agricultural, Single Family) to PD (Planned Development) to allow for four residential and non-residential development options. Option 1 allows single-use non-residential development; Option 2 allows Single-use residential; Option 3 allows non-POD specific mixed-use; Option 4 allows POD specific mixed-use development.

**PRS 24-0205:** The most recent amendment modified the 4 development options including a 5-foot increase of maximum height, and reduction of southern boundary setback with a concurrent increase in screening.

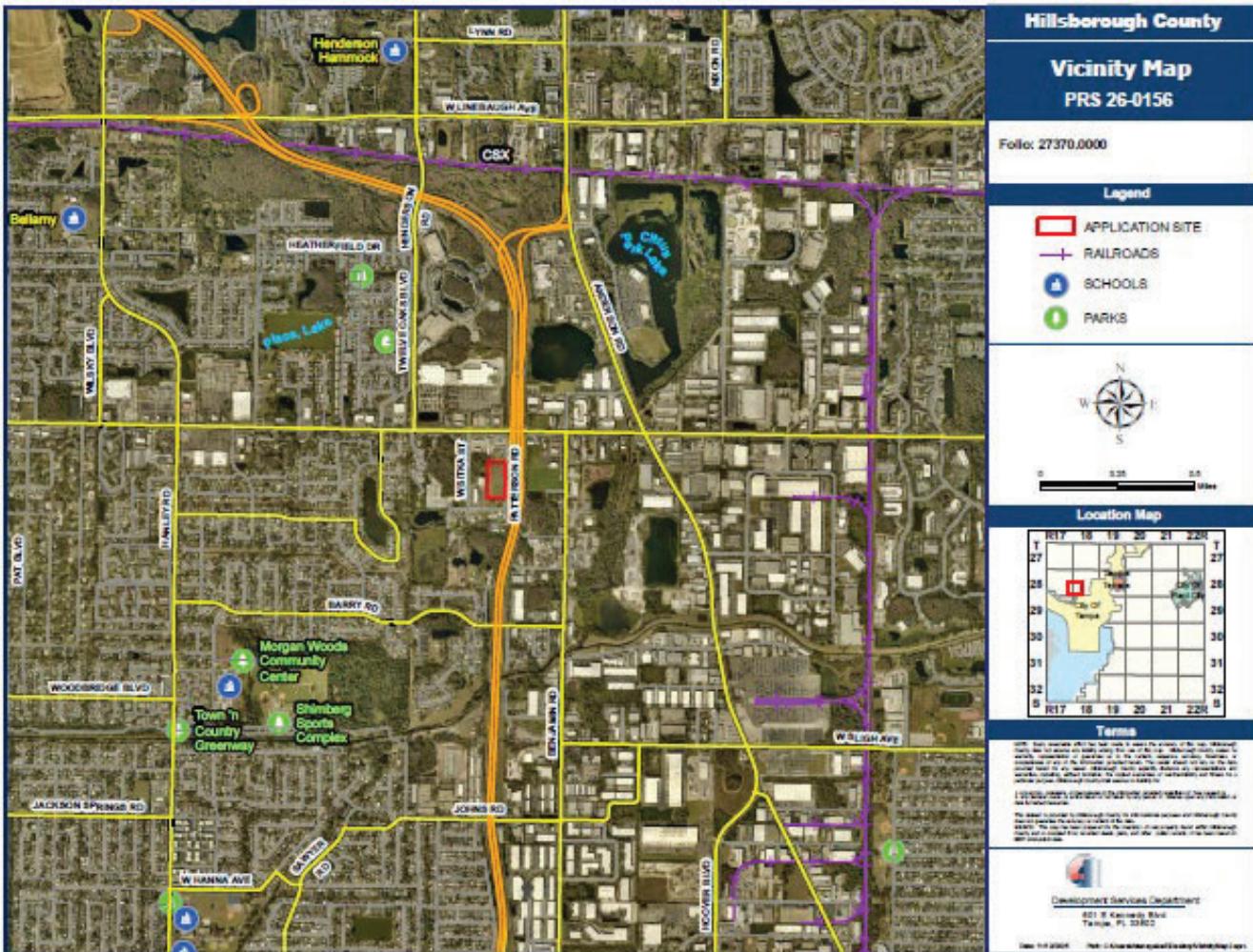
**Proposed PRS 25-0156** requests to amend the existing Conditions of Approval and site plans. Revisions include reducing the parking requirement for warehouse use, changing the western cross access from required to option of developer, and removing the truck restriction on Patterson Road.

Existing Approval(s):	Proposed Modification(s):
The minimum Warehouse parking is required to be 1 space per 1,000-sf warehouse GFA.	Reduce the minimum Warehouse parking rate to 0.62 spaces per 1,000 square feet per data from the Institute of Transportation Engineers Parking Generation Manual. (See proposed condition #9)
Condition 8 requires cross access from the subject site to W. Sitka and construction of vehicular and pedestrian stub-out to the adjacent property.	Remove requirement to require cross access. Applicants propose to modify conditions to allow cross access connectivity to be at the option of the developer.
Development Notes for the current development options has restrictions on access for trucks regulated by the truck route for all development options.	Remove the site plan note regarding truck restrictions for all development options under the Development Notes.

Additional Information:	
PD Variation(s):	LDC Part 6.05.00 (Parking/Loading) Variation from LDC Section 6.05.02.E to approve a reduction in required parking spaces for warehouse use.
Waiver(s) to the Land Development Code:	None Requested.
<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

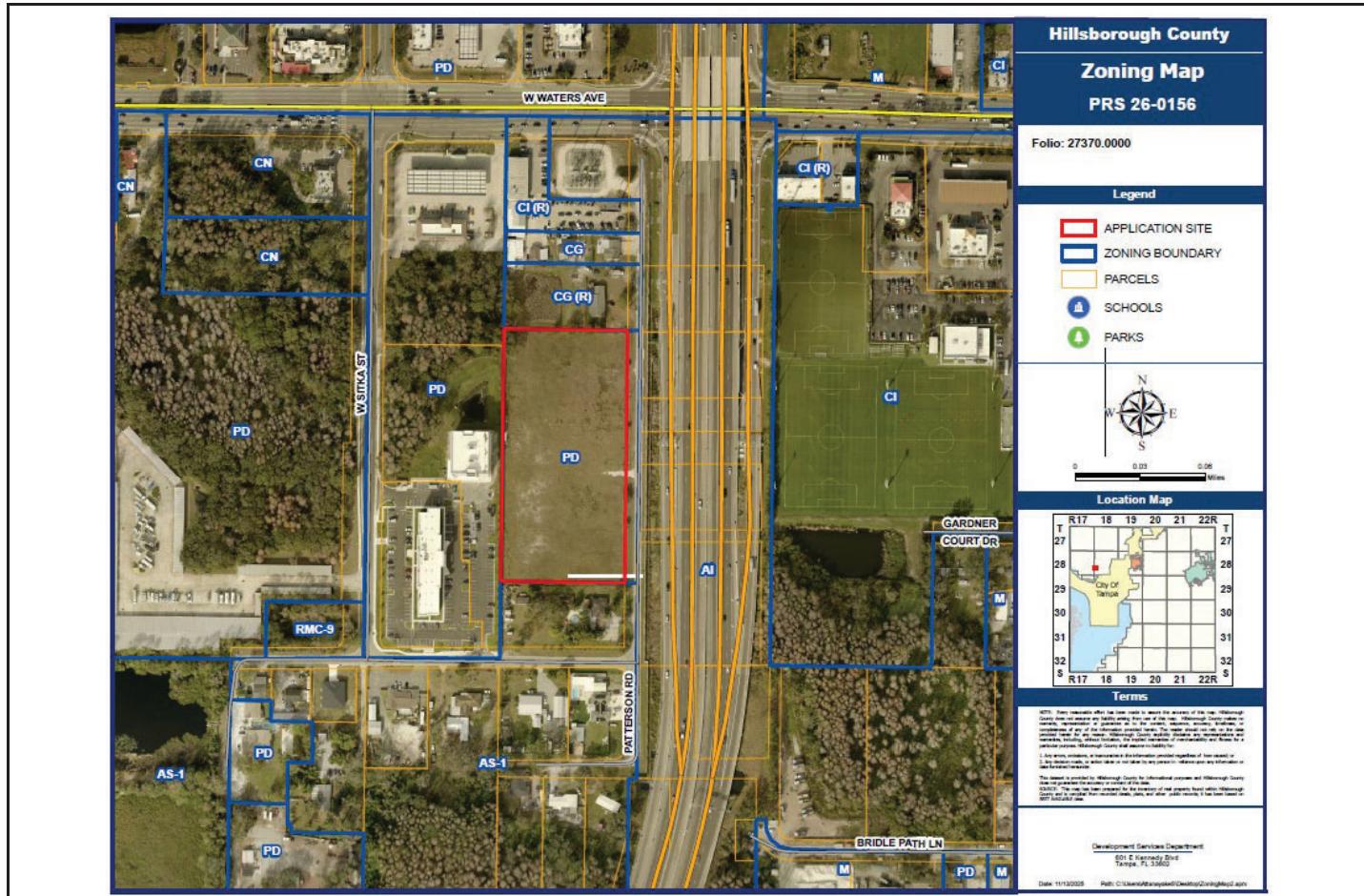


#### Context of Surrounding Area

The approximately 4.26-acre subject site is located on the west side of Patterson Road, to the immediate west of the Veteran's Expressway. Property to the south is zoned AS-1 and is currently developed with a residence. Properties to the north are zoned for commercial uses. This area is served by Patterson Road, which dead ends prior to any connection to Waters Avenue. This segment of Patterson Road is approximately 0.20 miles in length and allows development only on the west side given the presence of the Veteran's Expressway to the immediate east. The Veteran's Expressway is an elevated 6-lane limited access roadway. A masonry wall shields the roadway from the area.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

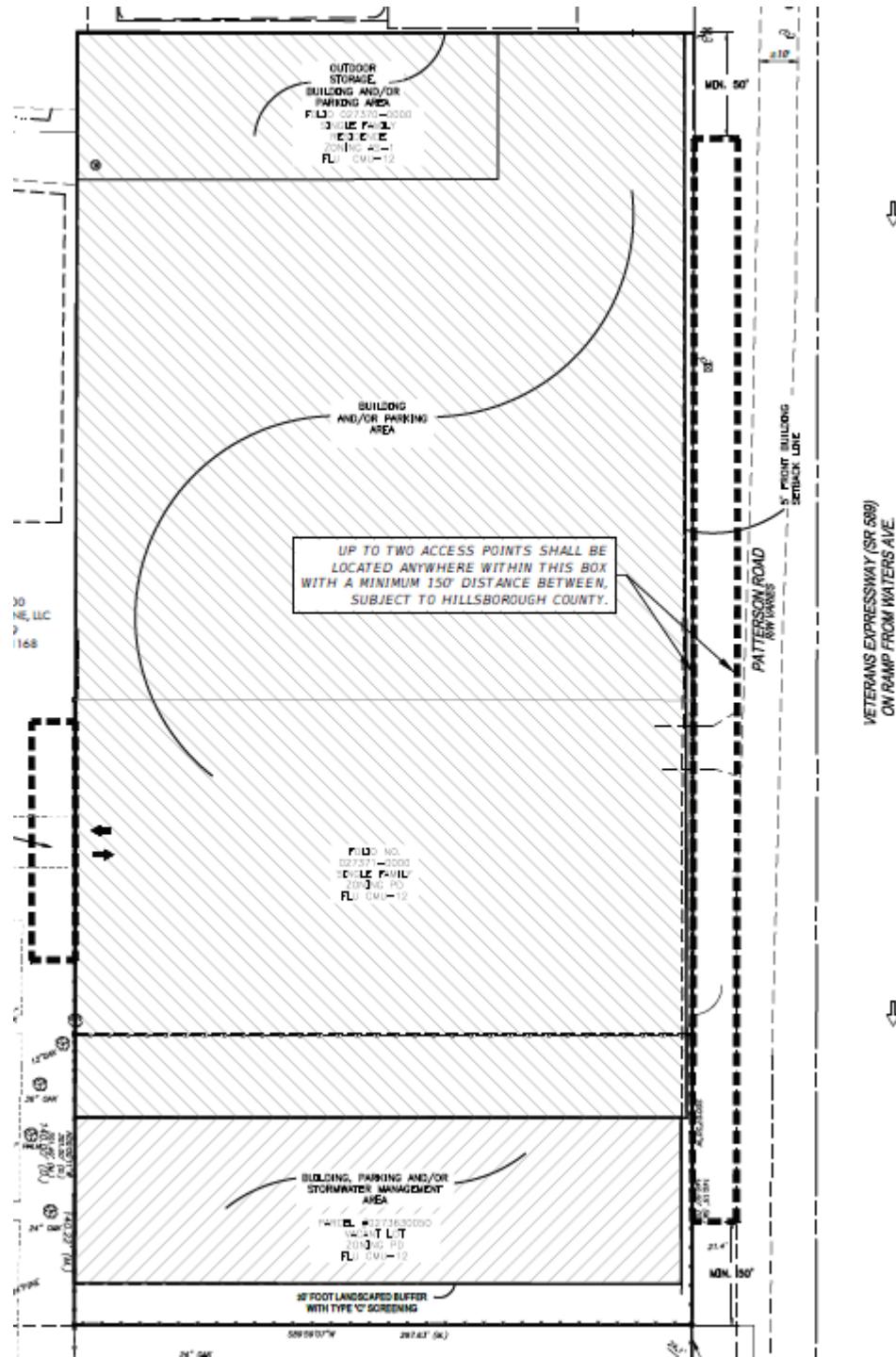
## 2.2 Immediate Area Map



Location:	Zoning:	Density/F.A.R.	Permitted Use:	Existing Use:
North	CG-R	0.27 FAR	General Commercial	Single-Family Residential (per PAO)
South	AS-1	1 unit per acre	Single-Family Residential and Agriculture	Single-Family Residential
East	Patterson Rd. and Veterans Expressway ROW	ROW	ROW	ROW
West	PD 05-0097 (MM 19-1329)	0.50 FAR	Hotel, Office and Retail	Hotel and office/retail use

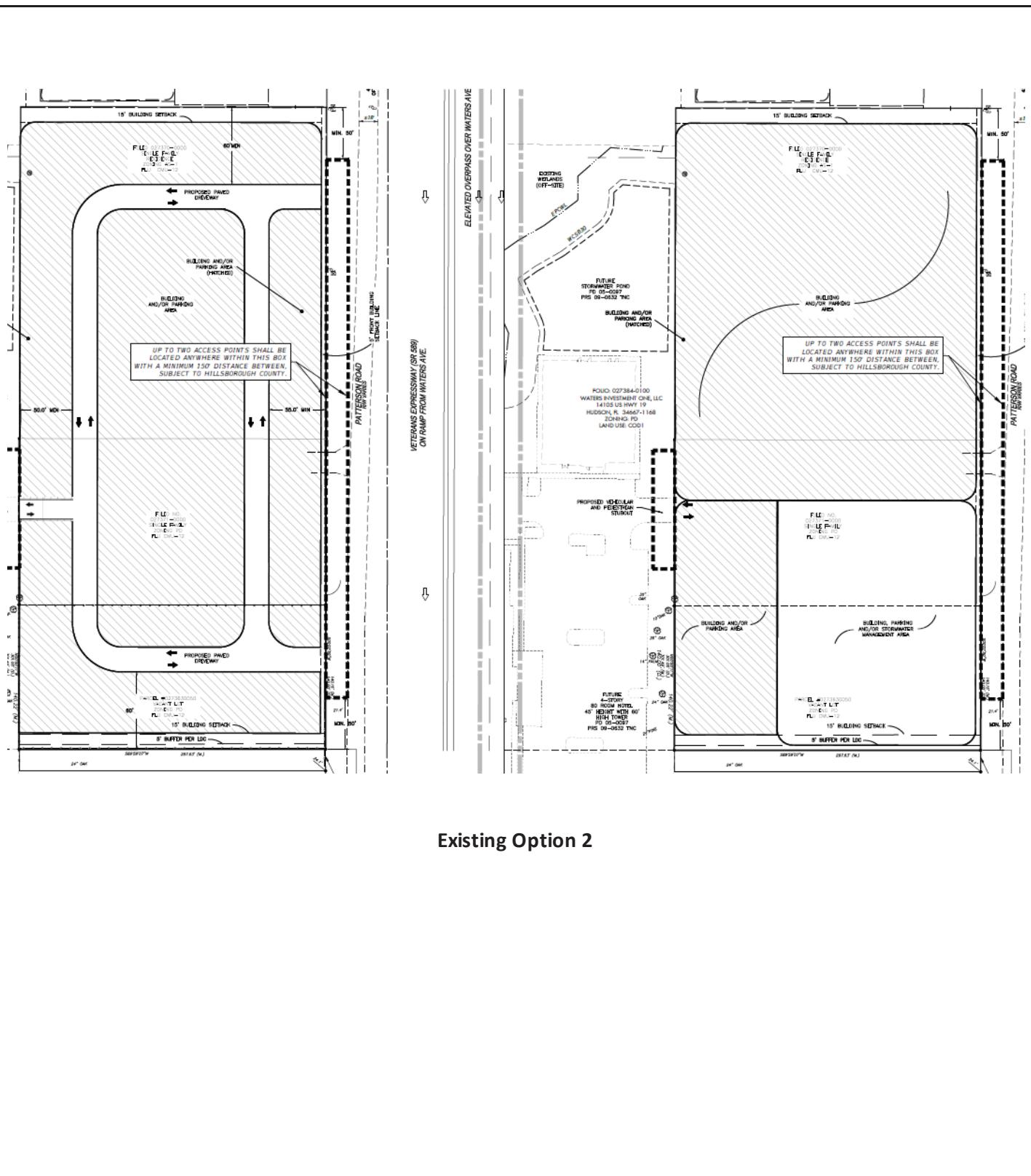
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Existing Site Plan (Partial)

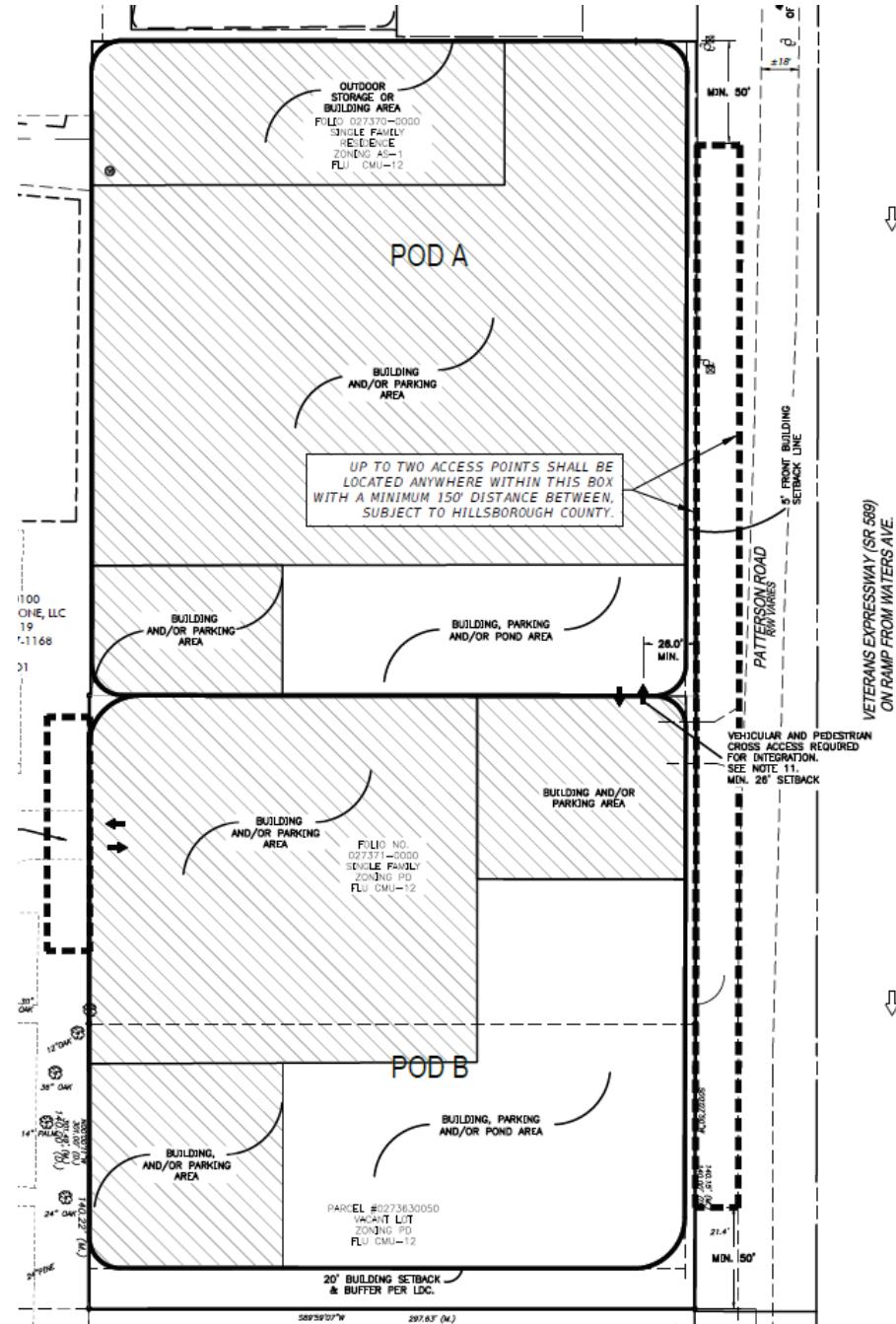


Existing Option 1

## 2.4 Existing Site Plan (Partial)

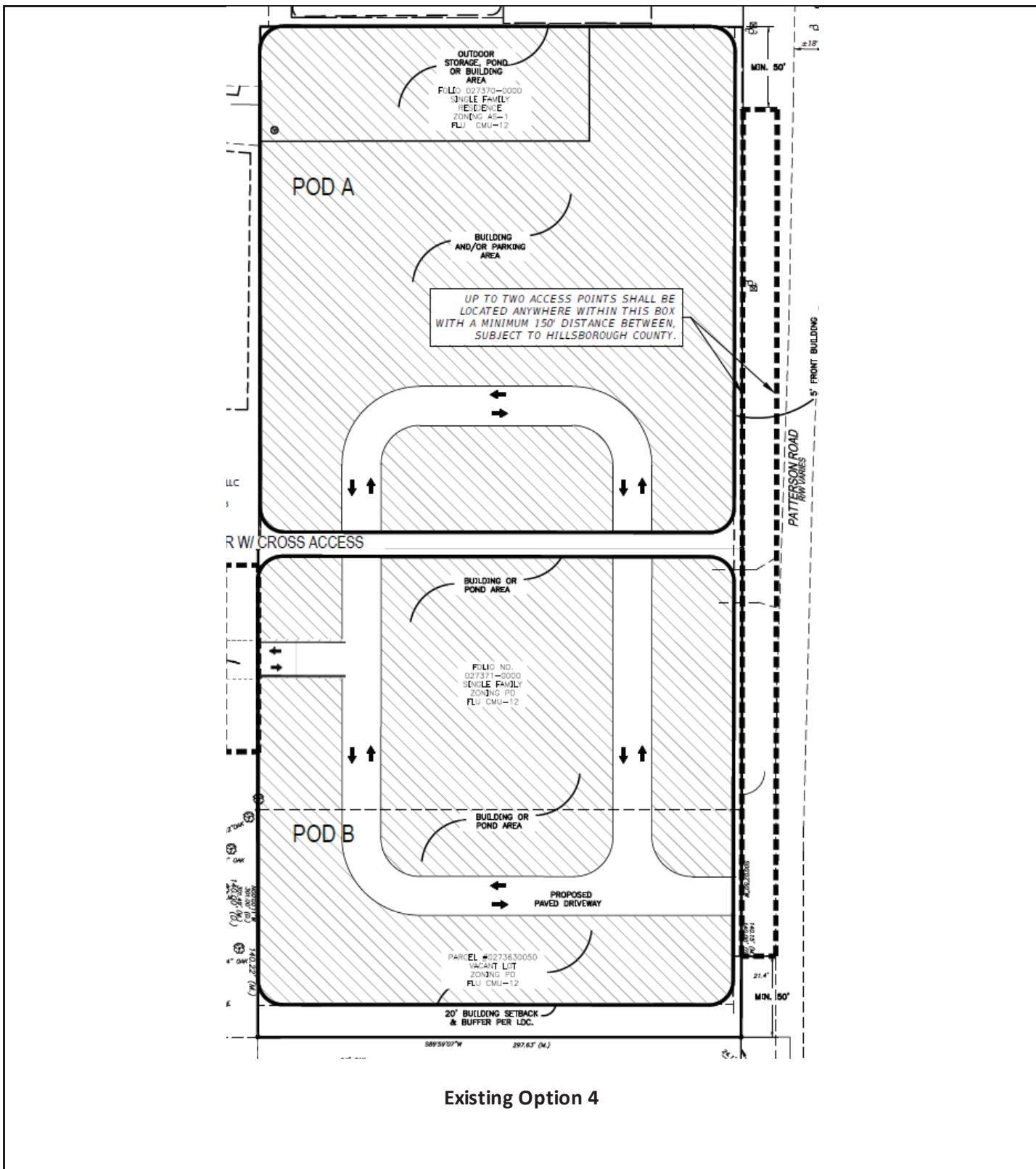


## 2.4 Existing Site Plan (Partial)

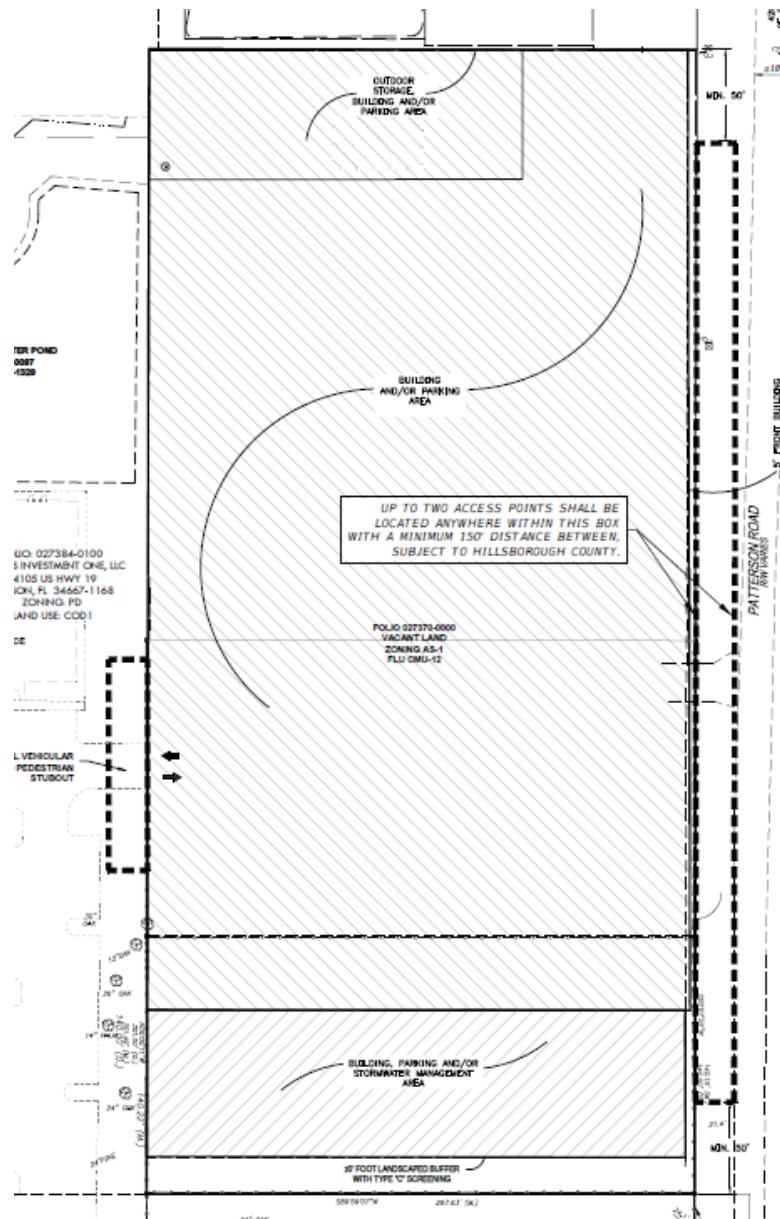


### Existing Option 3

## 2.4 Existing Site Plan (Partial)



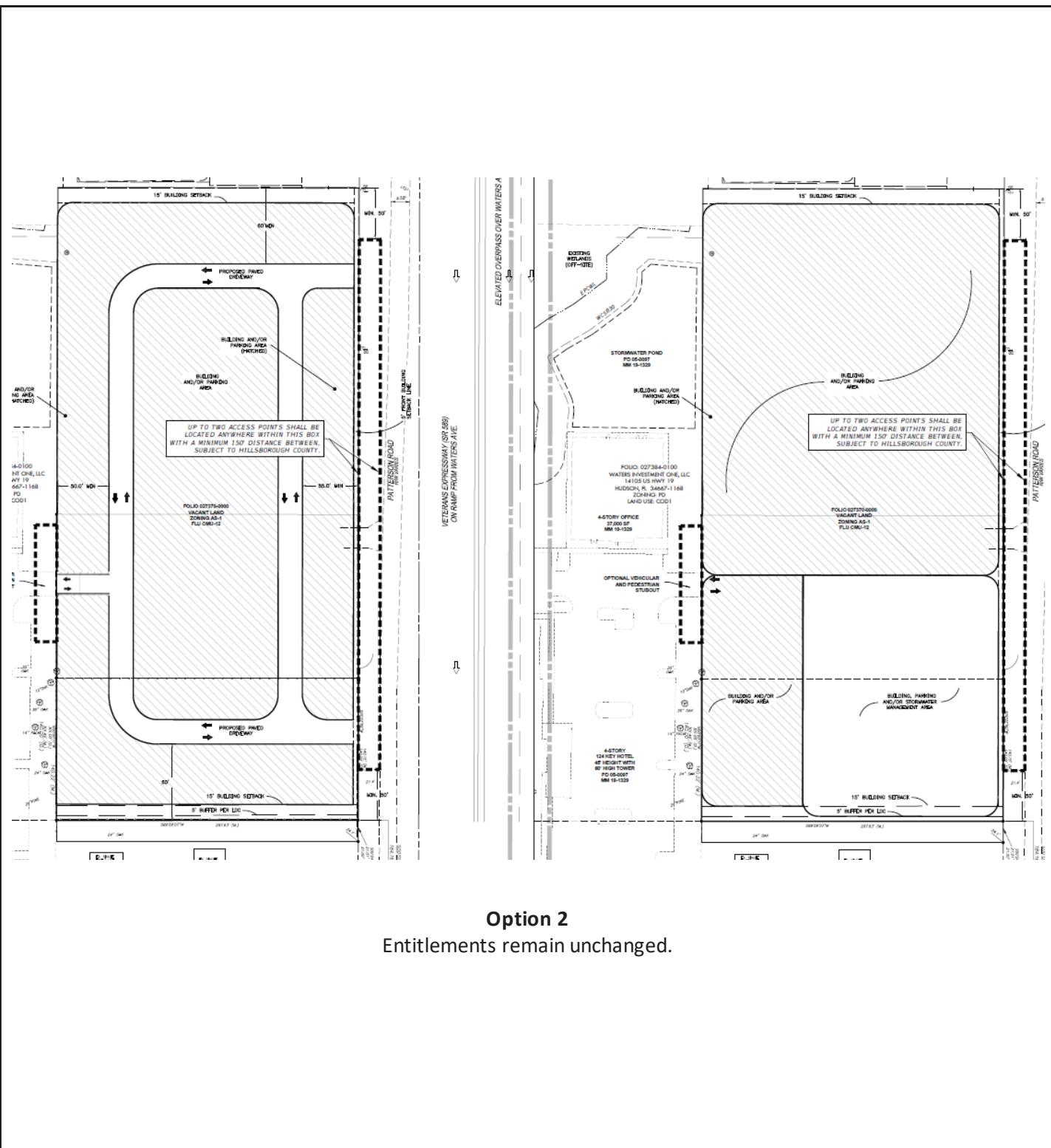
## 2.5 Proposed Site Plan (Partial)



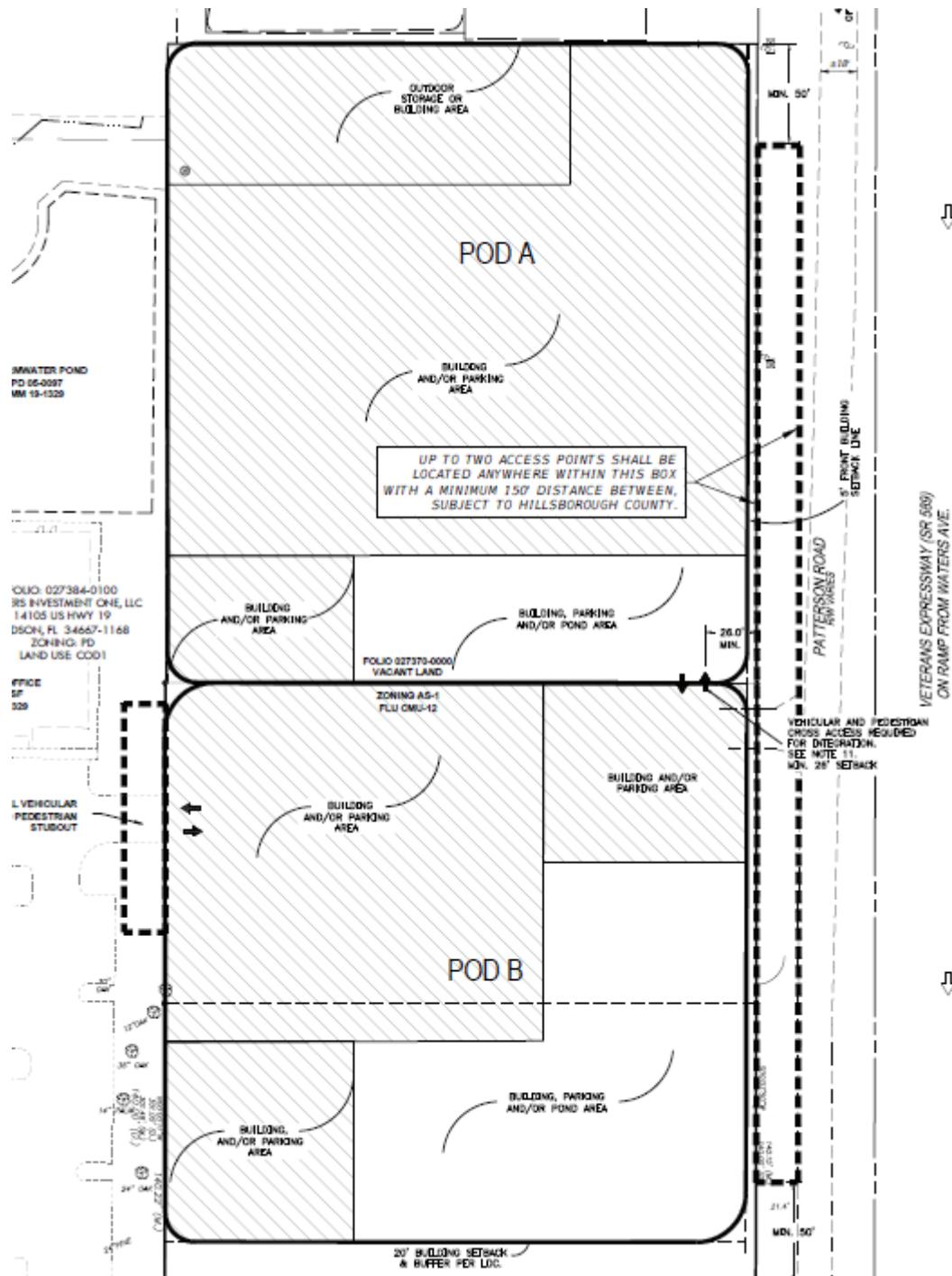
## Option 1

Entitlements remain unchanged.

## 2.5 Proposed Site Plan (Partial)



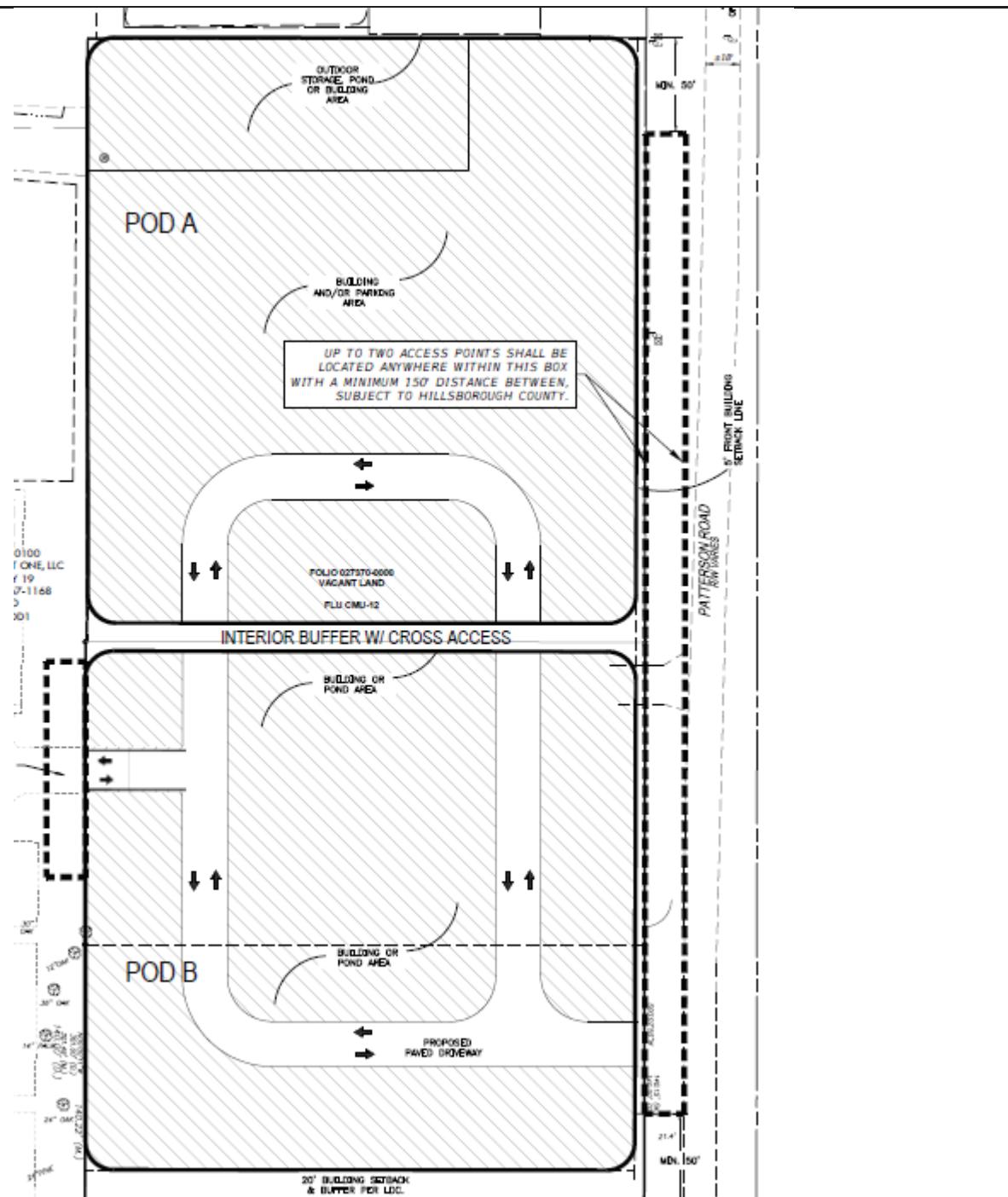
## 2.5 Proposed Site Plan (Partial)



## Option 3

Entitlements remain unchanged.

## 2.5 Proposed Site Plan (Partial)



**Option 4**  
Entitlements remain unchanged.

## 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
Patterson Rd.	County Local - Urban	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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation (Option 3, Highest Trip Generating Option) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,485	228	267
Proposed	2,485	228	267
Difference (+/-)	No Change	No Change	No Change

\*Trips reported are based on gross external trips unless otherwise noted.

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Patterson Rd./ Substandard Rd.	Design Exception	Previously Approved
	Choose an item.	Choose an item.
Notes: The County Engineer will approve a deminimis exception for the previously approved Design Exception if the BOCC approves this PRS.		

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:	<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 checked="" type="checkbox"/> Airport Incompatible Area; 110' Ht. Restriction			
Wetlands/Other Surface Waters				
Use of Environmentally Sensitive Land Credit				
Wellhead Protection Area				
Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>  <input checked="" type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Staff Report.
<b>Service Area/ Water &amp; Wastewater</b>  <input checked="" type="checkbox"/> Urban (Wastewater) <input checked="" type="checkbox"/> City of Tampa (Water Service) <input checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees  No comments.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>  <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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATION

### 5.1 Compatibility

The application is approved for four separate development options as summarized.

- 1) Option 1 (Single Use Non-Residential) shall permit one of the following uses: warehouse, mini warehouse/climate controlled self-storage facility, contractor's office, business/professional services or a hotel.
- 2) Option 2 (Single Use Residential) shall permit one of the following: multi-family units, townhome units or a Community Residential Home (Type C). If developed with multi-family or townhome units, the maximum density shall be 51 units (12 units per acre). If developed with a Community Residential Home (Type C), the maximum number of beds shall be 255 beds.
- 3) Option 3 (Non-Pod Specific Mixed Use with Density/Intensity Bonuses) shall permit the following uses in both pods: warehouse, mini warehouse/climate controlled self-storage facility, contractor's office, business/professional services, hotel, Community Residential Home (maximum of 255 beds), childcare facility (maximum of 180 children) and/or retail uses permitted in the CN zoning district (maximum of 5,000 sf).
- 4) Option 4 (Pod-Specific Mixed Use with Density/Intensity Bonuses) shall permit the following uses in Pod A: warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business/professional services, hotel, childcare facility (maximum of 180 children), a Community Residential Home (maximum of 255 beds), retail uses allowed in the CN zoning district (maximum of 5,000 sf) and/or a rehabilitation center. Pod B shall permit multi-family or townhome units.

The applicant does not propose to modify the currently approved intensity or density of any of the four options. As stated in the applicant's request, a minor modification of PD 19-0745 is proposed for the following: (1) Reduce the minimum Warehouse parking rate from 1 parking space per 1,000-square-feet-building area to 0.62 spaces per 1,000 square feet pursuant to data from the Institute of Transportation Engineers Parking Generation Manual; (2) Revise cross-access to W. Sitka St. to be at the developer's option (Options 1 through 4); (3) Remove the restriction on truck deliveries. Transportation staff discovered that this restriction was proffered by the applicant during a previous zoning application and is contained on the site plan only; however, such restriction was not mandated within the Design Exception itself.

In the applicant's narrative justification, they request the site plan notes regarding truck prohibition be stricken. The applicant further provides justification stating in part, "... the notes were originally added to keep a high volume of trucks from going past residential homes on Sitka and Patterson Roads. Recently, many of these structures have been transformed into commercial uses. Secondly, the warehouse is not a major trip generator, so there will not be a high number of trucks. The point could also be made that if a warehouse is an appropriate land use for an area that trucks are an integral part of the warehouse land use – you cannot have a warehouse without trucks, so the note probably should not have been added in the first place."

Cross access along the west was established under the 2024 modification at the applicant's request. The cross access points were to align with the cross access points permitted in the adjacent PD to the west. Per Transportation staff, the site does not meet the Land Development Code criteria for requiring cross access and an optional connection is supported. The approved density/intensity bonuses approved under Options 3 and 4 require internal connectivity within the subject PD only.

The proposed PD Minor Modification request is compatible with the existing and proposed zoning and development pattern within the surrounding area and is consistent with the Hillsborough County Land Development Code. The applicant has not requested any variations from the general site development requirements found in Parts 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application does not request any variations to the Hillsborough County Land Development Code.

## 5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**

## 6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted December 11, 2025.

The project shall be limited to the following four development options:

1. Option 1 (Single Use Non-Residential) shall permit one of the following uses: warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business/professional services or a hotel.
  - 1.1 Open storage shall be permitted in connection with one of the following uses: warehouse, mini-warehouse/climate controlled self-storage facility or contractor's office. The open storage shall be limited to recreational and/or commercial vehicles. The open storage shall be located where generally shown on the general site plan and screened in accordance with Land Development Code Section 6.06.06.C. 7.b.
  - 1.2 The maximum square footage permitted shall be 92,780 sf (0.50 FAR).
  - 1.3 Buildings shall provide a minimum setback of 5 feet from the eastern PD boundary, 20 feet from the southern PD boundary, 0 feet from the western PD boundary and 0 feet from the northern PD boundary. Maximum building height shall be 65 feet with an additional setback of 2 feet for every 1 foot over 20 feet in height applied to the southern PD boundary only.
  - 1.4 Buffering and screening in compliance with Land Development Code Section 6.06.06 shall be provided, except as follows:
    - A 20-foot buffer with Type "C" screening shall be provided along the southern property boundary.
2. Option 2 (Single Use Residential) shall permit one of the following: multi-family units, townhome units or a Community Residential Home (Type C). If developed with multi-family or townhome units, the maximum density shall be 51 units (12 units per acre). If developed with a Community Residential Home (Type C), the maximum number of beds shall be 255 beds.
  - 2.1 Multi-family or townhome units shall be developed where depicted on the general site plan (Multifamily/Townhome Layout). Multi-family or townhomes shall be developed within the building envelopes depicting a minimum setback of 15 feet from the northern PD boundary, 15 feet from the southern PD boundary, 0 feet from the western PD boundary and 5 feet from the eastern PD boundary.

2.2 Townhome building shall be limited to a maximum of 10 units per building. Townhome lots shall provide a minimum lot width of 20 feet and minimum lot depth of 40 feet. Units within the platted lots shall provide a minimum 5 foot rear yard setback and 5 foot side yard setbacks for end units. No minimum front yard setback for units within the platted lot shall be required.

2.3 The Community Residential Home shall be developed where depicted on the general site plan (Community Residential Home layout) and limited to a maximum of 255 beds. Buildings shall provide a minimum setback of 15 feet from the northern PD boundary, 15 feet from the southern PD boundary, 0 feet from the western PD boundary and 5 feet from the eastern PD boundary. The Community Residential Home shall be designed and built to appear as similar to a residential structure as possible. This shall include, at a minimum, a pitched roof.

2.4 For any development under this option, the maximum building height may be up to 45 feet with an additional setback of 2 feet for every 1 foot over 20 feet in height applied to the southern PD boundary only.

2.5 For any development under this option, buffering and screening shall be provided as required per Land Development Code Section 6.06.06.

2.6 Community amenities, which includes a clubhouse building, pool, mailbox room or laundry facilities, shall be permitted within the building envelopes. These amenities shall be developed in compliance with the setback, perimeter buffering and screening and maximum permitted height requirements for this option.

3. Option 3 (Non-Pod Specific Mixed Use with Density/Intensity Bonuses) shall permit the following uses in both pods: warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business/professional services, hotel, Community Residential Home (maximum of 255 beds), child care facility (maximum of 180 children) and/or retail uses permitted in the CN zoning district (maximum of 5,000 sf).

3.1 Pod A uses shall be developed where depicted on the general site plan. Buildings shall provide a minimum 0 foot setback from the northern PD boundary, 0 foot setback from the western PD boundary, 0 foot setback from the Pod A southern boundary and 5 foot setback from the eastern PD boundary, unless otherwise depicted on the general site plan.

3.1.1 Open storage shall be permitted in connection with the following uses in Pod A only: warehouse, mini-warehouse/climate controlled self-storage facility or contractor's office. The open storage shall be limited to recreational and/or commercial vehicles. The open storage shall be located where generally shown on the general site plan and screened in accordance with Land Development Code Section 6.06.06.C.7.b.

3.2 Pod B uses shall be developed where depicted on the general site plan. Buildings shall provide a minimum 20 foot setback from the southern PD boundary, 0 foot setback from the western PD boundary, 0 foot setback from the Pod B northern boundary and 5 foot setback from the eastern PD boundary, unless otherwise depicted on the general site plan.

3.3 Maximum building height in this option may be up to 65 feet with an additional setback of 2 feet for every 1 foot over 20 feet applied to the southern PD boundary only.

3.4 The Community Residential Home shall be limited to a maximum of 255-beds. The Community Residential Home shall be designed and built to appear as similar to a residential structure as possible. This shall include, at a minimum, a pitched roof. This use is regulated by density as a multi-family use and not by intensity.

3.5 Buffering and screening along PD boundaries shall be provided as required per Land Development Code Section 6.06.06. No internal buffering and screening between uses within the same pod shall be required. Additionally, no buffering and screening between Pods A and B shall be required unless a Community Residential Home is developed within one of the pods. Should a Community Residential Home be developed in one of the pods, a 10 foot wide buffer shall be provided between Pods A and B with the provision of a cross access point for vehicular and pedestrian access within the buffer. This buffer may be placed within the pod containing the Community Residential Home. Screening within this buffer shall consist of a 6 foot high fence or 6 foot high landscaping with a minimum opacity of at least 75%, exclusive of the cross access area.

3.6 For this option, in accordance with Comprehensive Plan Policy 19.3, a developer may develop the property with density and/or intensity bonuses. If a density bonus is utilized, a maximum density of 16 units per acre is permitted, unless otherwise stated. If an intensity bonus is utilized, the maximum FAR shall be 0.75, unless otherwise stated. The density and intensity bonuses are not assigned to either Pod and may be permitted if the specific use's project acreage can sustain the request. At no time shall the project exceed a maximum overall square footage of 139,461 (0.75 FAR) and/or maximum of 68 residential units (16 units per acre) over the 4.26 acre site. To ensure these maximums are not exceeded, each site development plan and/or plat for development within this PD under this option shall provide a table providing the acreage, square footage (if applicable) and/or number of residential units (if applicable) associated with the proposed use and any previously approved uses to demonstrate that adequate acreage and entitlements are available.

3.6.1 To permit this bonus, a minimum of three land uses shall be provided with horizontal integration. Under a horizontal integration scenario, all land uses are eligible for density and intensity bonuses within the pod or pod(s) they are proposed in that demonstrate both internal vehicular and pedestrian integration, providing acreage is available and maximum entitlements have not been exceeded.

3.6.2 Alternatively, a bonus may be permitted should a minimum of two land uses be provided in one building with vertical integration. The second land use within a vertically integrated building shall contain at least 10% of the total building square footage. Under a vertical integration scenario, land uses that are vertically integrated are eligible for density and intensity bonuses. Subsequent development in this project that contains a vertically integrated use may not be eligible for density and intensity bonuses should adequate acreage not be available, should entitlements propose to be exceeded and/or should subsequent development not demonstrate internal vehicular and pedestrian integration to the vertically integrated building.

4. Option 4 (Pod-Specific Mixed Use with Density/Intensity Bonuses) shall permit the following uses in Pod A: warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business/professional services, hotel, child care facility (maximum of 180 children), a Community

Residential Home (maximum of 255 beds), retail uses allowed in the CN zoning district (maximum of 5,000 sf) and/or a rehabilitation center. Pod B shall permit multi-family or townhome units.

- 4.1 Pod A uses shall be developed where depicted on the general site plan. Buildings shall provide a minimum 0 foot setback from the northern PD boundary, 0 foot setback from the western PD boundary, 5 foot setback from the Pod A southern boundary and 5 foot setback from the eastern PD boundary.
  - 4.1.1 Open storage shall be permitted in connection with the following uses in Pod A only: warehouse, mini-warehouse/climate controlled self-storage facility or contractor's office. The open storage shall be limited to recreational and/or commercial vehicles. The open storage shall be located where generally shown on the general site plan and screened in accordance with Land Development Code Section 6.06.06.C.7.b.
  - 4.1.2 The Community Residential Home shall be limited to a maximum of 255-beds. The Community Residential Home shall be designed and built to appear as similar to a residential structure as possible. This shall include, at a minimum, a pitched roof. This use is regulated by density as a multi-family use and not by intensity.
- 4.2 Pod B uses shall be developed where depicted on the general site plan. Multi-family or townhomes shall be developed within the building envelopes depicting a minimum setback of 5 feet from the northern Pod B boundary, 20 feet from the southern PD boundary, 0 feet from the western PD boundary and 5 feet from the eastern PD boundary.
  - 4.2.1 Townhome buildings shall be limited to a maximum of 10 units per building. Townhome lots shall provide a minimum lot width of 20 feet and minimum lot depth of 40 feet. Units within the platted lots shall provide a minimum 5 foot rear yard setback and 5 foot side yard setbacks for end units. No minimum front yard setback for units within the platted lot shall be required.
  - 4.2.2 Community amenities, which includes a clubhouse building, pool, mailbox room or laundry facilities, shall be permitted within the building envelopes. These amenities shall be developed in compliance with the setback, perimeter buffering and screening and maximum permitted height requirements for this option.
- 4.3 Building height in Pod A shall be limited to a maximum of 65 feet. Building height in Pod B shall be limited to a maximum of 45 feet. In Pod B, an additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided along the southern PD boundary only.
- 4.4 Buffering and screening along PD boundaries shall be provided as required per Land Development Code Section 6.06.06. No internal buffering and screening between uses within the same pod shall be required. A 10 foot wide buffer shall be provided between Pods A and B. This buffer shall permit a cross access point for vehicular and pedestrian access. This buffer may be placed entirely within one of the Pods or partially within both Pods to when combined result in 10 feet. Screening within this buffer shall consist of a 6 foot high fence or 6 foot high landscaping with a minimum opacity of at least 75%, exclusive of the cross access point.
- 4.5 For this option, in accordance with Comprehensive Plan Policy 19.3, a developer may develop the property with density and/or intensity bonuses. If a density bonus is utilized, a maximum

density of 16 units per acre is permitted, unless otherwise stated. If an intensity bonus is utilized, the maximum FAR shall be 0.75, unless otherwise stated. The density and intensity bonuses are not assigned to either Pod and may be permitted if the specific use's project acreage can sustain the request. At no time shall the project exceed a maximum overall square footage of 139,461 (0.75 FAR) and/or maximum of 68 residential units (16 units per acre) over the 4.26 acre site. To ensure these maximums are not exceeded, each site development plan and/or plat for development within this PD under this option shall provide a table providing the acreage, square footage (if applicable) and/or number of residential units (if applicable) associated with the proposed use and any previously approved uses to demonstrate that adequate acreage and entitlements are available.

4.5.1 To permit this bonus, a minimum of three land uses shall be provided with horizontal integration within Pods A and B. Under a horizontal integration scenario, all land uses are eligible for density and intensity bonuses within the pod or pod(s) they are proposed in that demonstrate both internal vehicular and pedestrian horizontal integration, providing acreage is available and maximum entitlements have not been exceeded. Should Pod B be developed first with a request to develop at a density of over 12 units per acre, platting approval shall not be granted until Pod A has been developed with at least two other land uses to provide the overall PD with the horizontal integration of three land uses.

4.5.2 Alternatively, a bonus may be permitted should a minimum of two land uses be provided in one building with vertical integration in Pod B. The second land use within a vertically integrated building shall contain at least 10% of the total building square footage. Under a vertical integration scenario, land uses that are vertically integrated are eligible for density and intensity bonuses. Subsequent development in this PD that contains a vertically integrated use may not be eligible for density and intensity bonuses should adequate acreage not be available, should entitlements propose to be exceeded and/or should subsequent development not demonstrate internal vehicular and pedestrian integration to the vertically integrated building.

5. As Patterson Road is a substandard local roadway, the developer will be required to make the following improvements to Patterson Road consistent with the Design Exception approved by the County Engineer (dated July 24, 2019), including:

- 11' wide travel lanes (22' of pavement)
- 5' sidewalk on the western side with 2' clearance to on both sides of the road
- 4. 5' of sod from the sidewalk to the back of Miami Curb
- 2' curb and gutter on the west side of Patterson
- 2' Miami curb on the east side of Patterson Rd
- 5.8' grass (adjacent to ~~FOOT~~ FDOT 8'cmu wall)

The County Engineer rereviewed the Design Exception and determined that the changes proposed for PRS ~~24-0205~~ 25-0156 were de minimis. If the BOCC approves PRS ~~24-0205~~ 25-0156, the County Engineer will approve a de minimis exception for the previously approved and above referenced Design Exception, allowing it to stand as-is.

6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

7. Notwithstanding anything shown on the site plan to the contrary, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except as noted herein these conditions.
8. Notwithstanding anything shown on the PD site plan to the contrary:
  - The developer shall construct a minimum of one (1) and a maximum of two (2) vehicular and pedestrian access connections to Patterson Rd.;
  - Access to Patterson Rd. shall be constructed with the initial increment of development;
  - The developer shall may construct a vehicular and pedestrian stubout to the western project boundary as generally shown on the PD site plan; and,
  - All development (regardless of where in the same or different Pods) shall be constructed with internal vehicular and pedestrian connectivity, regardless of development type or phasing (i.e. all access points must serve all uses within the project).
9. Consistent with a PD variation request approved as a part of PRS 25-0156, warehouse uses shall be permitted utilize a minimum rate of 0.62 spaces per 1,000 g.s.f., provided the developer constructs bicycle parking spaces (consistent with LDC Sec. 6.05.02.P.), equal to 5% of the number of spaces which would otherwise have been required Sec. 6.05.02.E. of the LDC. Parking for all other uses shall be in accordance with the Hillsborough County LDC.
910. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
911. 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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

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

Zoning Administrator Sign Off:

*J. Brian Grady*

APPLICATION NUMBER: PRS 26-0156

BOCC LUM MEETING DATE: January 13, 2026

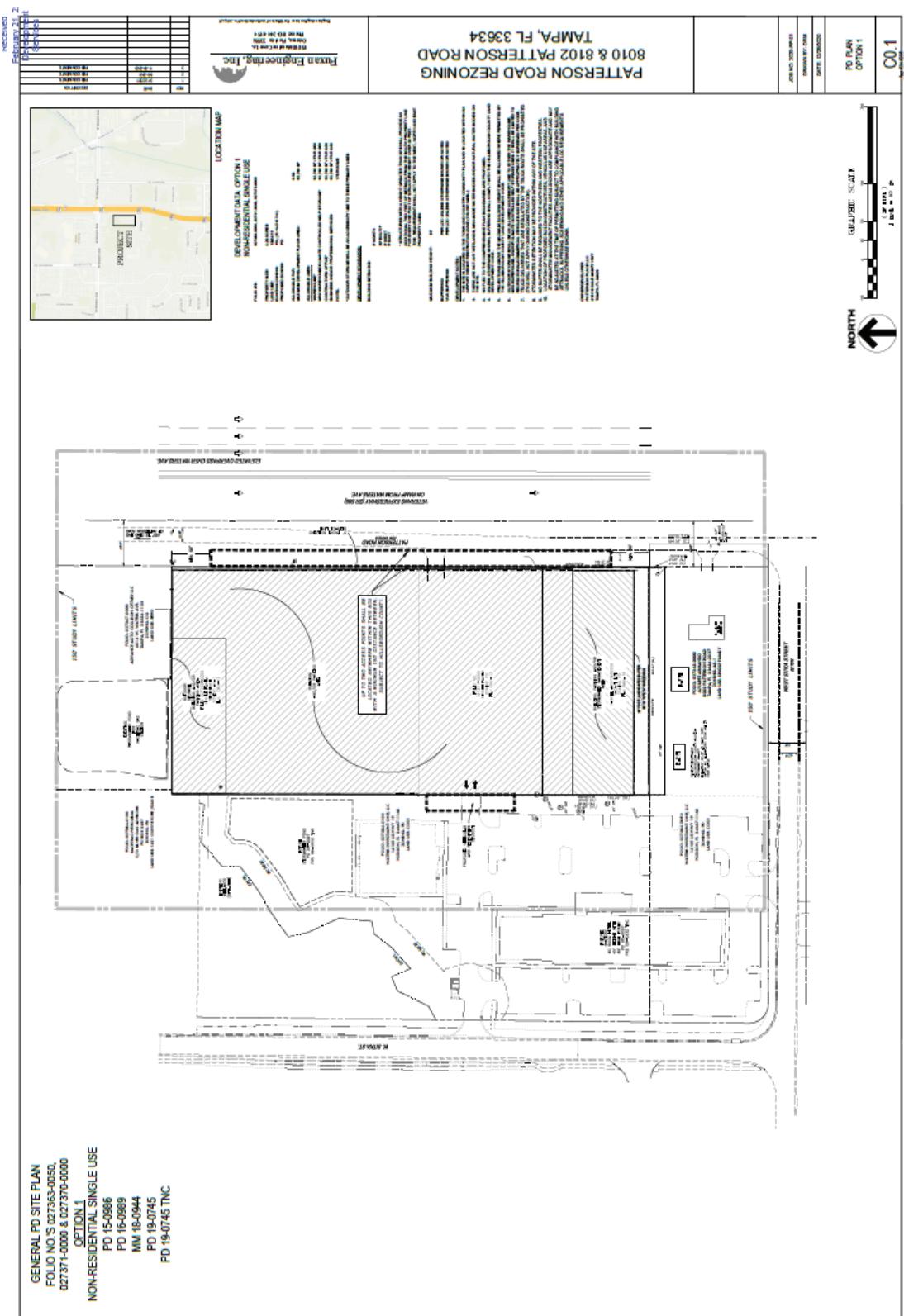
Case Reviewer: Tim Lampkin, AICP

---

## 7.0 ADDITIONAL INFORMATION

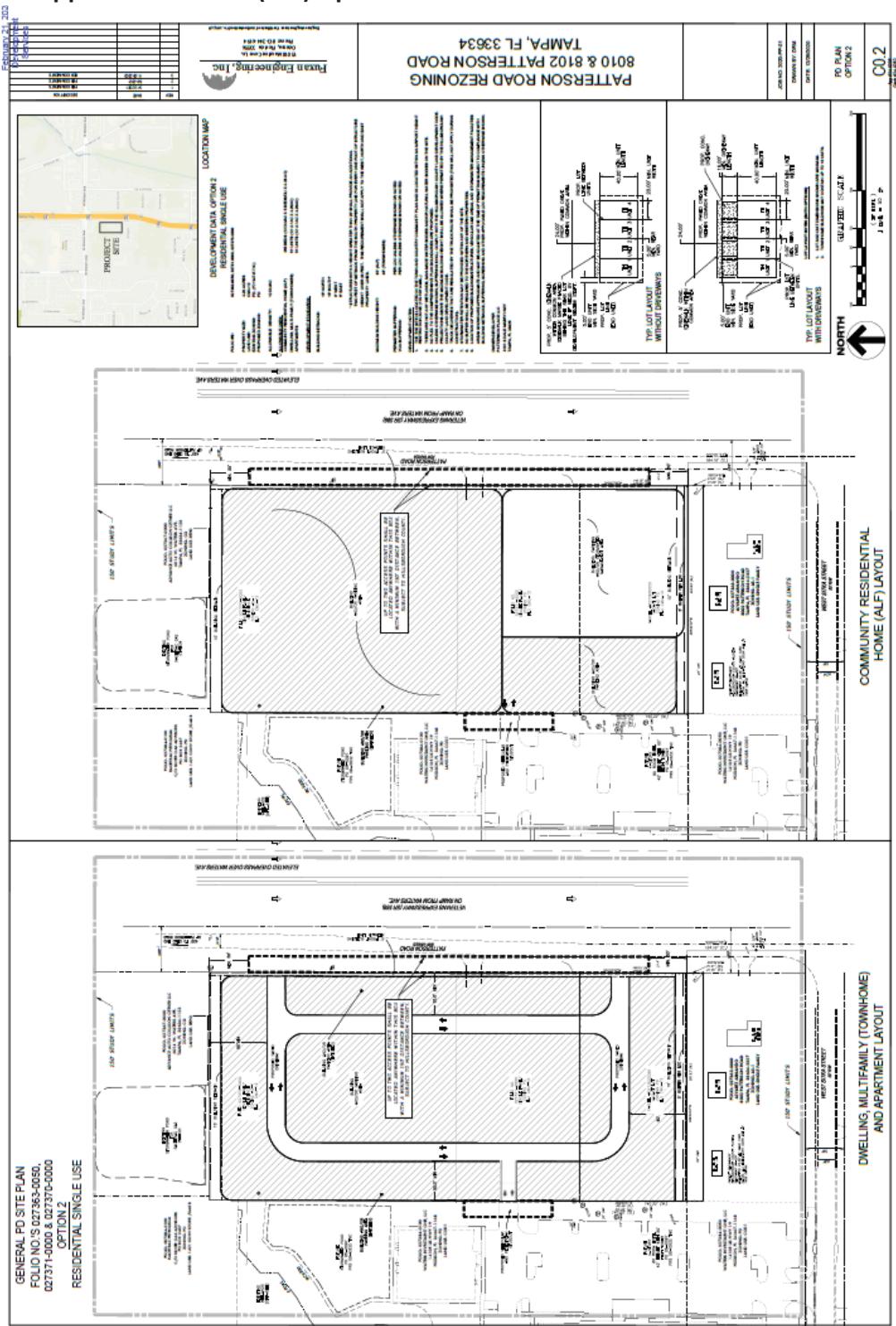
## 8.0 Site Plan (Full)

## 8.1 Approved Site Plan (Full) Option 1



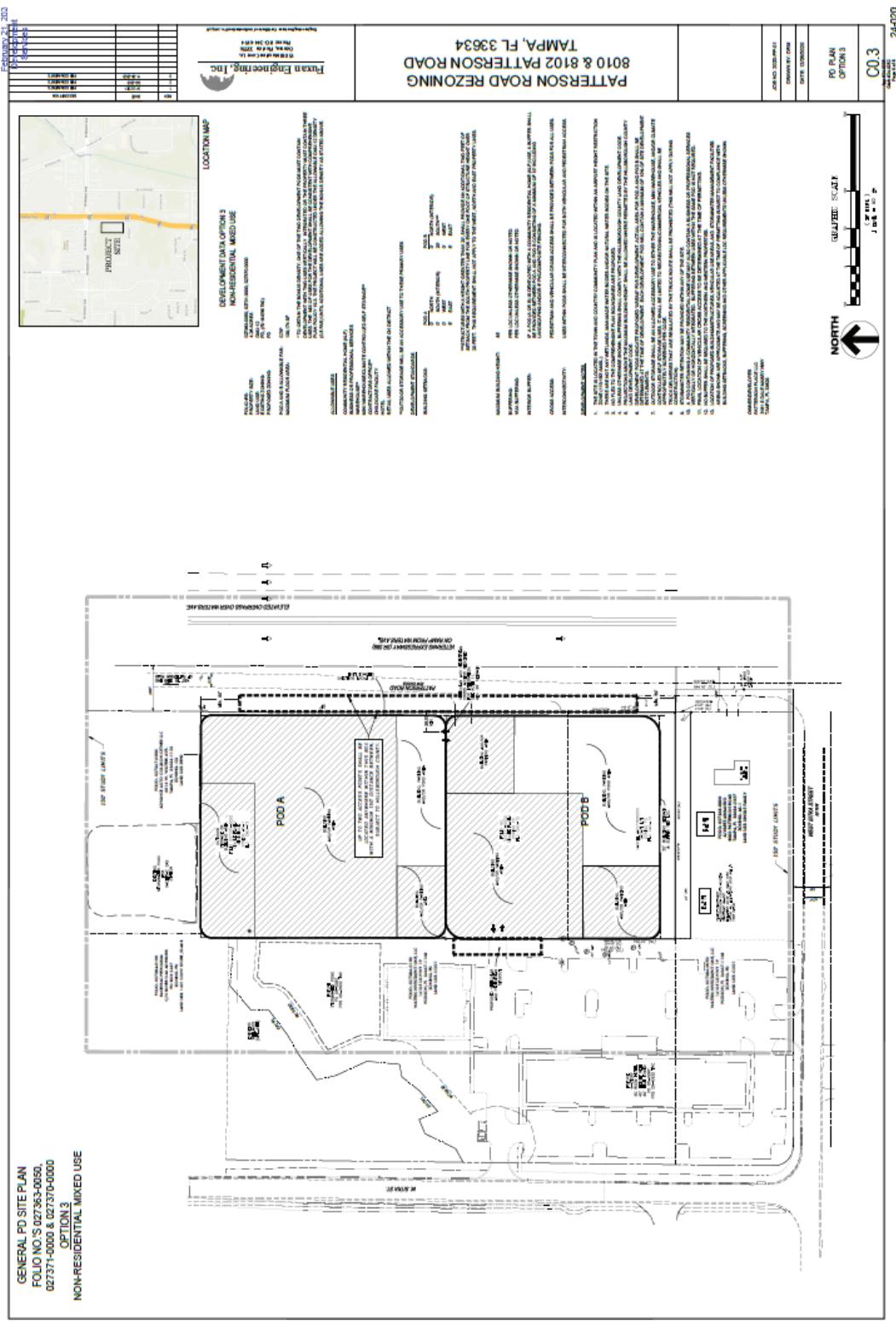
## 8.0 Site Plan (Full)

### 8.2 Approved Site Plan (Full) Option 2



## 8.0 Site Plan (Full)

### 8.3 Approved Site Plan (Full) Option 3

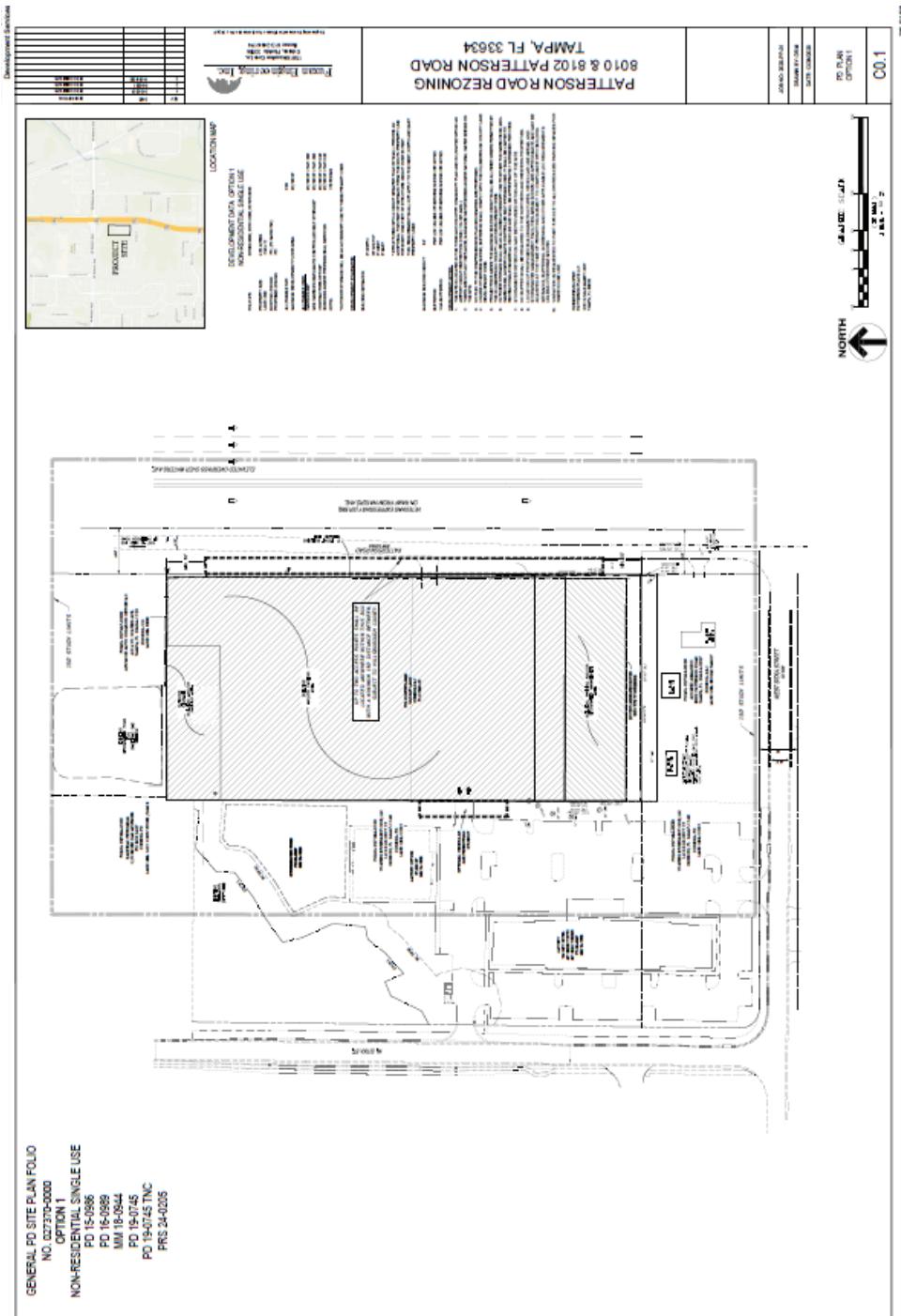


## 8.0 Site Plan (Full)

## **8.4 Approved Site Plan (Full) Option 4**

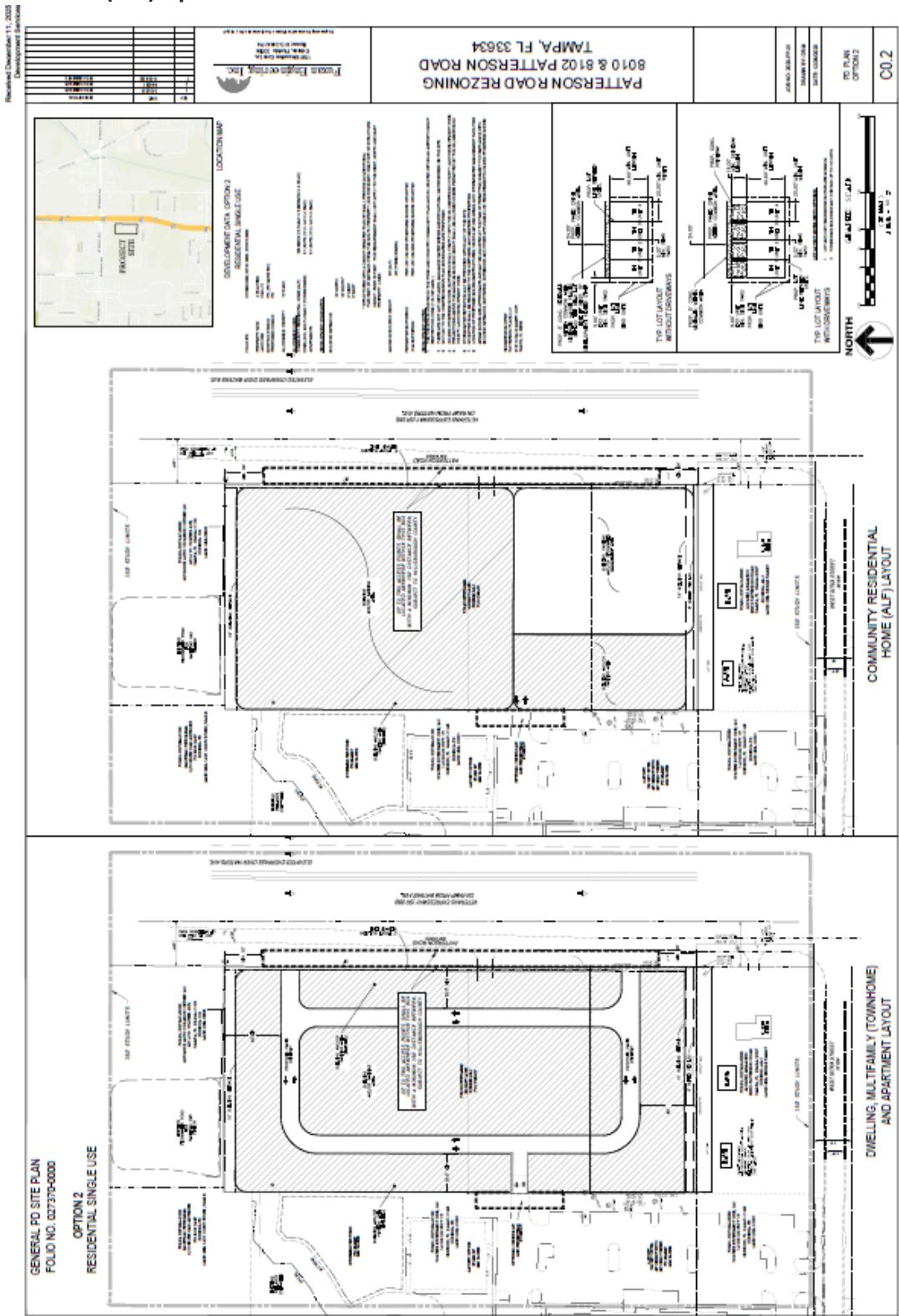
## 8.0 Site Plan (Full)

## 8.5 Proposed Site Plan (Full) Option 1



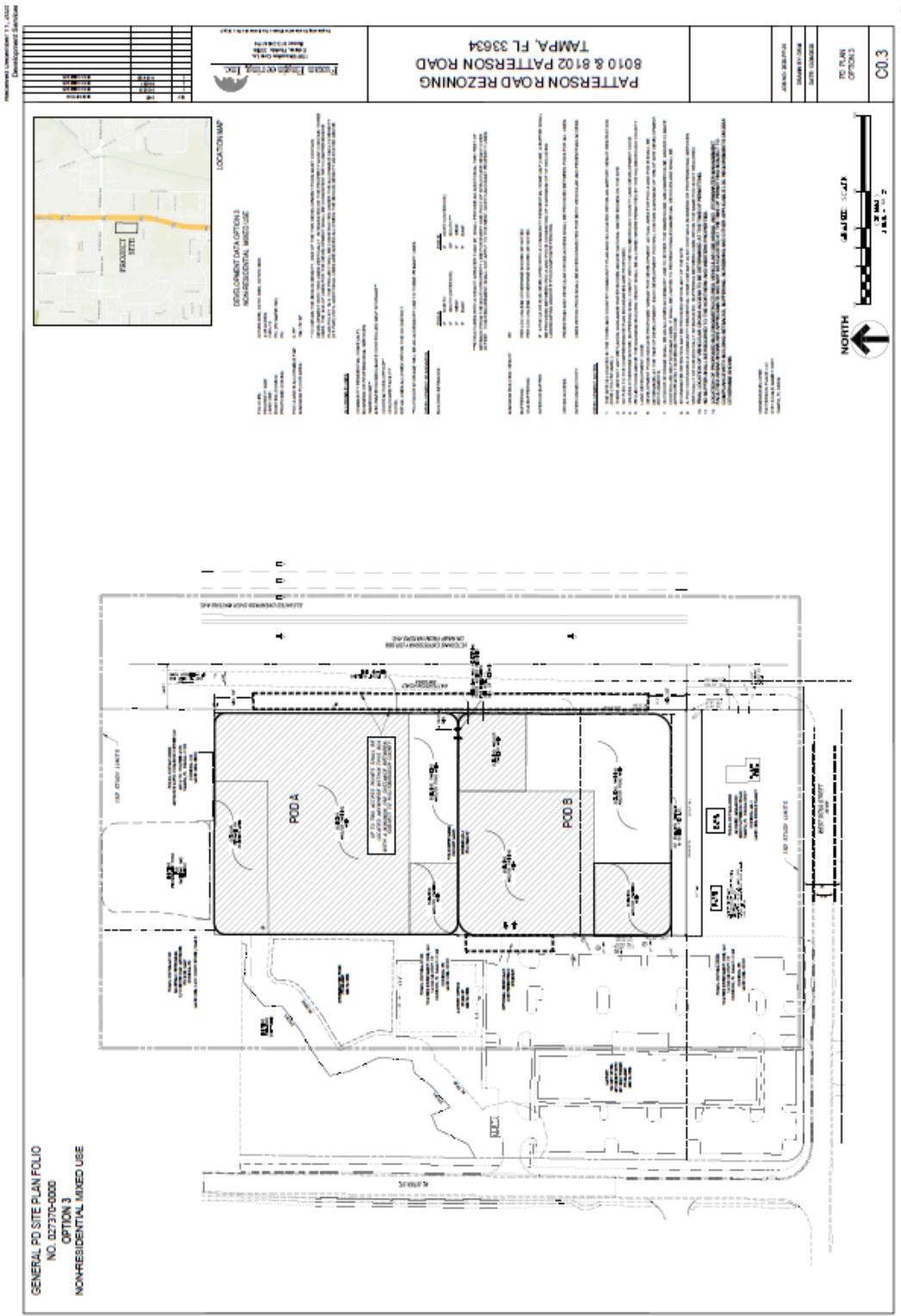
## 8.0 Site Plan (Full)

## 8.6 Proposed Site Plan (Full) Option 2



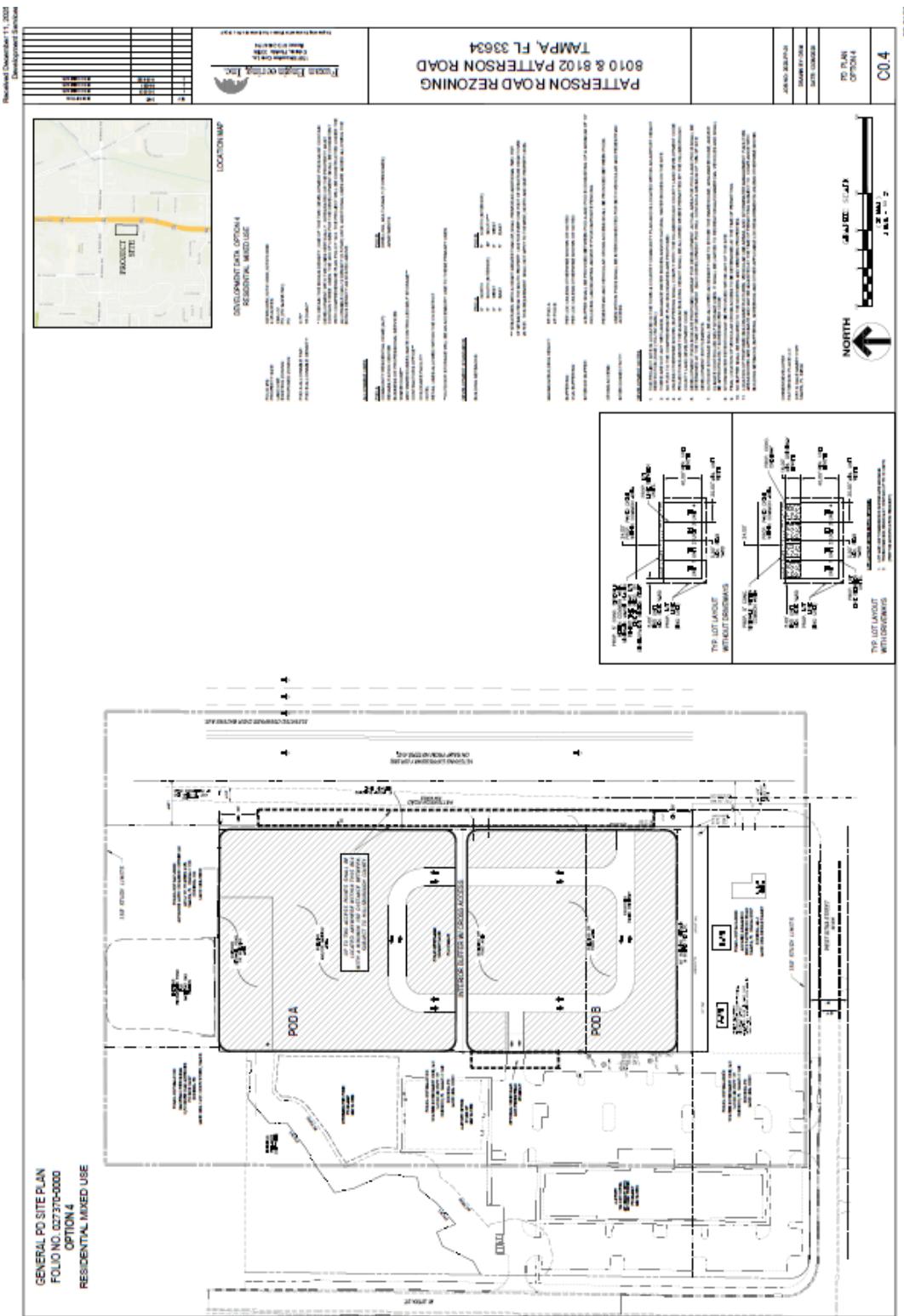
## 8.0 Site Plan (Full)

## 8.7 Proposed Site Plan (Full) Option 3



## 8.0 Site Plan (Full)

## 8.8 Proposed Site Plan (Full) Option 4



## 9.0 FULL TRANSPORTATION REPORT

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 12/18/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: NWH/TNC

PETITION NO: PRS 26-0156

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.

### **NEW AND REVISED CONDITIONS**

#### *Revised Conditions*

5. As Patterson Road is a substandard local roadway, the developer will be required to make the following improvements to Patterson Road consistent with the Design Exception approved by the County Engineer (dated July 24,2019), including:

- 11' wide travel lanes (22' of pavement)
- 5' sidewalk on the western side with 2' clearance to on both sides of the road
- 4. 5' of sod from the sidewalk to the back of Miami Curb
- 2' curb and gutter on the west side of Patterson
- 2' Miami curb on the east side of Patterson Rd
- 5.8' grass (adjacent to ~~FOOT~~FDOT 8'cmu wall)

The County Engineer rereviewed the Design Exception and determined that the changes proposed for PRS ~~24-0205~~25-0156 were de minimis. If the BOCC approves PRS ~~24-0205~~25-0156, the County Engineer will approve a de minimis exception for the previously approved and above referenced Design Exception, allowing it to stand as-is.

*[Transportation staff recommends modification of this condition to reflect to de minimis passthrough of the above referenced previously approved Design Exception and correct a typo.]*

7. Notwithstanding anything shown on the site plan to the contrary, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except as noted herein these conditions.

*[Transportation staff recommends modification of this condition for clarify, and to provide for an exception due to the requested PD variation addressed hereinbelow.]*

8. Notwithstanding anything shown on the PD site plan to the contrary:

- The developer shall construct a minimum of one (1) and a maximum of two (2) vehicular and pedestrian access connections to Patterson Rd.;
- Access to Patterson Rd. shall be constructed with the initial increment of development;
- The developer ~~shall~~may construct a vehicular and pedestrian stubout to the western project boundary as generally shown on the PD site plan; and,
- All development (regardless of where in the same or different Pods) shall be constructed with internal vehicular and pedestrian connectivity, regardless of development type or phasing (i.e. all access points must serve all uses within the project).

*[Transportation staff recommends modification of this condition to reflect the applicant's proposal to make the cross-access connection along the western boundary optional.]*

New Conditions

- Consistent with a PD variation request approved as a part of PRS 25-0156, warehouse uses shall be permitted utilize a minimum rate of 0.62 spaces per 1,000 g.s.f., provided the developer constructs bicycle parking spaces (consistent with LDC Sec. 6.05.02.P.), equal to 5% of the number of spaces which would otherwise have been required Sec. 6.05.02.E. of the LDC. Parking for all other uses shall be in accordance with the Hillsborough County LDC.

## **PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned development (PD) 19-0745, as most recently modified via PRS 24-0205. The PD currently is approved for 4 separate development options as follows:

Option 1: *(Single-Use Non-Residential Option)* One of the following uses is permitted: warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business and professional services or a hotel. Limited open storage is permitted in connection with the warehouse, mini-warehouse/climate controlled self-storage facility or contractor's office uses only. Maximum intensity permitted is a 0.5 FAR (92,780 sf).

Option 2: *(Single-Use Residential Option)* One of the following uses is permitted: multi-family units, townhome units or a Community Residential Home. Maximum density permitted is 12 units per acre (51 units / 255 beds).

Option 3: *(Non-Pod Specific Mixed Use Option with Density/Intensity Bonuses)* A mixture of warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business/professional services, hotel, Community Residential Home, child care facility (maximum of 180 children) and/or retail uses allowed in the CN zoning district (maximum of 5,000 sf). Limited open storage associated with the warehouse, mini-warehouse/climate controlled self-storage facility and/or contractor's office is proposed. Uses can be developed in either of the two development pods. Maximum intensity with the bonus to be a 0.75 FAR (139,174 sf). The Community Residential Home is to be capped at 255 beds (51 units), a density of 12 units per acre.

Option 4: *(Pod- Specific Mixed Use Option with Density/Intensity Bonuses)* A mixture of residential and non-residential uses. One pod proposes a warehouse, mini-warehouse/climate-controlled self-storage facility, contractor's office, business/professional services, hotel, child care (maximum of 180 children), Community Residential Home, retail uses allowed in the CN zoning district (maximum of 5,000 sf) and/or a rehabilitation center. Limited open storage associated with the warehouse, mini-warehouse/climate controlled self-storage facility and/or contractor's office is proposed. The second pod will allow for multi-family or townhome units. Maximum intensity with the bonus to be a 0.75 FAR (139,174 sf). Maximum density with the bonus to be 16 units per acre for the townhome or multi-family uses. The Community Residential Home is limited to a maximum of 255 beds (51 units) at a density of 12 units per acre.

The applicant stated their intent to modify the PD to accomplish the following:

- Cross Access - Conditions of approval for the adjacent hotel and office site include, among others, providing cross access from the subject site to W Sitka. Current conditions of the subject site PD require construction of a vehicular and pedestrian stubout to the adjacent parcel Eastern boundary.

The subject site does not meet criteria requiring cross-access through the neighboring parcel (LDC 6.04.03 Q.2). Change is requested to allow cross access connectivity to be at the option of the developer (Options 1 through 4).

- Design Exception – The request is for de minimis change to provide construction limits to the Design Exception approved by the County Engineer (dated July 24, 2019). The request is to affirmatively state the termini of the Patterson Road construction project as being from the Patterson Road/Sitka Road intersection to the northernmost project driveway.
- Truck restrictions - Remove current restrictions on access for trucks regulated by the truck route for all development options. The developer is making the Design Exception roadway improvements required to allow for use of the substandard road. Approved uses require truck access to make deliveries and pickup goods.
- Parking Variance – Variation from LDC Section 6.05.02.E to approve a reduction in required parking spaces for a proposed warehouse under Development Option 1. LDC Section 6.05.02.G.3 allows the Administrator to approve alternative parking upon submission of sufficient parking standards.

Parking is required at the rate of 1.0 space per 1,000 square feet, which would result in 78 spaces (including 4 ADA spaces) and 4 loading berths for a proposed 77.5K sf warehouse. The proposed warehouse would have 48 parking spaces and 22 loading berths/parking spaces. A “parking study” is being filed.

Staff notes that the proposed uses remain unchanged as does primary project access; therefore, there will be no change in the maximum trip generation potential of the subject project as a result of the proposed request. Given the above, consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff did not require a trip generation and site access analysis to process this request. Staff has included the information below to summarize the maximum trip generation potential of the site (as was presented during the last zoning effort during which traffic impacts were evaluated). The 2019 staff report indicated that Option 3 was the most trip intensive of the various options (and therefore represented the worst-case scenario for development of the project). Trip impacts reported in the 2019 report are shown below for reference.

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 176 Hotel Rooms (ITE Code 310)	1560	83	106
PD: 180 Students Day Care (ITE Code 565)	736	140	142
PD: 5000 SF Retail Shopping Center (ITE Code 820)	189	5	19
<b>Total Number of Trips</b>	<b>2485</b>	<b>228</b>	<b>267</b>

## **EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND DEMINIMIS DESIGN EXCEPTION REQUEST**

Information from the 2019 Transportation Review Section staff report is provided below. This describes the condition of Patterson Rd., which is the primary access for the subject site, as well as a Design Exception approved in 2019. The County Engineer has reviewed the request and determined the PD changes to be have no impact (i.e. they are de minimis) on the Design Exception (DE) approved in 2019, as such, the County Engineer is recertifying this DE through the deminimis review process, in order to bring the zoning number into conformance and maintain applicability of the DE (despite the zoning number change).

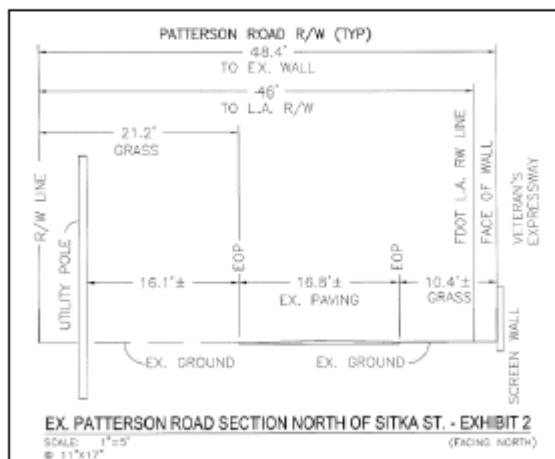
### **TRANSPORTATION INFRASTRUCTURE ANALYSIS:**

The property is located 0.10 of a mile southwest of the intersection of W. Waters Avenue/Veteran's Expressway. It is located on Patterson Road, which does not connect to W. Waters Avenue and dead ends approximately 420 ft north of the property.

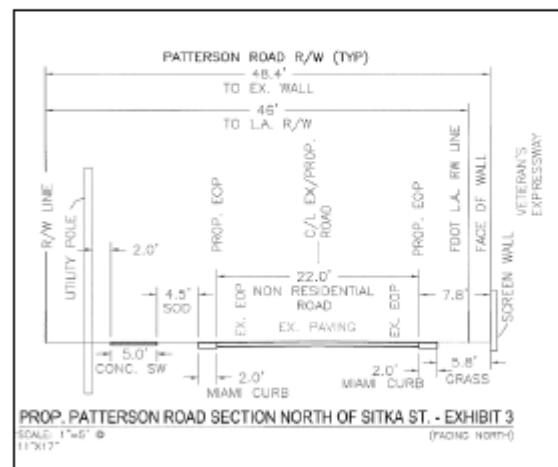
Patterson Road a 2-lane, undivided, local roadway characterized by +/- 9 foot travel lanes. There are no paved shoulders or curb and gutter, no bike lanes on the side of the project. There are no sidewalks in the vicinity of the project. The pavement condition is fair. Adjacent to the project site, Patterson Road lies within a +/- 43 foot wide right-of-way. Patterson Road is not on the Hillsborough Corridor preservation plan. No additional ROW preservation is required.

Given that Patterson Road is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Patterson Road to determine the specific improvements that would be required by the County Engineer. Given existing right-of-way limitations and based on other factors, the County Engineer approved a Roadway Design Exception (dated July 24, 2019) authorizing deviations from the TS-3 Typical Section (for 2-lane Undivided, Urban Local Road) including:

- The developer shall be permitted to utilize 11-foot wide travel lanes (for both through lanes and turn lanes) in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS- 3 Typical Section; and,
- 5' sidewalk on the western side with 2' clearance to on both sides of the road
- 4.5' of sod from the sidewalk to the back of Miami Curb
- 2' curb and gutter on the west side of Patterson
- 2' Miami curb on the east side of Patterson Rd
- 5.8' grass (adjacent to FDOT 8'cmu wall)



Existing Typical Section



Proposed Typical Section- Approved by Design Exception

## **TRUCK ROUTE RESTRICTIONS**

The applicant is requesting relief from an existing restriction on trucks. While there are no restrictions present in the existing conditions, there were restrictions present within the 24-0208 certified site plan (e.g. note 7 on the option 1 sheet, which states “TRUCK DELIVERIES THAT ARE REGULATED BY THE TRUCK ROUTE SHALL BE PROHIBITED (THIS WILL NOT APPLY DURING CONSTRUCTION)”. Staff also noted that if this was intended to concern the County’s Truck Route Ordinance, there is no ability to vary, waive or amend the ordinance through this zoning action, nor was staff aware as to why one would be needed. After doing additional research, it was discovered that this restriction was proffered by the applicant during an earlier zoning action. County staff reviewed the issue with the County Engineer. While the back-and-forth discussions leading up to approval of the substandard road Design Exception included references to this restriction, such restriction was not referenced within the Design Exception itself. As long as minimum 11-foot-wide lanes are constructed (as required by the approved Design Exception), the County Engineer had no concerns with removal of the restriction, and Transportation Staff considers this to be more of a potential compatibility related restriction rather than a transportation related restriction, and has no objection to its removal (subject to further review by zoning or other agencies they deem appropriate).

## **SITE ACCESS CHANGES**

Access to the site is to/from Patterson Rd. No change to access is proposed as a part of this PD, with the exception of the pedestrian and vehicular cross access stubout, which is currently required per the zoning conditions to the project’s western boundary. The applicant is seeking to make such connection optional. Staff notes that Sec. 6.04.03.Q of the LDC does not require cross access between these two parcels. Given the above, characteristics of surrounding roadways, and that it is the benefited parcel which is seeking to remove the requirement for mandatory connection between the two sites, staff has no objection to this request.

## **PD VARIATION - PARKING**

The applicant submitted a PD Variation, requesting a reduction in the required parking rate for the project’s warehouse uses. The Land Development Code (LDC) requires 1.0 parking spaces per 1,000 g.s.f. The applicant proposes parking at a rate of 0.62 spaces per 1,000 g.s.f. Staff notes that these spaces refer to vehicle parking spaces as regulated by Sec. 6.05.02.E. of the LDC and TD-2 of the TTM. It does not refer to truck or trailer spaces (which do not count towards this minimum requirement).

The 6<sup>th</sup> Edition of the Institute of Transportation Engineer’s Parking Generation Manual provides data indicating a range of rates between 0.03 and 1.96 per 1,000 g.s.f. of the 31 warehouses studied. They also provide a 95% confidence interval with 0.45 on the upper bound. Staff has reviewed the ITE data and recommends approval of the request, subject to conditions. LDC Sec 6.05.02.P.1. permits the Administrator to reduce the number of required automobile parking spaces by 5% in exchange for the provisions of bicycle parking meeting the locational/design criteria specified in the LDC. As such, and to comport with current practice, it is appropriate that the first 5% of the requested reduction is offset by the provision of bicycle parking spaces. Given the above, staff has proposed a condition which would regulate same.

**LEVEL OF SERVICE (LOS) INFORMATION**

Patterson Rd. is not included within the 2024 Hillsborough County Level of Service Report. As such, LOS information for the facility cannot be provided.

**From:** PW-CEIntake  
**Sent:** Thursday, July 25, 2019 5:13 PM  
**To:** Dick LaRosa; PW-CEIntake  
**Cc:** 'Abbye Feeley'; 'David Nguyen'; 'Brian Dickhaus'; Kniesly, Benjamin; Williams, Michael  
**Subject:** APPROVED - RE: Design Exception - PD 19-0745 (Patterson Road) - Submittal 2  
**Attachments:** APPROVED - Patterson Road (8010 and 8102) DE.pdf

Please see attached approval.

Regards,

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**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:** Dick LaRosa [<mailto:dick.larosa@outlook.com>]  
**Sent:** Tuesday, July 23, 2019 10:14 AM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Subject:** Design Exception - PD 19-0745 (Patterson Road) - Submittal 2

[External]

Good morning,

Please find attached the revised design exception request. Hard copies will be dropped off on the 19<sup>th</sup> floor to Carolyn Kamermayer's attention before noon today. Thank you for your assistance on this request.

Dick LaRosa, Jr., P.E.  
LaRosa Civil  
3907 S. Drexel Ave.

Tampa, FL 33611  
(813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Sent:** Monday, July 22, 2019 3:30 PM  
**To:** Dick LaRosa <[dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

This should be ready for the County Eng review, one additional change.

- Please combine all DE files into one pdf file

Thanks Ben

---

**From:** Dick LaRosa [<mailto:dick.larosa@outlook.com>]  
**Sent:** Monday, July 22, 2019 3:01 PM  
**To:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

[External]

Thank you Benjamin,

I've adjusted the sidewalk to provide the required 2' clearance and will resubmit.

Dick LaRosa, Jr., P.E.  
LaRosa Civil  
3907 S. Drexel Ave.  
Tampa, FL 33611  
(813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Sent:** Monday, July 22, 2019 1:40 PM  
**To:** Dick LaRosa <[dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian

Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

See below **red text** responses,

Please submit the updated DE to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org), cc me. Thanks, Ben

---

**From:** Dick LaRosa [[mailto:dick.larosa@outlook.com](mailto:mailto:dick.larosa@outlook.com)]  
**Sent:** Monday, July 22, 2019 11:06 AM  
**To:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

[External]

Good morning Benjamin,

I'm following up to see if you needed anything else or had any comments on my proposed responses and revised sketch. If they look acceptable, I'd like to formally resubmit signed and sealed copies for approval.

Thank you,

Dick LaRosa, Jr., P.E.  
LaRosa Civil  
3907 S. Drexel Ave.  
Tampa, FL 33611  
(813) 701-4552  
[Dick.Larosa@Outlook.com](mailto:Dick.Larosa@Outlook.com)



---

**From:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com) <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>  
**Sent:** Tuesday, July 16, 2019 10:37 AM  
**To:** 'Kniesly, Benjamin' <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com); 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

Benjamin,

Thank you for your quick review and comments on our Design Exception Submittal. I've revised the proposed section and am hoping you don't mind taking a quick look before we formally resubmit. My responses to your comments are below and updated exhibits attached. If this is acceptable, we will amend our request to reflect the agreed upon section.

- Shift the proposed sidewalk to provide 2 ft. flat area between the back of sidewalk and RoW line, 1 ft. is possible if it helps with existing power pole conflicts.  
*Response: The poles only impact the sidewalk by approximately 0.8', leaving 4.2' of clearance which meets ADA standards. It is my professional opinion that the sidewalk will work along the RW line. See TS-3 note 3, 2 ft. flat is specified, can go to 1 ft. flat (both sides of sidewalk) if added as a DE element.*
- Exhibit 3, label curb type, assume miami.  
*Response: The curb has been labeled as Miami Curb. Confirmed*
- Recommend shifting the roadway alignment west to provide 6 ft. min from the EoP (not back of curb) to the cmu wall, considering its 10.4 ft. today and the added traffic.  
*Response: Given the reduced lane widths indicated below, we can maintain the existing road center line and provide over 7' from the eop to the face of the wall. Maintaining the center line will make for a better transition from the new to the existing road way as Patterson Road continues north and ties into W. Sitka Street south of the project. Good idea*
- May want to consider 11 ft. travel lanes, can act to calm traffic/reduce speeds – unless heavy truck traffic is expected, I don't recall.  
*Response: The PD has restrictions on heavy truck traffic & we agree that 11' travel lanes are appropriate for the project and have implemented the change. Confirmed*
- Its noted, due to the Veterans, there are no pedestrian destination on the east side of Patterson Rd within the improvement limits, supporting no east side sidewalk.  
*Response: We agree and appreciate your support for the exception. Confirmed*
- As originally requested, add the below County signature block to the DE, on the same page as the EoR seal. Also cc me when submitting to PW-CEIntake <PW-CEIntake@hillsboroughcounty.org  
*Response: The County signature block will be added to the DE request once we formally resubmit. Confirmed*

Thank you again for your assistance,

Dick LaRosa, Jr., P.E.  
 LaRosa Civil  
 3907 S. Drexel Ave.  
 Tampa, FL 33611  
 (813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



**From:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Sent:** Tuesday, July 09, 2019 5:24 PM  
**To:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com); 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

The Design Exception (DE) is well organized and supported, particularly the narrative and exhibits of the existing and proposed typical sections. Please see below comments.

- Shift the proposed sidewalk to provide 2 ft. flat area between the back of sidewalk and RoW line, 1 ft. is possible if it helps with existing power pole conflicts.
- Exhibit 3, label curb type, assume miami.
- Recommend shifting the roadway alignment west to provide 6 ft. min from the EoP (not back of curb) to the cmu wall, considering its 10.4 ft. today and the added traffic.
- May want to consider 11 ft. travel lanes, can act to calm traffic/reduce speeds – unless heavy truck traffic is expected, I don't recall.
- Its noted, due to the Veterans, there are no pedestrian destination on the east side of Patterson Rd within the improvement limits, supporting no east side sidewalk.
- As originally requested, add the below County signature block to the DE, on the same page as the EoR seal. Also cc me when submitting to PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>

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

Disapproved

Approved

Michael J. Williams, P.E.

## Hillsborough County Engineer

Recommend responding to comments with the updated DE. Should be ready for the County Eng consideration at that point. Call me with questions.

Benjamin R. Kniesly, P.E.

## Manager

P: (813) 307-1758

C: (813) 734-4010

E: [Knieslyb@HillsboroughCounty.org](mailto:Knieslyb@HillsboroughCounty.org)

W: HillsboroughCounty.org

## Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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---

**From:** PW-CEIntake  
**Sent:** Tuesday, July 9, 2019 1:56 PM  
**To:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com); PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

Hello Ben,

Please see below e-mail from Dick Larosa regarding this Design Exception and advise. Thank you!

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

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

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**From:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com) [mailto:[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)]  
**Sent:** Tuesday, July 9, 2019 12:07 PM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)  
**Subject:** RE: Design Exception - PD 19-0745

[External]

Good afternoon Carolyn,

I'm following up on our submittal for a design exception for PD 19-0745. Do you know if there is a due date and/or if it has been assigned to a Public Works staff member for review?

Dick LaRosa, Jr., P.E.  
LaRosa Civil

3907 S. Drexel Ave.  
Tampa, FL 33611  
(813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Sent:** Thursday, June 20, 2019 10:52 AM  
**To:** Brian Dickhaus <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David  
Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745

Wonderful, thanks :0)

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

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

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**From:** Brian Dickhaus [<mailto:brian@diahouse.com>]  
**Sent:** Thursday, June 20, 2019 10:49 AM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David  
Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745

[External]

Hi Carolyn:

The folio #'s are 027363-0050, 027371-0000, 027370-0000

Thanks,

Brian

---

**From:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Sent:** Thursday, June 20, 2019 10:47 AM  
**To:** Brian Dickhaus <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745

Do you the PI# and/or folio for this project?

Thanks,

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

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

---

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---

**From:** Brian Dickhaus [<mailto:brian@diahouse.com>]  
**Sent:** Wednesday, June 19, 2019 5:16 PM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** FW: Design Exception - PD 19-0745

[External]

I am revising the original package to also include a recent traffic study for the subject property.

Thanks,

Brian

---

**From:** Brian Dickhaus  
**Sent:** Wednesday, June 19, 2019 4:30 PM  
**To:** 'pw-ceintake@hillsboroughcounty.org' <[pw-ceintake@hillsboroughcounty.org](mailto:pw-ceintake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** Design Exception - PD 19-0745

Dear Hillsborough County Public Works Intake:

Attached you will find a Design Exception request related to our pending PD application (PD 19-0745), together with related exhibits and survey of the subject property.

Should you have any questions or concerns related to the request, please reach out to myself or Dick LaRosa ([Dick.LaRosa@gmail.com](mailto:Dick.LaRosa@gmail.com) or 813-701-4552).

Thank you,

**Brian K Dickhaus**

*David Alexander Fine Jewelry  
3161 South Dale Mabry Hwy  
Tampa, Florida 33629  
Direct Line: [813-579-1572](tel:813-579-1572)  
Main Office: [813-251-0844](tel:813-251-0844)  
[brian@diahouse.com](mailto:brian@diahouse.com)*



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3161 S. Dale Mabry Hwy.  
Tampa, FL 33629  
O: (813) 321-4044  
C: (813) 701-4552  
Dick.LaRosa@Outlook.com

July 23, 2019

Messrs. Mike Williams, P.E. and Benjamin Kriesly, P.E.  
Hillsborough County Public Works Department  
601 E. Kennedy Boulevard  
Tampa, Florida 33602

RE: Design Exception – RZ 19-0745  
8010 and 8102 Patterson Road

Gentlemen:

Thank you for meeting with our team on May 30, 2019 to discuss the proposed redevelopment of 8010 and 8102 Patterson Road (“Patterson”). We are currently in the process of rezoning this property to a Planned Development (PD 19-0745) with a variety of uses/development alternatives proposed. Each of the proposed scenarios will require the improvement of approximately 800’ of Patterson Road beginning at W. Sitka Street through the northernmost boundary of 8102 Patterson Road.

### **Location and Right-of-Way**

The property is located on the west side of Patterson, north of W. Sitka Street and south of W. Waters Avenue. Patterson is a local street running parallel to the Veteran’s Expressway adjacent to the southbound on-ramp at Waters Avenue, terminating approximately 65’ south of Waters Avenue.

Patterson Road has a 60’ right-of-way recorded from the eastern boundary of the property. The Florida Department of Transportation (FDOT) has an easement within the right-of-way related to the Veteran’s Expressway, including an 8’ concrete masonry wall running along the eastern side of Patterson. This limits the actual right-of-way in this location from the eastern boundary of the property, extending 48.4’ to the wall and 45.7’ to the FDOT limited access right-of-way line.

### **Existing Conditions**

The segment of Patterson Road north of W. Sitka St. is classified as a local urban road and serves a single-family residence, the subject site and four (4) other commercial sites before dead ending at Waters Avenue. Three parcels to the north, all in common ownership, are zoned Commercial General and Commercial Intensive. Current use of these property includes a single-family residence, commercial business and auto repair shop. Primary access of the repair shop is through an entrance located on Waters Avenue.



An aerial photograph including uses and notes of existing conditions has been included for your reference (Exhibit 1). Also included for your reference is an existing cross section of Patterson Road (Exhibit 2). Current conditions of the roadway reflect 21.2' of grass extending east from the private property line to the edge of the existing pavement. The width of the existing roadway is 16.8', followed by 10.4' of grass to the existing FDOT 8' cmu wall, for a total right-of-way of 48.4'.

### **Proposed Improvements to the Existing Roadway**

Proposed improvements reflected in the attached cross section reflect the 48.4' existing right-of-way width (Exhibit 3) and include:

- 5.0' sidewalk with 2' clearance to on both sides per the TTM TS-3 note 3
- 4.5' of sod from the sidewalk to the back of Miami Curb
- 2' gutter/curb on the west side of Patterson
- 22' two-lane paved roadway
- 2' Miami curb on the east side of Patterson
- 5.8' grass (adjacent to FDOT 8'cmu wall)

### **Transportation Analysis**

A site access transportation analysis was completed for this project in May 21, 2018, with an update completed June 14, 2019 to account for the impacts associated with the most intensive alternative development scenario for the property. The property will solely access Patterson Road.

The following are findings of the traffic analysis:

- The project site is anticipated to generate 1,838 weekday daily trips, with 133 vehicles per hour during the AM peak hour and 137 vehicles per hour during the PM peak hour.
- The study intersections and project site driveway connection are anticipated to operate acceptably for post-development traffic conditions.
- The adjacent roadway segments are anticipated to operate acceptably for post-development traffic conditions.
- New site access turn lanes were found to not be warranted pursuant to the Hillsborough County Land Development Code.

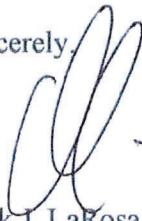
### Design Exception

The aforementioned proposed improvements satisfy most design requirements for a TS-3 type roadway for a Non Residential Road.

Based on the location of the FDOT limited access right-of-way line and limited distance from the proposed edge of pavement to the existing 8' cmu wall adjacent to the southbound Veteran's Expressway on-ramp, the ability to meet the design requirements for the eastern portion of proposed Patterson Road improvements is restricted. **Therefore, we hereby request a Design Exception to allow a 22' wide Non Residential Road and relief from the 5' sidewalk required along the eastern side of the right- of-way as required by Standard Detail TS-3 for Local Urban Roads (2 Lane Undivided) Typical Section in the Hillsborough County Transportation Technical Manual.**

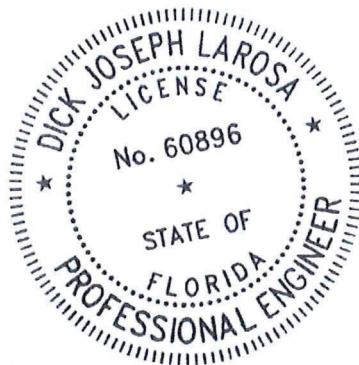
It is my professional opinion that the proposed design as described above improves Patterson Road right-of-way and can sufficiently accommodate the vehicular and pedestrian traffic generated by the project and limited commercial uses that will share the right-of-way.

Sincerely,



7-23-19

Dick J. LaRosa, Jr., P.E. No. 60896  
Civil Engineer



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

Disapproved

Approved

  
Michael J. Williams, P.E.

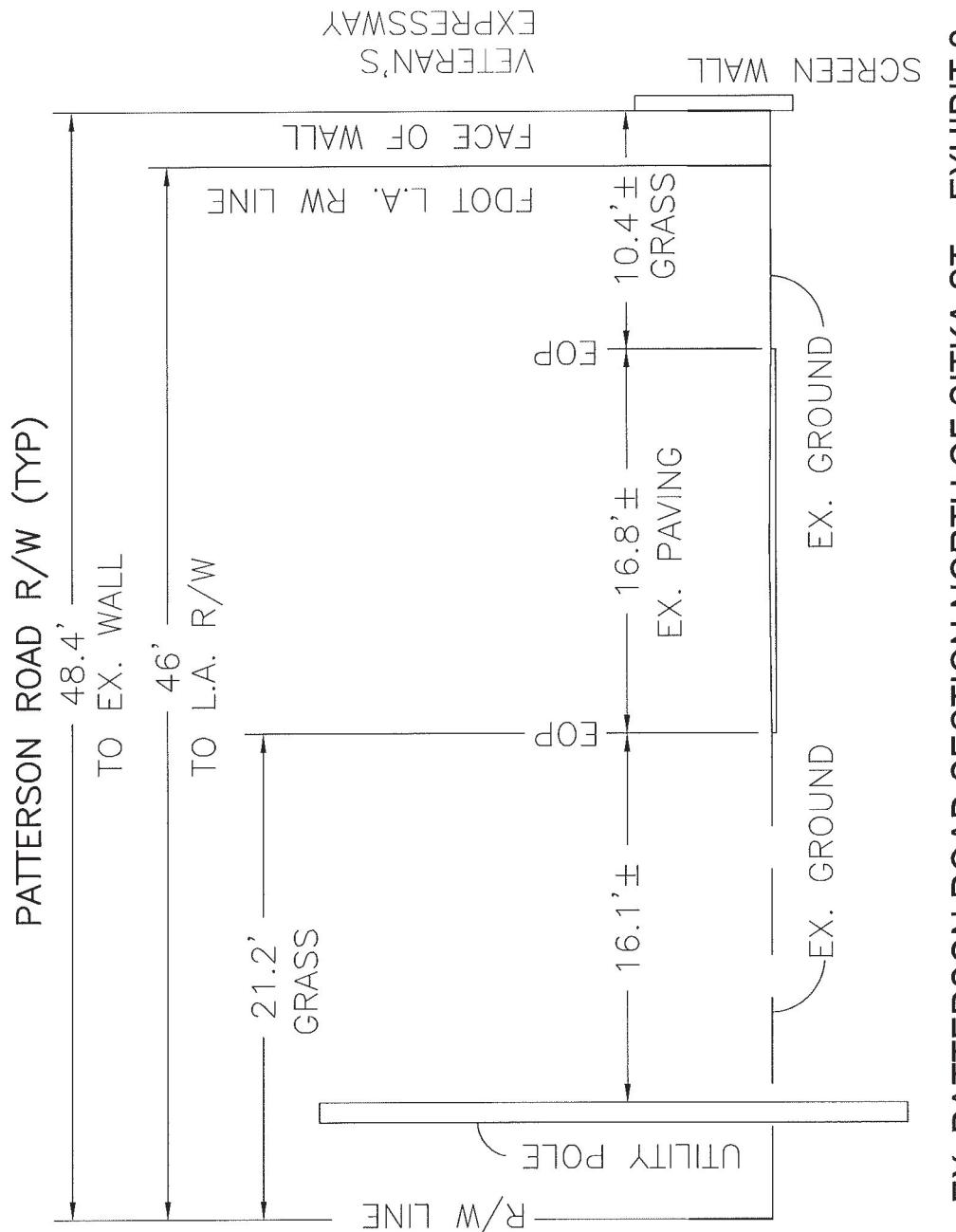
Hillsborough County Engineer

07/24/19

The County Engineer has reviewed zoning modification application # 26-0156 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

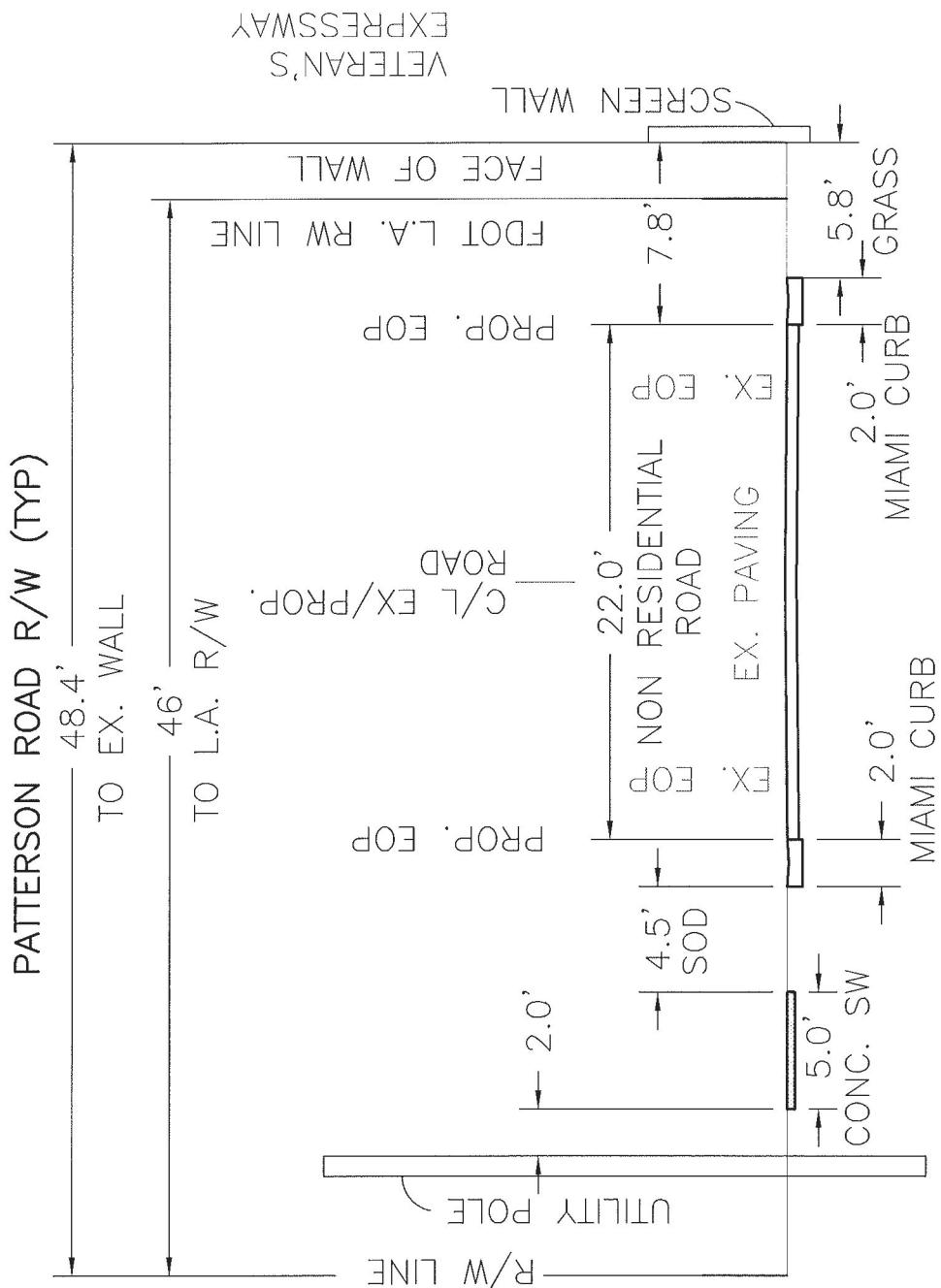




**EX. PATTERSON ROAD SECTION NORTH OF SITKA ST. - EXHIBIT 2**

SCALE:  $1''=5'$   
@ 11"X17"

(FACING NORTH)



**PROP. PATTERSON ROAD SECTION NORTH OF SITKA ST. - EXHIBIT 3**

SCALE: 1"=5' @ 11"X17"

(FACING NORTH)

**CURRENTLY  
APPROVED**



**Board of County  
Commissioners**

Kevin Beckner  
Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White

**Development Services**

November 3, 2016

**County Administrator**

Michael S. Merrill

**County Administrator  
Executive Team**

Lucia E. Garsys  
Carl S. Harness  
Gregory S. Horwedel  
Ramin Kouzehkanani  
Liana Lopez  
Bonnie M. Wise

**County Internal Auditor**

Peggy Caskey

**County Attorney**  
Chip Fletcher

**Development Services**  
PO Box 1110  
Tampa, FL 33601-1110

**Reference: RZ-PD 16-0989 TNC**  
**David A. Nguyen**

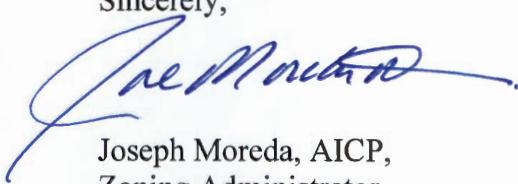
Dick LaRosa  
LaRosa Civil Design, Inc.  
6109 Gannettside Pl.  
Lithia, FL 33547

Dear Applicant:

At the regularly scheduled public meeting on November 3, 2016, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AS-1 (Agricultural, Single-Family) and PD (Planned Development (15-0986)) to PD (Planned Development) with the attached conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,



Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachment

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0989 TNC  
MEETING DATE: November 3, 2016  
DATE TYPED: November 3, 2016

---

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 23, 2016.

1. Development shall be limited to the options described below. The project shall be devoted entirely to one of the options, as selected by the developer.

2. **Development Option 1:**

2.a. Development shall be limited to one of the following: (1) 36,000 square feet for a warehouse use, (2) 36,000 square feet for a mini-warehouse use, or (3) 10,000 square feet for a contractor's office use. No open storage for any of these uses shall be permitted.

Minimum north setback:	20 feet
Minimum south setback:	20 feet
Minimum west setback:	10 feet
Minimum east setback:	25 feet
Maximum building height:	30 feet*
Maximum Impervious Surface Percentage:	75%

\*An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided along the north and south PD boundaries.

2.b Building occupants shall not utilize, park or store trucks on the site that considered commercial vehicles as defined by the Land Development Code.

2.c The hours of operation for all occupants shall be limited to the hours of 7:00am until 6:00pm Monday-Friday and 8:00am until 12:00 noon on Saturday. No operations are permitted on Sunday.

2.d Deliveries or pick-ups by trucks that are subject to the Hillsborough County Truck Route Plan shall be prohibited, except during construction of the project.

2.e Doors and windows on the southernmost building shall remain closed at all times.

2.f Any mini-warehouse use shall comply with Land Development Code Section 6.11.60.

2.g A 20 foot wide buffer with Type B screening shall be provided along the northern and southern PD boundaries. Permitted screening options shall not include a wooden fence.

3. **Development Option 2:**

3.a Development shall be limited to a maximum 123-bed Community Residential Home (Type C), providing the necessary acreage is available. Should the acreage provided at the site development stage be less than what is shown on the general site plan, the number of beds may need to be reduced. The Community Residential Home use is limited to a maximum

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 16-0989 TNC  
MEETING DATE: November 3, 2016  
DATE TYPED: November 3, 2016

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of 52,000 square feet. The 52,000 square feet may be developed utilizing a maximum of eight separate buildings within the building envelope depicted on Sheet 2 of the site plan.

Maximum F.A.R.:	0.57 (52,000 s.f.)
Minimum north setback:	5 feet
Minimum south setback:	5 feet
Minimum west setback:	5 feet
Minimum east setback:	25 feet
Maximum building height:	30 feet*
Maximum Impervious Surface Percentage:	75%

\*An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided along the north and south PD boundaries.

- 3.b A five foot wide buffer with Type A screening shall be provided along the northern and southern PD boundaries. Permitted screening options shall not include a wooden fence.
- 3.c The building(s) shall have a residential appearance with a pitched roof.

**The following shall apply to both development options:**

4. Parking shall be provided as required by the Land Development Code.
5. As Patterson Road may be a substandard roadway along the project's frontage, the developer will be required to work with Hillsborough County Public Works to determine the extent to which the roadway is substandard and, if confirmed to be substandard, the developer shall be required to improve Patterson Road to current County standards from the project entrance to W. Sitka Street, unless otherwise approved through the Section 6.04.02.B variance process. Deviations from Transportation Technical Manual standards may be considered through the Public Works Design Exception process.
6. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**AGENCY  
COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 12/18/2025

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: NWH/TNC

PETITION NO: PRS 26-0156

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.

### **NEW AND REVISED CONDITIONS**

#### *Revised Conditions*

5. As Patterson Road is a substandard local roadway, the developer will be required to make the following improvements to Patterson Road consistent with the Design Exception approved by the County Engineer (dated July 24,2019), including:

- 11' wide travel lanes (22' of pavement)
- 5' sidewalk on the western side with 2' clearance to on both sides of the road
- 4. 5' of sod from the sidewalk to the back of Miami Curb
- 2' curb and gutter on the west side of Patterson
- 2' Miami curb on the east side of Patterson Rd
- 5.8' grass (adjacent to ~~FOOT~~FDOT 8'cmu wall)

The County Engineer rereviewed the Design Exception and determined that the changes proposed for PRS ~~24-0205~~25-0156 were de minimis. If the BOCC approves PRS ~~24-0205~~25-0156, the County Engineer will approve a de minimis exception for the previously approved and above referenced Design Exception, allowing it to stand as-is.

*[Transportation staff recommends modification of this condition to reflect to de minimis passthrough of the above referenced previously approved Design Exception and correct a typo.]*

7. Notwithstanding anything shown on the site plan to the contrary, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements, except as noted herein these conditions.

*[Transportation staff recommends modification of this condition for clarify, and to provide for an exception due to the requested PD variation addressed hereinbelow.]*

8. Notwithstanding anything shown on the PD site plan to the contrary:

- The developer shall construct a minimum of one (1) and a maximum of two (2) vehicular and pedestrian access connections to Patterson Rd.;
- Access to Patterson Rd. shall be constructed with the initial increment of development;
- The developer ~~shall~~may construct a vehicular and pedestrian stubout to the western project boundary as generally shown on the PD site plan; and,
- All development (regardless of where in the same or different Pods) shall be constructed with internal vehicular and pedestrian connectivity, regardless of development type or phasing (i.e. all access points must serve all uses within the project).

*[Transportation staff recommends modification of this condition to reflect the applicant's proposal to make the cross-access connection along the western boundary optional.]*

New Conditions

- Consistent with a PD variation request approved as a part of PRS 25-0156, warehouse uses shall be permitted utilize a minimum rate of 0.62 spaces per 1,000 g.s.f., provided the developer constructs bicycle parking spaces (consistent with LDC Sec. 6.05.02.P.), equal to 5% of the number of spaces which would otherwise have been required Sec. 6.05.02.E. of the LDC. Parking for all other uses shall be in accordance with the Hillsborough County LDC.

## **PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to Planned development (PD) 19-0745, as most recently modified via PRS 24-0205. The PD currently is approved for 4 separate development options as follows:

Option 1: *(Single-Use Non-Residential Option)* One of the following uses is permitted: warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business and professional services or a hotel. Limited open storage is permitted in connection with the warehouse, mini-warehouse/climate controlled self-storage facility or contractor's office uses only. Maximum intensity permitted is a 0.5 FAR (92,780 sf).

Option 2: *(Single-Use Residential Option)* One of the following uses is permitted: multi-family units, townhome units or a Community Residential Home. Maximum density permitted is 12 units per acre (51 units / 255 beds).

Option 3: *(Non-Pod Specific Mixed Use Option with Density/Intensity Bonuses)* A mixture of warehouse, mini-warehouse/climate controlled self-storage facility, contractor's office, business/professional services, hotel, Community Residential Home, child care facility (maximum of 180 children) and/or retail uses allowed in the CN zoning district (maximum of 5,000 sf). Limited open storage associated with the warehouse, mini-warehouse/climate controlled self-storage facility and/or contractor's office is proposed. Uses can be developed in either of the two development pods. Maximum intensity with the bonus to be a 0.75 FAR (139,174 sf). The Community Residential Home is to be capped at 255 beds (51 units), a density of 12 units per acre.

Option 4: *(Pod- Specific Mixed Use Option with Density/Intensity Bonuses)* A mixture of residential and non-residential uses. One pod proposes a warehouse, mini-warehouse/climate-controlled self-storage facility, contractor's office, business/professional services, hotel, child care (maximum of 180 children), Community Residential Home, retail uses allowed in the CN zoning district (maximum of 5,000 sf) and/or a rehabilitation center. Limited open storage associated with the warehouse, mini-warehouse/climate controlled self-storage facility and/or contractor's office is proposed. The second pod will allow for multi-family or townhome units. Maximum intensity with the bonus to be a 0.75 FAR (139,174 sf). Maximum density with the bonus to be 16 units per acre for the townhome or multi-family uses. The Community Residential Home is limited to a maximum of 255 beds (51 units) at a density of 12 units per acre.

The applicant stated their intent to modify the PD to accomplish the following:

- Cross Access - Conditions of approval for the adjacent hotel and office site include, among others, providing cross access from the subject site to W Sitka. Current conditions of the subject site PD require construction of a vehicular and pedestrian stubout to the adjacent parcel Eastern boundary.

The subject site does not meet criteria requiring cross-access through the neighboring parcel (LDC 6.04.03 Q.2). Change is requested to allow cross access connectivity to be at the option of the developer (Options 1 through 4).

- Design Exception – The request is for de minimis change to provide construction limits to the Design Exception approved by the County Engineer (dated July 24, 2019). The request is to affirmatively state the termini of the Patterson Road construction project as being from the Patterson Road/Sitka Road intersection to the northernmost project driveway.
- Truck restrictions - Remove current restrictions on access for trucks regulated by the truck route for all development options. The developer is making the Design Exception roadway improvements required to allow for use of the substandard road. Approved uses require truck access to make deliveries and pickup goods.
- Parking Variance – Variation from LDC Section 6.05.02.E to approve a reduction in required parking spaces for a proposed warehouse under Development Option 1. LDC Section 6.05.02.G.3 allows the Administrator to approve alternative parking upon submission of sufficient parking standards.

Parking is required at the rate of 1.0 space per 1,000 square feet, which would result in 78 spaces (including 4 ADA spaces) and 4 loading berths for a proposed 77.5K sf warehouse. The proposed warehouse would have 48 parking spaces and 22 loading berths/parking spaces. A “parking study” is being filed.

Staff notes that the proposed uses remain unchanged as does primary project access; therefore, there will be no change in the maximum trip generation potential of the subject project as a result of the proposed request. Given the above, consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff did not require a trip generation and site access analysis to process this request. Staff has included the information below to summarize the maximum trip generation potential of the site (as was presented during the last zoning effort during which traffic impacts were evaluated). The 2019 staff report indicated that Option 3 was the most trip intensive of the various options (and therefore represented the worst-case scenario for development of the project). Trip impacts reported in the 2019 report are shown below for reference.

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 176 Hotel Rooms (ITE Code 310)	1560	83	106
PD: 180 Students Day Care (ITE Code 565)	736	140	142
PD: 5000 SF Retail Shopping Center (ITE Code 820)	189	5	19
<b>Total Number of Trips</b>	<b>2485</b>	<b>228</b>	<b>267</b>

## **EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND DEMINIMIS DESIGN EXCEPTION REQUEST**

Information from the 2019 Transportation Review Section staff report is provided below. This describes the condition of Patterson Rd., which is the primary access for the subject site, as well as a Design Exception approved in 2019. The County Engineer has reviewed the request and determined the PD changes to be have no impact (i.e. they are de minimis) on the Design Exception (DE) approved in 2019, as such, the County Engineer is recertifying this DE through the deminimis review process, in order to bring the zoning number into conformance and maintain applicability of the DE (despite the zoning number change).

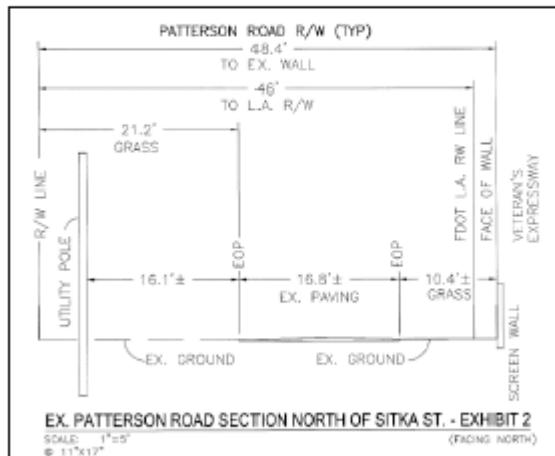
### **TRANSPORTATION INFRASTRUCTURE ANALYSIS:**

The property is located 0.10 of a mile southwest of the intersection of W. Waters Avenue/Veteran's Expressway. It is located on Patterson Road, which does not connect to W. Waters Avenue and dead ends approximately 420 ft north of the property.

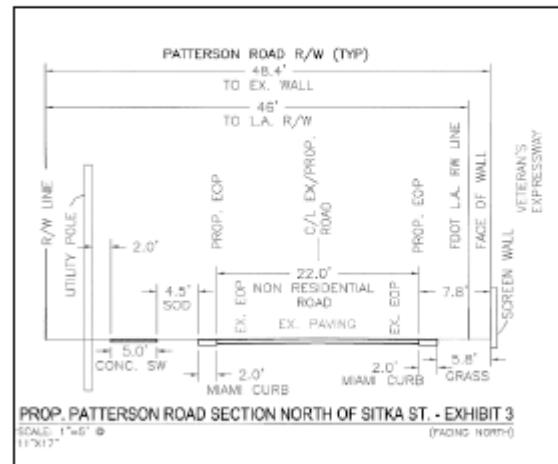
Patterson Road a 2-lane, undivided, local roadway characterized by +/- 9 foot travel lanes. There are no paved shoulders or curb and gutter, no bike lanes on the side of the project. There are no sidewalks in the vicinity of the project. The pavement condition is fair. Adjacent to the project site, Patterson Road lies within a +/- 43 foot wide right-of-way. Patterson Road is not on the Hillsborough Corridor preservation plan. No additional ROW preservation is required.

Given that Patterson Road is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Patterson Road to determine the specific improvements that would be required by the County Engineer. Given existing right-of-way limitations and based on other factors, the County Engineer approved a Roadway Design Exception (dated July 24, 2019) authorizing deviations from the TS-3 Typical Section (for 2-lane Undivided, Urban Local Road) including:

- The developer shall be permitted to utilize 11-foot wide travel lanes (for both through lanes and turn lanes) in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS- 3 Typical Section; and,
- 5' sidewalk on the western side with 2' clearance to on both sides of the road
- 4.5' of sod from the sidewalk to the back of Miami Curb
- 2' curb and gutter on the west side of Patterson
- 2' Miami curb on the east side of Patterson Rd
- 5.8' grass (adjacent to FDOT 8'cmu wall)



Existing Typical Section



Proposed Typical Section- Approved by Design Exception

## **TRUCK ROUTE RESTRICTIONS**

The applicant is requesting relief from an existing restriction on trucks. While there are no restrictions present in the existing conditions, there were restrictions present within the 24-0208 certified site plan (e.g. note 7 on the option 1 sheet, which states “TRUCK DELIVERIES THAT ARE REGULATED BY THE TRUCK ROUTE SHALL BE PROHIBITED (THIS WILL NOT APPLY DURING CONSTRUCTION)”. Staff also noted that if this was intended to concern the County’s Truck Route Ordinance, there is no ability to vary, waive or amend the ordinance through this zoning action, nor was staff aware as to why one would be needed. After doing additional research, it was discovered that this restriction was proffered by the applicant during an earlier zoning action. County staff reviewed the issue with the County Engineer. While the back-and-forth discussions leading up to approval of the substandard road Design Exception included references to this restriction, such restriction was not referenced within the Design Exception itself. As long as minimum 11-foot-wide lanes are constructed (as required by the approved Design Exception), the County Engineer had no concerns with removal of the restriction, and Transportation Staff considers this to be more of a potential compatibility related restriction rather than a transportation related restriction, and has no objection to its removal (subject to further review by zoning or other agencies they deem appropriate).

## **SITE ACCESS CHANGES**

Access to the site is to/from Patterson Rd. No change to access is proposed as a part of this PD, with the exception of the pedestrian and vehicular cross access stubout, which is currently required per the zoning conditions to the project’s western boundary. The applicant is seeking to make such connection optional. Staff notes that Sec. 6.04.03.Q of the LDC does not require cross access between these two parcels. Given the above, characteristics of surrounding roadways, and that it is the benefited parcel which is seeking to remove the requirement for mandatory connection between the two sites, staff has no objection to this request.

## **PD VARIATION - PARKING**

The applicant submitted a PD Variation, requesting a reduction in the required parking rate for the project’s warehouse uses. The Land Development Code (LDC) requires 1.0 parking spaces per 1,000 g.s.f. The applicant proposes parking at a rate of 0.62 spaces per 1,000 g.s.f. Staff notes that these spaces refer to vehicle parking spaces as regulated by Sec. 6.05.02.E. of the LDC and TD-2 of the TTM. It does not refer to truck or trailer spaces (which do not count towards this minimum requirement).

The 6<sup>th</sup> Edition of the Institute of Transportation Engineer’s Parking Generation Manual provides data indicating a range of rates between 0.03 and 1.96 per 1,000 g.s.f. of the 31 warehouses studied. They also provide a 95% confidence interval with 0.45 on the upper bound. Staff has reviewed the ITE data and recommends approval of the request, subject to conditions. LDC Sec 6.05.02.P.1. permits the Administrator to reduce the number of required automobile parking spaces by 5% in exchange for the provisions of bicycle parking meeting the locational/design criteria specified in the LDC. As such, and to comport with current practice, it is appropriate that the first 5% of the requested reduction is offset by the provision of bicycle parking spaces. Given the above, staff has proposed a condition which would regulate same.

**LEVEL OF SERVICE (LOS) INFORMATION**

Patterson Rd. is not included within the 2024 Hillsborough County Level of Service Report. As such, LOS information for the facility cannot be provided.

**From:** PW-CEIntake  
**Sent:** Thursday, July 25, 2019 5:13 PM  
**To:** Dick LaRosa; PW-CEIntake  
**Cc:** 'Abbye Feeley'; 'David Nguyen'; 'Brian Dickhaus'; Kniesly, Benjamin; Williams, Michael  
**Subject:** APPROVED - RE: Design Exception - PD 19-0745 (Patterson Road) - Submittal 2  
**Attachments:** APPROVED - Patterson Road (8010 and 8102) DE.pdf

Please see attached approval.

Regards,

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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

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---

**From:** Dick LaRosa [<mailto:dick.larosa@outlook.com>]  
**Sent:** Tuesday, July 23, 2019 10:14 AM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Subject:** Design Exception - PD 19-0745 (Patterson Road) - Submittal 2

[External]

Good morning,

Please find attached the revised design exception request. Hard copies will be dropped off on the 19<sup>th</sup> floor to Carolyn Kamermayer's attention before noon today. Thank you for your assistance on this request.

Dick LaRosa, Jr., P.E.  
LaRosa Civil  
3907 S. Drexel Ave.

Tampa, FL 33611  
(813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Sent:** Monday, July 22, 2019 3:30 PM  
**To:** Dick LaRosa <[dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

This should be ready for the County Eng review, one additional change.

- Please combine all DE files into one pdf file

Thanks Ben

---

**From:** Dick LaRosa [<mailto:dick.larosa@outlook.com>]  
**Sent:** Monday, July 22, 2019 3:01 PM  
**To:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

[External]

Thank you Benjamin,

I've adjusted the sidewalk to provide the required 2' clearance and will resubmit.

Dick LaRosa, Jr., P.E.  
LaRosa Civil  
3907 S. Drexel Ave.  
Tampa, FL 33611  
(813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Sent:** Monday, July 22, 2019 1:40 PM  
**To:** Dick LaRosa <[dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian

Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

See below **red text** responses,

Please submit the updated DE to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org), cc me. Thanks, Ben

---

**From:** Dick LaRosa [[mailto:dick.larosa@outlook.com](mailto:mailto:dick.larosa@outlook.com)]  
**Sent:** Monday, July 22, 2019 11:06 AM  
**To:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

[External]

Good morning Benjamin,

I'm following up to see if you needed anything else or had any comments on my proposed responses and revised sketch. If they look acceptable, I'd like to formally resubmit signed and sealed copies for approval.

Thank you,

Dick LaRosa, Jr., P.E.  
LaRosa Civil  
3907 S. Drexel Ave.  
Tampa, FL 33611  
(813) 701-4552  
[Dick.Larosa@Outlook.com](mailto:Dick.Larosa@Outlook.com)



---

**From:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com) <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>  
**Sent:** Tuesday, July 16, 2019 10:37 AM  
**To:** 'Kniesly, Benjamin' <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com); 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

Benjamin,

Thank you for your quick review and comments on our Design Exception Submittal. I've revised the proposed section and am hoping you don't mind taking a quick look before we formally resubmit. My responses to your comments are below and updated exhibits attached. If this is acceptable, we will amend our request to reflect the agreed upon section.

- Shift the proposed sidewalk to provide 2 ft. flat area between the back of sidewalk and RoW line, 1 ft. is possible if it helps with existing power pole conflicts.  
*Response: The poles only impact the sidewalk by approximately 0.8', leaving 4.2' of clearance which meets ADA standards. It is my professional opinion that the sidewalk will work along the RW line. See TS-3 note 3, 2 ft. flat is specified, can go to 1 ft. flat (both sides of sidewalk) if added as a DE element.*
- Exhibit 3, label curb type, assume miami.  
*Response: The curb has been labeled as Miami Curb. Confirmed*
- Recommend shifting the roadway alignment west to provide 6 ft. min from the EoP (not back of curb) to the cmu wall, considering its 10.4 ft. today and the added traffic.  
*Response: Given the reduced lane widths indicated below, we can maintain the existing road center line and provide over 7' from the eop to the face of the wall. Maintaining the center line will make for a better transition from the new to the existing road way as Patterson Road continues north and ties into W. Sitka Street south of the project. Good idea*
- May want to consider 11 ft. travel lanes, can act to calm traffic/reduce speeds – unless heavy truck traffic is expected, I don't recall.  
*Response: The PD has restrictions on heavy truck traffic & we agree that 11' travel lanes are appropriate for the project and have implemented the change. Confirmed*
- Its noted, due to the Veterans, there are no pedestrian destination on the east side of Patterson Rd within the improvement limits, supporting no east side sidewalk.  
*Response: We agree and appreciate your support for the exception. Confirmed*
- As originally requested, add the below County signature block to the DE, on the same page as the EoR seal. Also cc me when submitting to PW-CEIntake <PW-CEIntake@hillsboroughcounty.org  
*Response: The County signature block will be added to the DE request once we formally resubmit. Confirmed*

Thank you again for your assistance,

Dick LaRosa, Jr., P.E.  
 LaRosa Civil  
 3907 S. Drexel Ave.  
 Tampa, FL 33611  
 (813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Sent:** Tuesday, July 09, 2019 5:24 PM  
**To:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com); 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

The Design Exception (DE) is well organized and supported, particularly the narrative and exhibits of the existing and proposed typical sections. Please see below comments.

- Shift the proposed sidewalk to provide 2 ft. flat area between the back of sidewalk and RoW line, 1 ft. is possible if it helps with existing power pole conflicts.
- Exhibit 3, label curb type, assume miami.
- Recommend shifting the roadway alignment west to provide 6 ft. min from the EoP (not back of curb) to the cmu wall, considering its 10.4 ft. today and the added traffic.
- May want to consider 11 ft. travel lanes, can act to calm traffic/reduce speeds – unless heavy truck traffic is expected, I don't recall.
- Its noted, due to the Veterans, there are no pedestrian destination on the east side of Patterson Rd within the improvement limits, supporting no east side sidewalk.
- As originally requested, add the below County signature block to the DE, on the same page as the EoR seal. Also cc me when submitting to PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>

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

Disapproved

Approved

Michael J. Williams, P.E.

Hillsborough County Engineer

Recommend responding to comments with the updated DE. Should be ready for the County Eng consideration at that point. Call me with questions.

Benjamin R. Kniesly, P.E.

**Manager**

---

P: (813) 307-1758

C: (813) 734-4010

E: [KnieslyB@HillsboroughCounty.org](mailto:KnieslyB@HillsboroughCounty.org)

W: [HillsboroughCounty.org](http://HillsboroughCounty.org)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** PW-CEIntake  
**Sent:** Tuesday, July 9, 2019 1:56 PM  
**To:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com); PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>; Kniesly, Benjamin <[KnieslyB@HillsboroughCounty.ORG](mailto:KnieslyB@HillsboroughCounty.ORG)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)  
**Subject:** RE: Design Exception - PD 19-0745 (Patterson Road)

Hello Ben,

Please see below e-mail from Dick Larosa regarding this Design Exception and advise. Thank you!

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

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

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**From:** [dick.larosa@gmail.com](mailto:dick.larosa@gmail.com) [mailto:[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)]  
**Sent:** Tuesday, July 9, 2019 12:07 PM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>; 'Brian Dickhaus' <[brian@diahouse.com](mailto:brian@diahouse.com)>  
**Cc:** 'Abbye Feeley' <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; 'David Nguyen' <[david@diahouse.com](mailto:david@diahouse.com)>; [dick.larosa@outlook.com](mailto:dick.larosa@outlook.com)  
**Subject:** RE: Design Exception - PD 19-0745

[External]

Good afternoon Carolyn,

I'm following up on our submittal for a design exception for PD 19-0745. Do you know if there is a due date and/or if it has been assigned to a Public Works staff member for review?

Dick LaRosa, Jr., P.E.  
LaRosa Civil

3907 S. Drexel Ave.  
Tampa, FL 33611  
(813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)



---

**From:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Sent:** Thursday, June 20, 2019 10:52 AM  
**To:** Brian Dickhaus <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David  
Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745

Wonderful, thanks :0)

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

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

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---

**From:** Brian Dickhaus [<mailto:brian@diahouse.com>]  
**Sent:** Thursday, June 20, 2019 10:49 AM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David  
Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745

[External]

Hi Carolyn:

The folio #'s are 027363-0050, 027371-0000, 027370-0000

Thanks,

Brian

---

**From:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Sent:** Thursday, June 20, 2019 10:47 AM  
**To:** Brian Dickhaus <[brian@diahouse.com](mailto:brian@diahouse.com)>; PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** RE: Design Exception - PD 19-0745

Do you the PI# and/or folio for this project?

Thanks,

**Carolyn Kamermayer**  
**Administrative Specialist**  
Development Services

---

P: (813) 307-1707  
E: [KamermayerC@HCFLGov.net](mailto:KamermayerC@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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

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

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**From:** Brian Dickhaus [<mailto:brian@diahouse.com>]  
**Sent:** Wednesday, June 19, 2019 5:16 PM  
**To:** PW-CEIntake <[PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** FW: Design Exception - PD 19-0745

[External]

I am revising the original package to also include a recent traffic study for the subject property.

Thanks,

Brian

---

**From:** Brian Dickhaus  
**Sent:** Wednesday, June 19, 2019 4:30 PM  
**To:** 'pw-ceintake@hillsboroughcounty.org' <[pw-ceintake@hillsboroughcounty.org](mailto:pw-ceintake@hillsboroughcounty.org)>  
**Cc:** Dickie LaRosa <[dick.larosa@gmail.com](mailto:dick.larosa@gmail.com)>; Abbye Feeley <[afeeley@stearnsweaver.com](mailto:afeeley@stearnsweaver.com)>; David Nguyen <[david@diahouse.com](mailto:david@diahouse.com)>  
**Subject:** Design Exception - PD 19-0745

Dear Hillsborough County Public Works Intake:

Attached you will find a Design Exception request related to our pending PD application (PD 19-0745), together with related exhibits and survey of the subject property.

Should you have any questions or concerns related to the request, please reach out to myself or Dick LaRosa ([Dick.LaRosa@gmail.com](mailto:Dick.LaRosa@gmail.com) or 813-701-4552).

Thank you,

**Brian K Dickhaus**

*David Alexander Fine Jewelry  
3161 South Dale Mabry Hwy  
Tampa, Florida 33629  
Direct Line: [813-579-1572](tel:813-579-1572)  
Main Office: [813-251-0844](tel:813-251-0844)  
[brian@diahouse.com](mailto:brian@diahouse.com)*



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3161 S. Dale Mabry Hwy.  
Tampa, FL 33629  
O: (813) 321-4044  
C: (813) 701-4552  
[Dick.LaRosa@Outlook.com](mailto:Dick.LaRosa@Outlook.com)

July 23, 2019

Messrs. Mike Williams, P.E. and Benjamin Kriesly, P.E.  
Hillsborough County Public Works Department  
601 E. Kennedy Boulevard  
Tampa, Florida 33602

RE: Design Exception – RZ 19-0745  
8010 and 8102 Patterson Road

Gentlemen:

Thank you for meeting with our team on May 30, 2019 to discuss the proposed redevelopment of 8010 and 8102 Patterson Road (“Patterson”). We are currently in the process of rezoning this property to a Planned Development (PD 19-0745) with a variety of uses/development alternatives proposed. Each of the proposed scenarios will require the improvement of approximately 800' of Patterson Road beginning at W. Sitka Street through the northernmost boundary of 8102 Patterson Road.

### **Location and Right-of-Way**

The property is located on the west side of Patterson, north of W. Sitka Street and south of W. Waters Avenue. Patterson is a local street running parallel to the Veteran’s Expressway adjacent to the southbound on-ramp at Waters Avenue, terminating approximately 65' south of Waters Avenue.

Patterson Road has a 60' right-of-way recorded from the eastern boundary of the property. The Florida Department of Transportation (FDOT) has an easement within the right-of-way related to the Veteran’s Expressway, including an 8' concrete masonry wall running along the eastern side of Patterson. This limits the actual right-of-way in this location from the eastern boundary of the property, extending 48.4' to the wall and 45.7' to the FDOT limited access right-of-way line.

### **Existing Conditions**

The segment of Patterson Road north of W. Sitka St. is classified as a local urban road and serves a single-family residence, the subject site and four (4) other commercial sites before dead ending at Waters Avenue. Three parcels to the north, all in common ownership, are zoned Commercial General and Commercial Intensive. Current use of these property includes a single-family residence, commercial business and auto repair shop. Primary access of the repair shop is through an entrance located on Waters Avenue.



An aerial photograph including uses and notes of existing conditions has been included for your reference (Exhibit 1). Also included for your reference is an existing cross section of Patterson Road (Exhibit 2). Current conditions of the roadway reflect 21.2' of grass extending east from the private property line to the edge of the existing pavement. The width of the existing roadway is 16.8', followed by 10.4' of grass to the existing FDOT 8' cmu wall, for a total right-of-way of 48.4'.

### **Proposed Improvements to the Existing Roadway**

Proposed improvements reflected in the attached cross section reflect the 48.4' existing right-of-way width (Exhibit 3) and include:

- 5.0' sidewalk with 2' clearance to on both sides per the TTM TS-3 note 3
- 4.5' of sod from the sidewalk to the back of Miami Curb
- 2' gutter/curb on the west side of Patterson
- 22' two-lane paved roadway
- 2' Miami curb on the east side of Patterson
- 5.8' grass (adjacent to FDOT 8'cmu wall)

### **Transportation Analysis**

A site access transportation analysis was completed for this project in May 21, 2018, with an update completed June 14, 2019 to account for the impacts associated with the most intensive alternative development scenario for the property. The property will solely access Patterson Road.

The following are findings of the traffic analysis:

- The project site is anticipated to generate 1,838 weekday daily trips, with 133 vehicles per hour during the AM peak hour and 137 vehicles per hour during the PM peak hour.
- The study intersections and project site driveway connection are anticipated to operate acceptably for post-development traffic conditions.
- The adjacent roadway segments are anticipated to operate acceptably for post-development traffic conditions.
- New site access turn lanes were found to not be warranted pursuant to the Hillsborough County Land Development Code.

### Design Exception

The aforementioned proposed improvements satisfy most design requirements for a TS-3 type roadway for a Non Residential Road.

Based on the location of the FDOT limited access right-of-way line and limited distance from the proposed edge of pavement to the existing 8' cmu wall adjacent to the southbound Veteran's Expressway on-ramp, the ability to meet the design requirements for the eastern portion of proposed Patterson Road improvements is restricted. **Therefore, we hereby request a Design Exception to allow a 22' wide Non Residential Road and relief from the 5' sidewalk required along the eastern side of the right- of-way as required by Standard Detail TS-3 for Local Urban Roads (2 Lane Undivided) Typical Section in the Hillsborough County Transportation Technical Manual.**

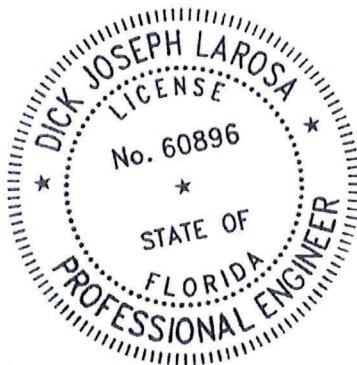
It is my professional opinion that the proposed design as described above improves Patterson Road right-of-way and can sufficiently accommodate the vehicular and pedestrian traffic generated by the project and limited commercial uses that will share the right-of-way.

Sincerely,



7-23-19

Dick J. LaRosa, Jr., P.E. No. 60896  
Civil Engineer



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

Disapproved

Approved

Michael J. Williams, P.E.

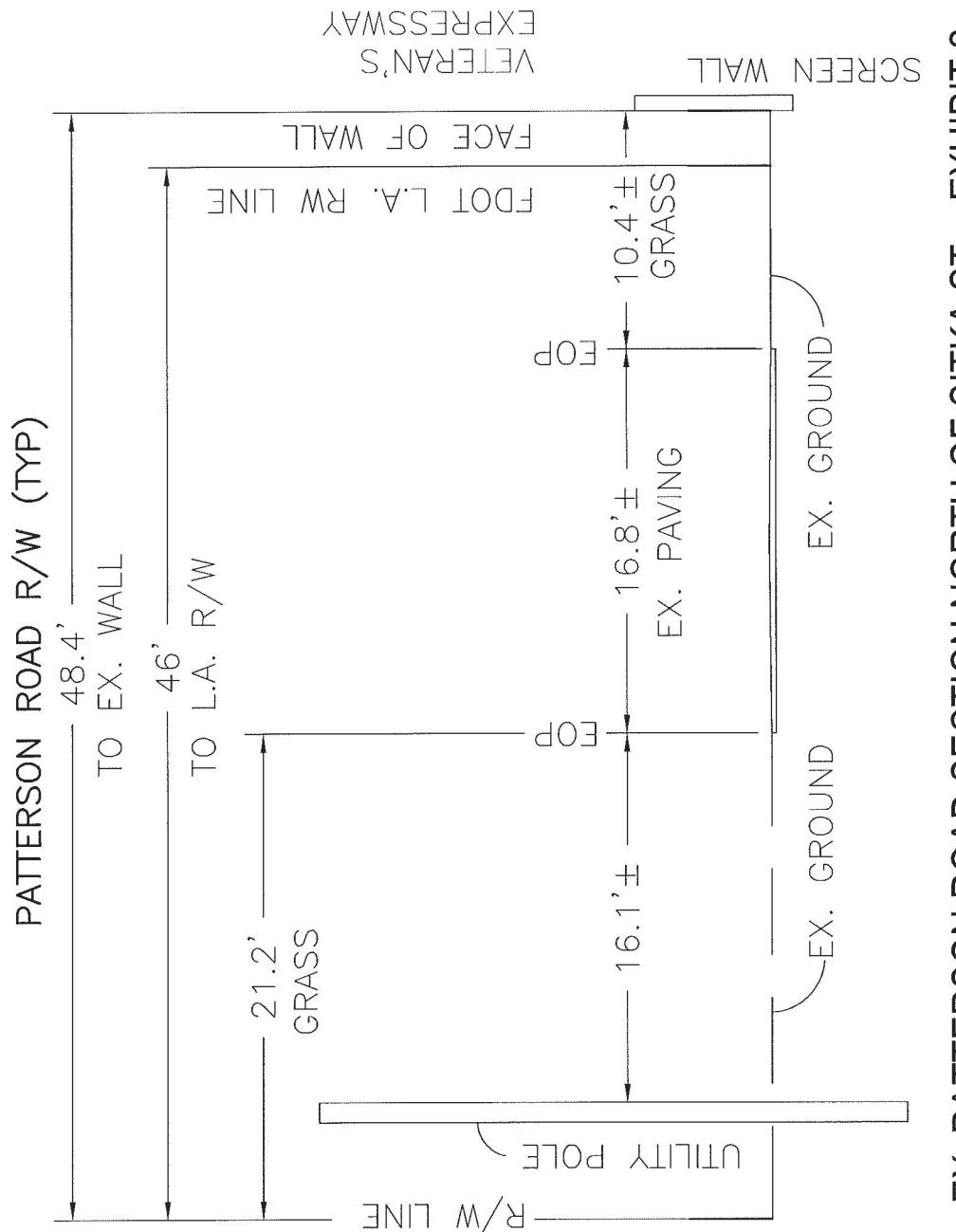
Hillsborough County Engineer

07/24/19

The County Engineer has reviewed zoning modification application # 26-0156 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

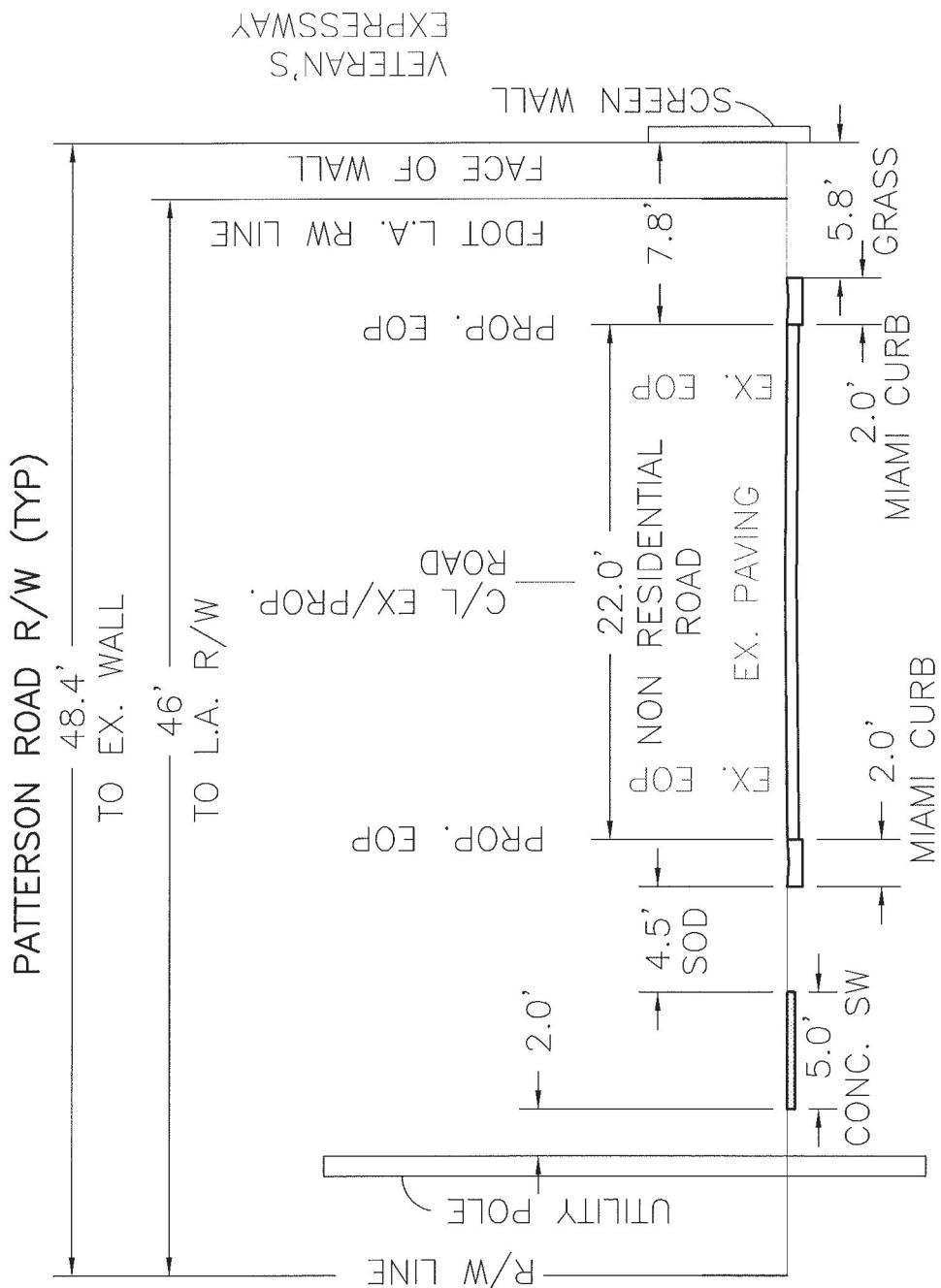




**EX. PATTERSON ROAD SECTION NORTH OF SITKA ST. - EXHIBIT 2**

SCALE: 1" = 5'  
@ 11" x 17"

(FACING NORTH)



**PROP. PATTERSON ROAD SECTION NORTH OF SITKA ST. - EXHIBIT 3**

SCALE: 1"=5' @  
11"X17"

(FACING NORTH)

## COMMISSION

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Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

#### REZONING

**HEARING DATE:** 1/13/2026

**PETITION NO.:** 26-0156

**EPC REVIEWER:** Melissa Yañez

**CONTACT INFORMATION:** (813) 627-2600 x 1360

**EMAIL:** [yanezm@epchc.org](mailto:yanezm@epchc.org)

**COMMENT DATE:** 12/12/2025

**PROPERTY ADDRESS:** 8102 Patterson Rd, Tampa, FL

**FOLIO #:** 027370-0000

**STR:** 28-18S-30E

**REQUESTED ZONING:** Minor Mod to PD

#### FINDINGS

**WETLANDS PRESENT**

NO

**SITE INSPECTION DATE**

NA

**WETLAND LINE VALIDITY**

NA

**WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)**

Desktop Review- Aerials, soils and EPC file search

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

#### INFORMATIONAL COMMENTS:

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

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

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".

Once approved, the formal wetland delineation would be binding for five years.

My/cb

ec: [david@diahouse.com](mailto:david@diahouse.com) / [elizabethrodriguez@email.com](mailto:elizabethrodriguez@email.com)

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**Roger P. Stewart Center**

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## 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:** 11/12/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 11/26/2025

**PROPERTY OWNER:** Patterson Place, LLC    **PID:** 26-0156

**APPLICANT:** David Nguyen, Managing Member

**LOCATION:** 8102 Patterson Rd. Tampa, FL 33634

**FOLIO NO.:** 27370.0000

### AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

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**PETITION NO.:** PRS 26-0156

**REVIEWED BY:** Clay Walker, E.I. **DATE:** 12/1/2025

**FOLIO NO.:** 27370.0000

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**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                    Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 24 inch wastewater forcemain exists  (approximately 575 feet from the project site),  (adjacent to the site) and is located north of the subject property within the north Right-of-Way of West Waters Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include                    and will need to be completed by the            prior to issuance of any building permits that will create additional demand on the system.

**COMMENTS:** The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

## AGENCY REVIEW COMMENT SHEET

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TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 25 Nov. 2025

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

APPLICANT: Elizabeth Rodriguez

PETITION NO: PRS 26-0156

LOCATION: 8102 Patterson Rd., Tampa, FL 33634

FOLIO NO: 27370.0000

SEC: 30 TWN: 28 RNG: 18

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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: \_\_\_\_\_.