

Rezoning Application: PD 24-0183**Zoning Hearing Master Date:** April 15, 2024**BOCC Land Use Meeting Date:** June 11, 2024**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Green Label Ventures, LLC**FLU Category:** CMU-12**Service Area:** Urban**Site Acreage:** 2.47**Community
Plan Area:** East Lake/Orient Park**Overlay:** None**Introduction Summary:**

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

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

*number represents a pre-development approximation

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

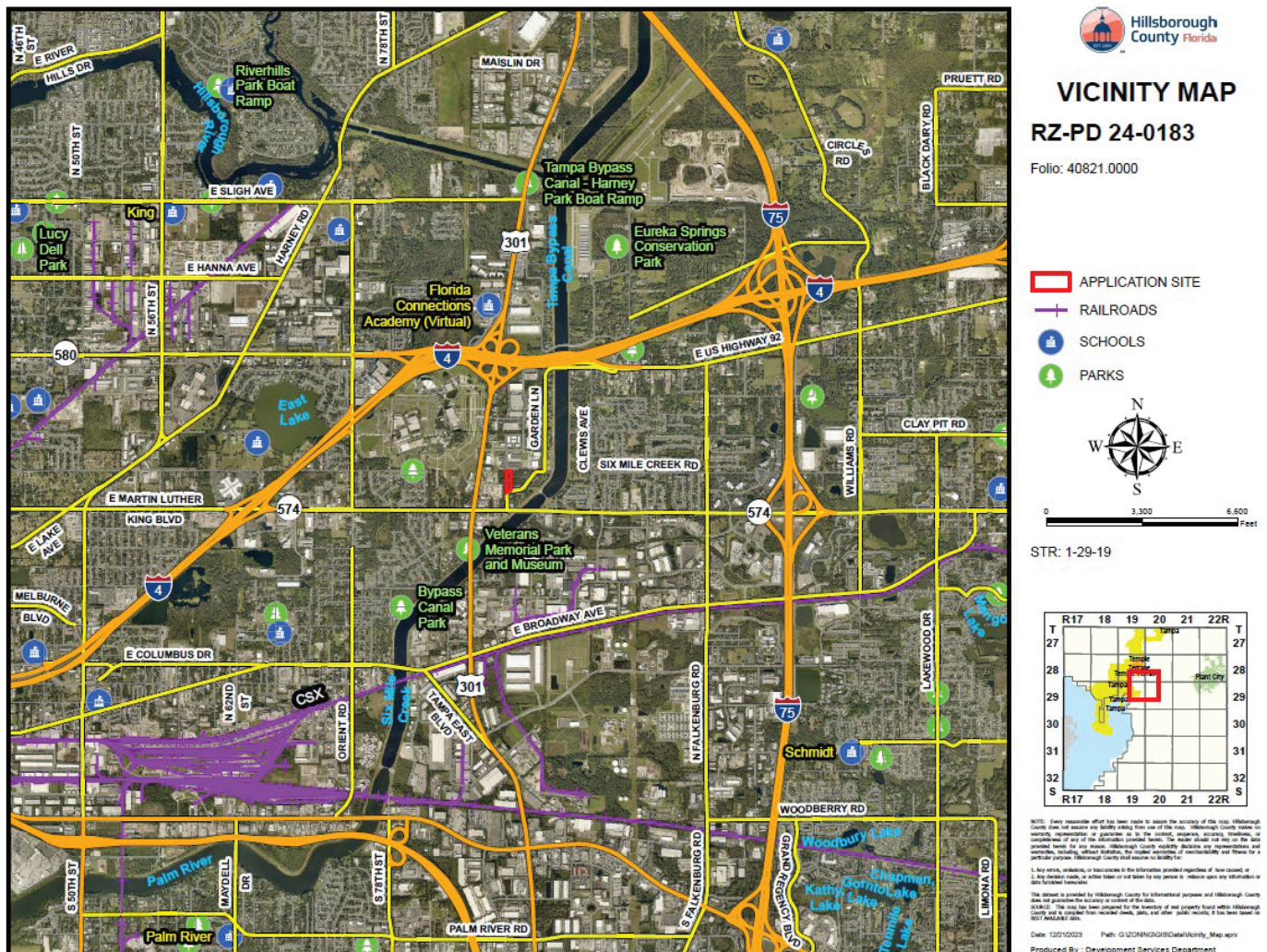
Additional Information:

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

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

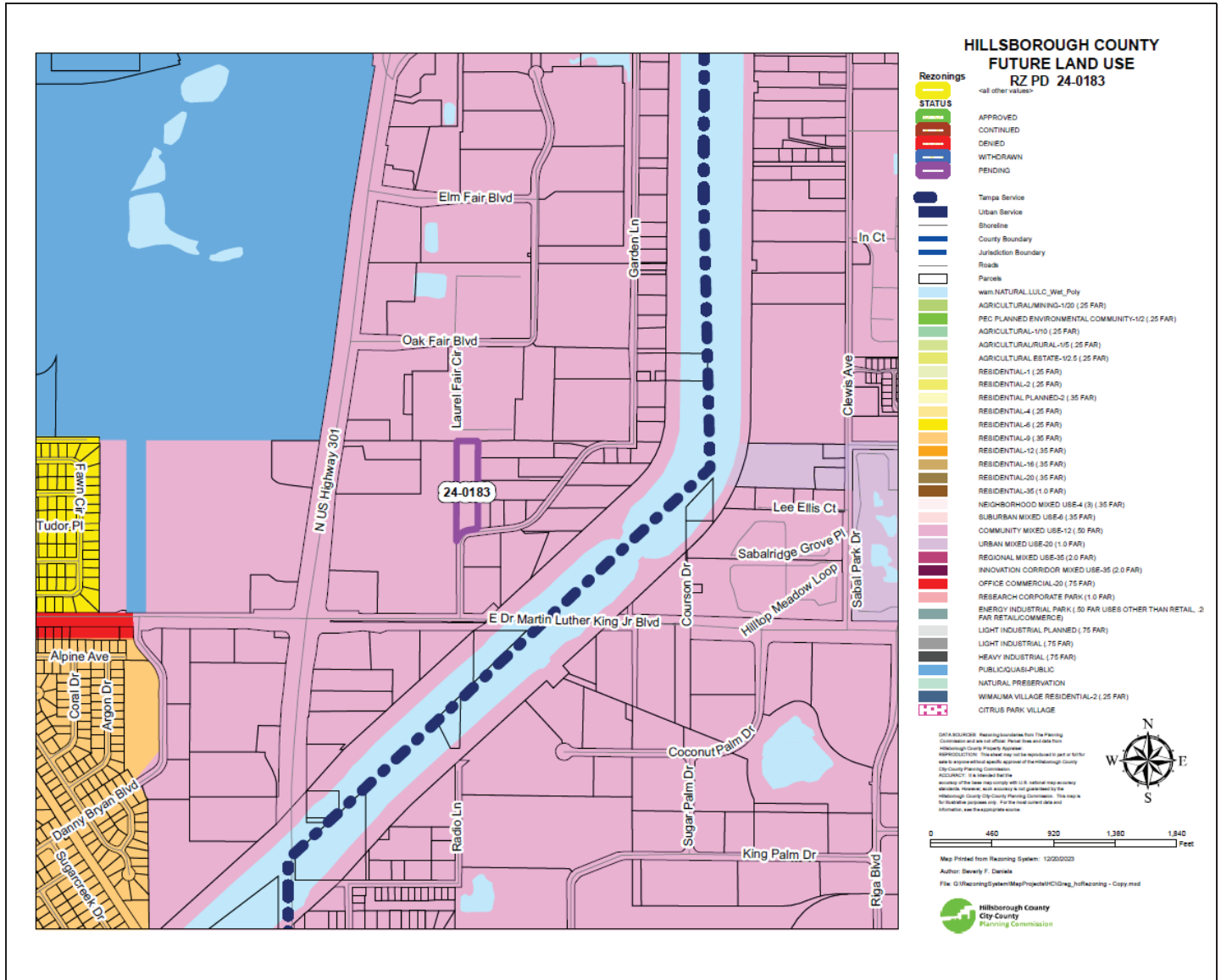


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use – 12 (CMU-12)
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the located of incompatible uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

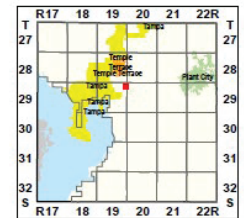
RZ-PD 24-0183

Folio: 40821.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS



STR: 1-29-19



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no representation or warranty of any kind, expressed or implied, regarding the accuracy, completeness, or timeliness of the information provided herein. The reader should rely on the data provided herein for any map. Hillsborough County expressly disclaims any representation and warranties, including without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County does not warrant its liability for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or

2. Any decision made, in whole or in part, by any person to, rely on any information or data furnished hereunder.

This document is provided to Hillsborough County for informational purposes and Hillsborough County does not provide the accuracy or content of the data.

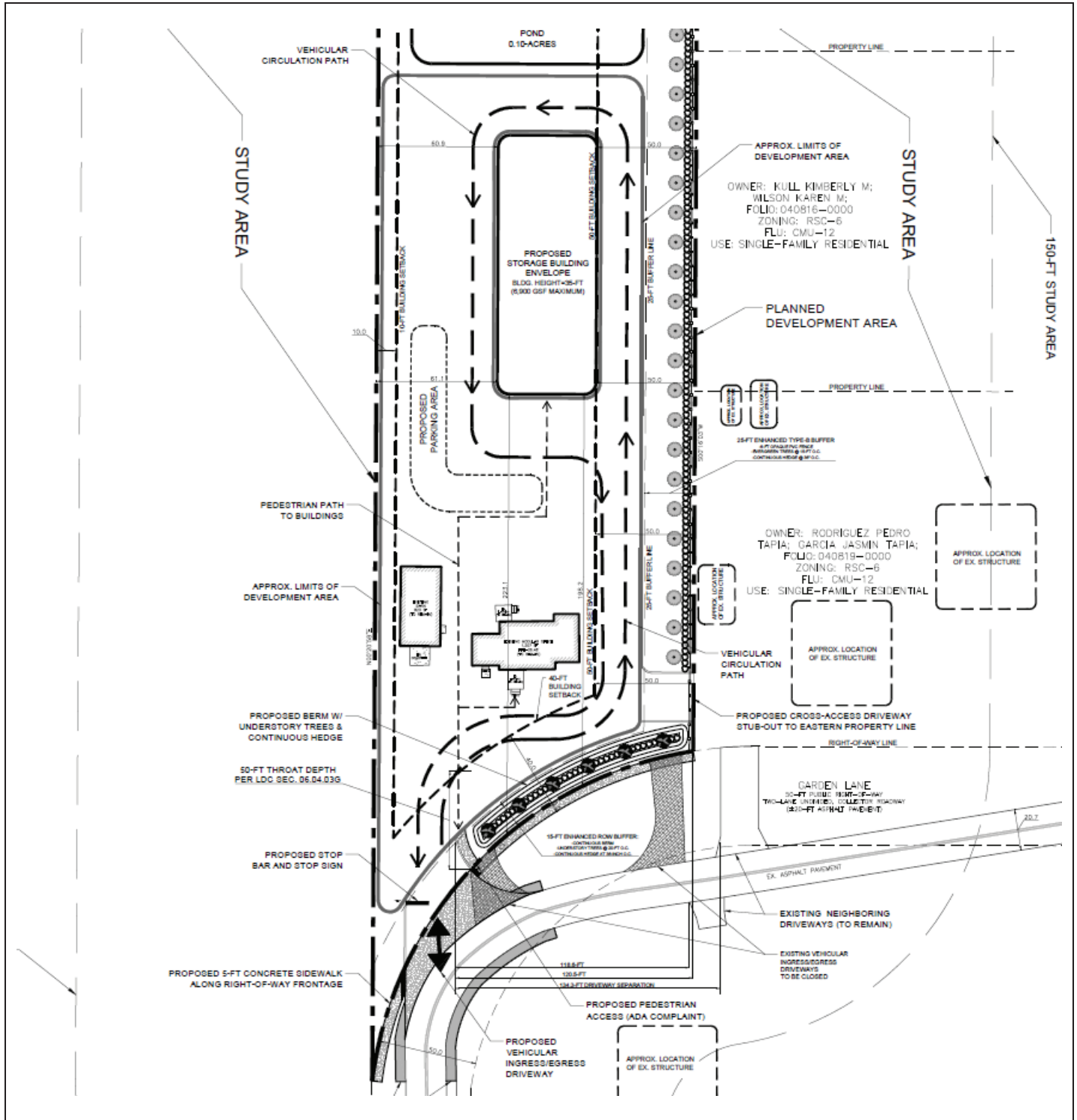
BOCC LUM: This map has been adopted for the hearing of and property located within Hillsborough County and is included from recorded deeds, plats, and other public records. It has been based on most available data.

Date: 12/21/2023 File: Q:\ZONING\GIS\Zoning_Map.aprx

Produced By: Development Services Department

Adjacent Zonings and Uses

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

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

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

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

Project Trip Generation

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

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:


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

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

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

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

15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdiction determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of site development plan approval.
17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions.

Zoning Administrator Sign Off:

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

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

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

APPLICATION NUMBER: PD 24-0183

ZHM HEARING DATE: April 15, 2024

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

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

SITE DATA TABLE

1. POLICE INQUIRY 0000
2. TOTAL ADDRESS 247 ACRES
 - UPLAND AREA 233 ACRES
 - WETLAND AREA 14 ACRES
3. PROPOSED STORMWATER MANAGEMENT AREA 3.15 ACRES
4. PROPOSED ZONING: RPO (RE PC024-95)
5. FUTURE LAND USE: CMU-12
6. EXISTING USE: COMMERCIAL OFFICE
7. PROPOSED USE: CONTRACTORS OFFICE
8. PLOD ZONING & PERM PANEL NO: 1260750000, EFFECTIVE OCTOBER 1, 2011

SITE NOTES

- [illegible]

LEGAL DESCRIPTION

LOT 28, BUFFALO AVENUE PHASE SUBDIVISION, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 150, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



VICINITY MAP

OWNER / APPLICANT:
GREEN LABEL VENTURES, LLC
4002 GARDEN LANE
TAMPA, FL 33610
CONTACT: MAX AYERS
813.288.8888

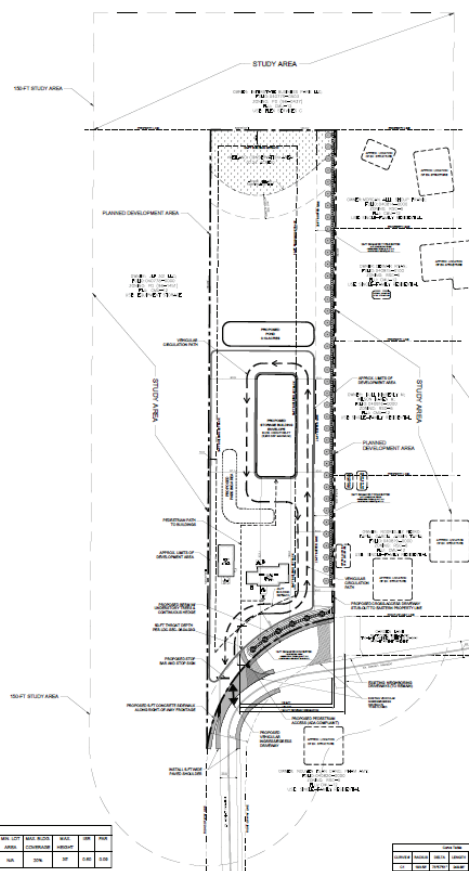
PREPARED BY:











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

DATE: APRIL 2, 2024

PROJECT # GREEN SOLUTIONS - HILLSBOROUGH COUNTY PLANNED DEVELOPMENT (C5015 - J0016)



LEGEND	
	INGRESS/EGRESS LOCATION
	VEHICULAR CIRCULATION
	PLANNED DEVELOPMENT BOUNDARY
	ADJACENT PARCEL BOUNDARY LINE
	WETLAND CONSERVATION AREA
	PROPOSED EVERGREEN TREE
	PROPOSED UNDERSTORY TREE
	PROPOSED CONTINUOUS HEDGE

[illegible]

Customer Details					
Customer ID	Customer Name	Address	City	State	Zip
101	John Doe	123 Main St	New York	NY	10001

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 4/04/2024
AGENCY/DEPT: Transportation
PETITION NO: PD 24-0183

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

CONDITIONS OF ZONING APPROVAL

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

OTHER CONDITIONS:

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

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved BPO Zoning:

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

Proposed PD:

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

Trip Generation Difference:

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

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

SITE ACCESS

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

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

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

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

REQUESTED DESIGN EXCEPTION– GARDEN LANE SUBSTANDARD ROADWAY

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

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

REQUESTED ADMINISTRATIVE VARIANCE – DRIVEWAY SPACING

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

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

LEVEL OF SERVICE (LOS)

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

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

Danny,

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

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

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

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

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

Mike

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

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

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

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

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

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

Hello Mike,

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

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

Best Regards,

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

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

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

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

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



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

April 2, 2024

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

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

Dear Mr. Williams,

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

Reason for Design Exception

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

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

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

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

Existing Right-of-Way Conditions: Garden Lane

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

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

Proposed Improvements: Garden Lane

The following improvements are proposed:

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

Justification for Approval

Hillsborough County TTM TS-7 requires the following:

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

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

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

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

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

Conclusion

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

Sincerely,

CIVIL ON DEMAND



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

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

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

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

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

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

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

EXHIBIT B
TRAFFIC IMPACT ANALYSIS

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

PROJECT NARRATIVE:

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

TRIP GENERATION ASSESSMENT:

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

TABLE 1: TRIP GENERATION REPORT

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

CONCLUSION:

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

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

EXHIBIT C

TTM TS-7



FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

EXHIBIT D

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP

HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

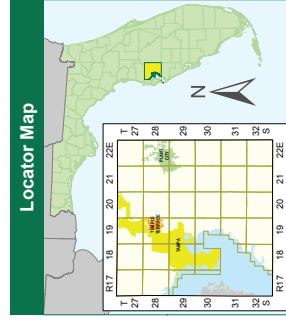
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

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

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



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

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is not intended to be used for any other purpose. The map is not a survey and should not be used for any purpose other than verification of the information contained on this map.

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

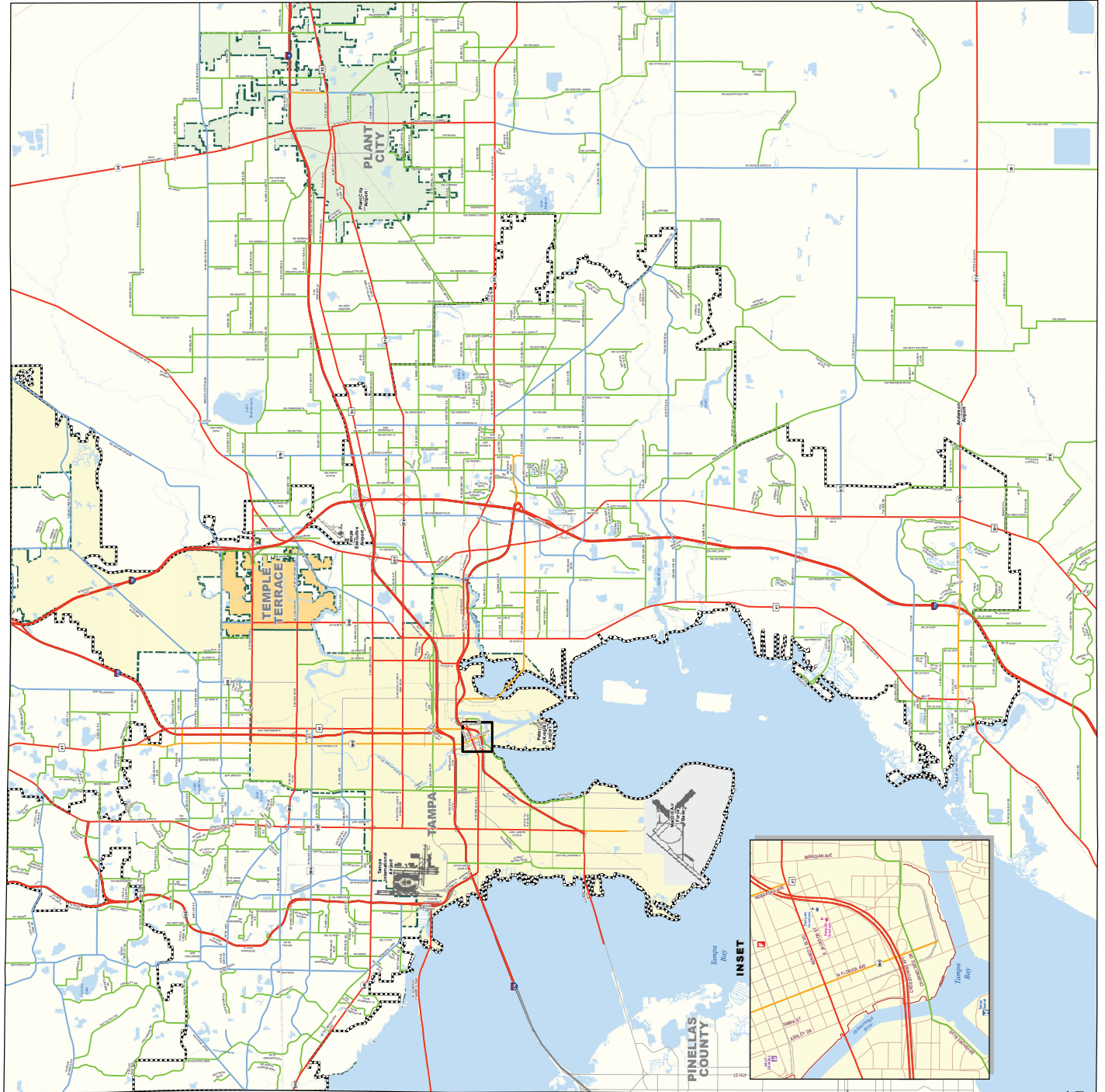
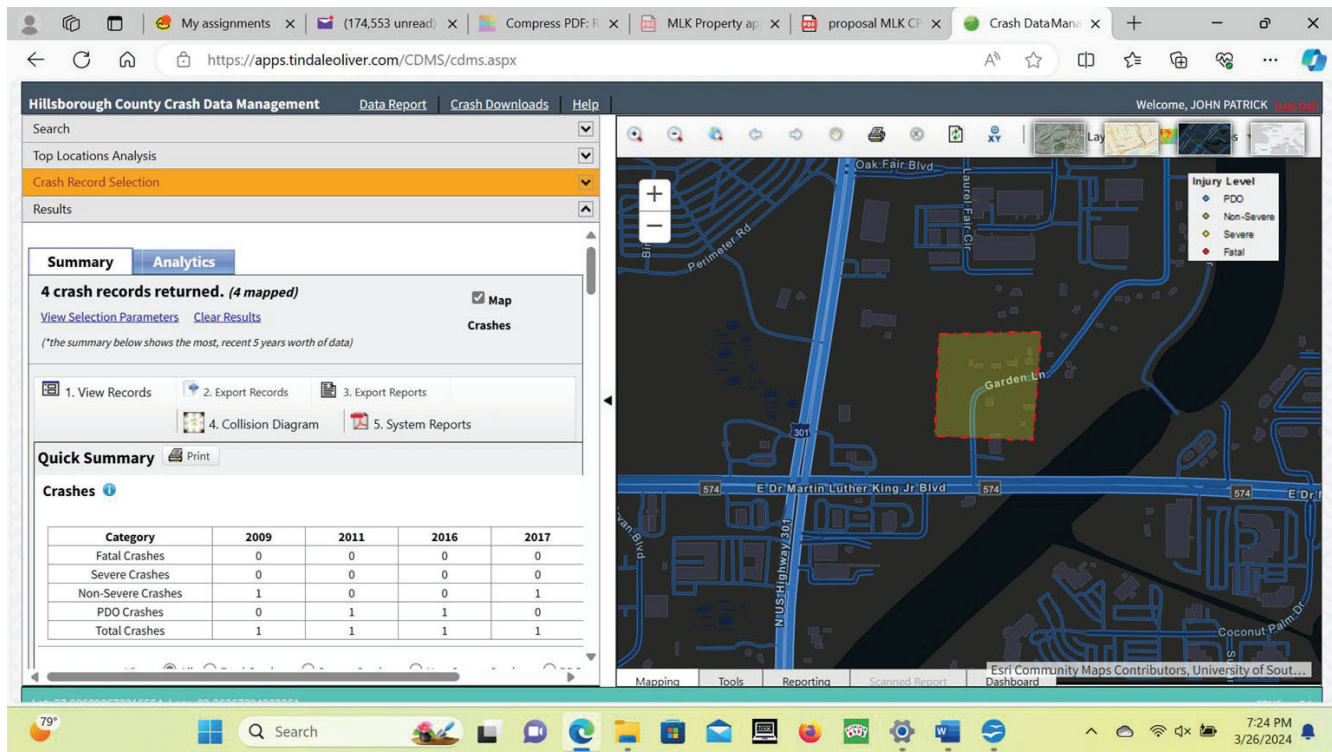


EXHIBIT E
CRASH DATA – GARDEN LANE



CRASH SYSTEM SOFTWARE POLYGON

FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

(Electronic Version)

Received April 2, 2024
HIGHWAY SAFETY & MOTOR VEHICLES, Development Services
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 22/Sep/2017 07:20 PM	Time of Crash 22/Sep/2017 07:20 PM	Date of Report 22/Sep/2017 07:40 PM	Invest. Agency Report Number 17-680620	HSMV Crash Report Number 86921232
---------------------------------------	---------------------------------------	--	---	--------------------------------------

CRASH IDENTIFIERS

County Code 03	City Code 0	County of Crash HILLSBOROUGH	Place or City of Crash UNINCORPORATED H.C.	Within City Limits No	Time Reported 22/Sep/2017 07:25 PM	Time Dispatched 22/Sep/2017 07:25 PM
Time on Scene 22/Sep/2017 07:30 PM	Time Cleared Scene 22/Sep/2017 08:14 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway GARDEN LN			At Street Address#		At Latitude and Longitude	
At Feet 500	Or Miles	Direction North	From Intersection With Street, Road, Highway SR 574			Or From Milepost #
Road System Identifier 4 County		Type Of Shoulder 2 Unpaved		Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken) ☐

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative	
First Harmful Event Type	First Harmful Event 9	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number BFY5	State FL	Reg. Expires 02/Nov/2017	Permanent Reg. No	VIN 1FTYR14CXWPA17696			
Year 1998	Make FORD	Model RANGER	Style PK	Color RED	Extent of Damage Minor	Est. Damage 100	Towed Due To Damage No	Vehicle Removed By	Rotation	
Insurance Company USAA				Insurance Policy Number 031145858G71012						
Name of Vehicle Owner (Check Box If Business) THOMAS MELVIN ALLEN S				Current Address (Number and Street) 10006 E WILDER AVE				City and State TAMPA FL		Zip Code 33610-0000
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction North	On Street, Road, Highway GARDEN LN					At Est. Speed 15	Posted Speed 30	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)		18. Undercarriage 19. Overtum 20. Windshield 21. Trailer		18. Undercarriage 19. Overtum 20. Windshield 21. Trailer	
Haz. Mat. Release		Haz Mat. Placard	Number	Class						
Motor Carrier Name				US DOT Number						
Motor Carrier Address				City and State				Zip Code	Phone Number	
Comm/Non-Commercial	Vehicle Body Type 3 Pickup	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 1 Straight		Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 38 Mailbox		
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 42 Ran Off Roadway, Right		Second (2) Sequence of Events 38 Mailbox		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name THOMAS MELVIN ALLEN S	Date of Birth 02/Nov/1946	Sex 1 Male	Phone Number 813-943-4134	Re-Exam No
Address 10006 E WILDER AVE		City TAMPA	State FL	Zip Code 33610			
Driver License Number A450833464020		State FL	Expires 02/Nov/2017	DL Type 5 E/Operator	Req. End.	Injury Severity 2 Possible	Ejection 1 Not Ejected

Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 1 Not Applicable	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other		
Drivers Actions at Time of Crash (first) 26 Ran off Roadway			Drivers Actions at Time of Crash (second)		Driver Distracted By 4 Other Inside the Vehicle (explain in narrative)	Vision Obstruction 1 Vision Not Obscured		
Drivers Actions at Time of Crash (third)			Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 77 Other, Explain in Narrative			
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 2 EMS		EMS Agency Name or ID HCFR		EMS Run Number 79807		Medical Facility Transported To BRANDON HOSPITAL		

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle MAILBOX	Est. Amount 100	Business No	Owner's Name AMBERLEE DAWN CLAYTON	Address 4303 GARDEN LN	City & State SEFFNER FL	Zip Code 33584
----------	---------	--	---------------------------	-----------------------	--	----------------------------------	-----------------------------------	--------------------------

NARRATIVE

ID Number 252862	Rank DEP	Name ADAMS, T.	Troop / Post Officer Agency HILLSBOROUGH COUNTY SHERIFF	Phone Number 813-247-8555	Date Created Sep 23, 2017
---------------------	-------------	-------------------	--	------------------------------	------------------------------

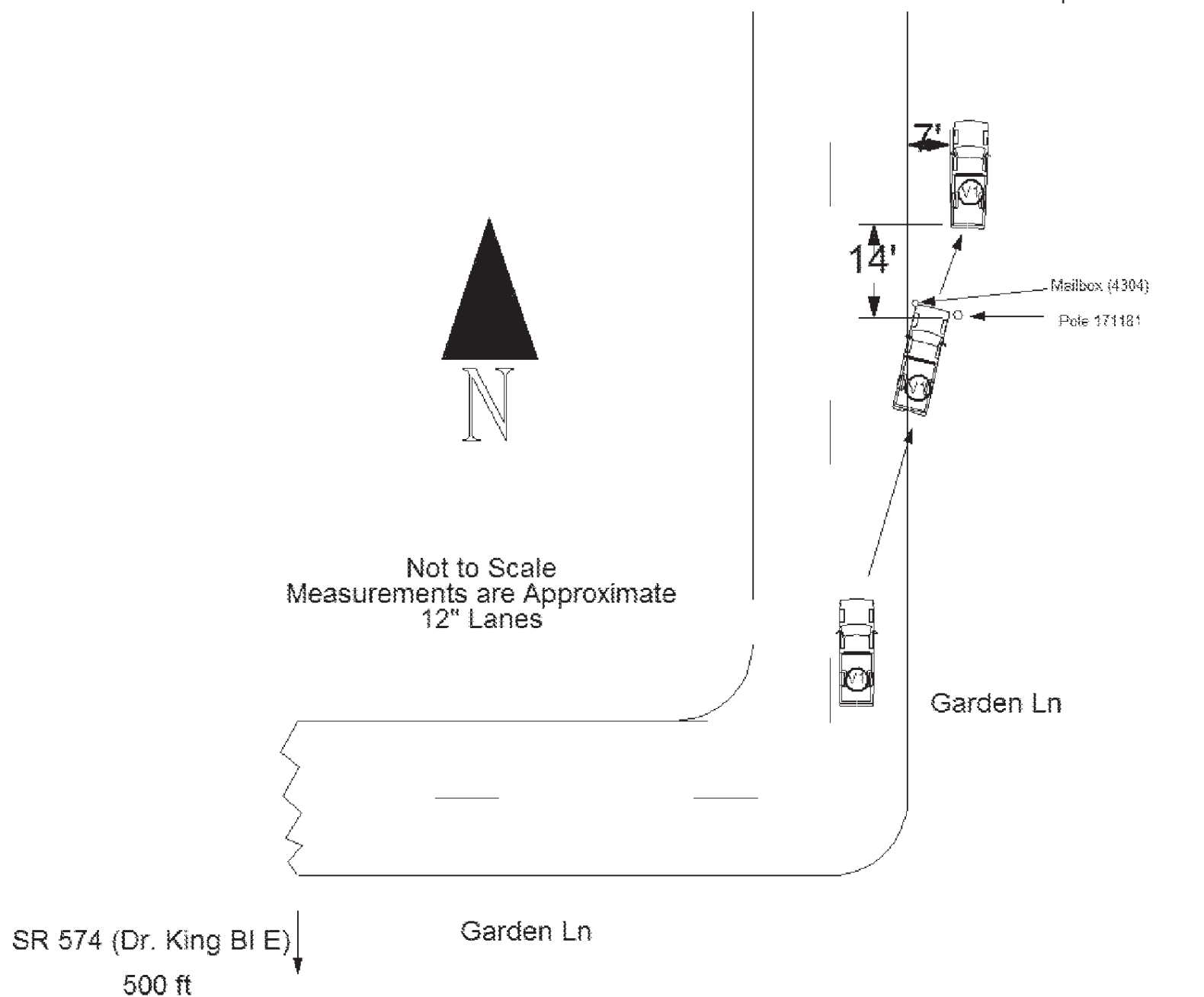
V1/D1 was traveling northbound on Garden Ln and left the roadway to the right. V1 left the roadway and collided with the mailbox at 4303 Garden Ln causing damage to the mailbox. There was minimal damage to V1 and it did not need to be towed. D1 was taken to Brandon Regional Hospital to be medically evaluated. HCFR responded to the scene and conducted the transport (Q9/R4 79807)

D1 advised that he looked down to pickup some tools that had fallen off the dashboard and that caused him to drive off the road. While speaking with D1, I noticed that he had slurred speech however I did not detect an odor of an alcoholic beverage coming from his person or his vehicle. I did not detect any other indicators of impairment. He did advise he was a diabetic and had taken his proper medication.

There were no independent witnesses to the crash and D1 was observed to be outside the vehicle upon my arrival.

REPORTING OFFICER

ID/Badge # 252862	Rank and Name DEP ADAMS, T.	Department HILLSBOROUGH COUNTY SHERIFF'S OFFICE	Type of Department SO
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FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

(Electronic Version)

Received April 2, 2024
HIGHWAY SAFETY & MOTOR VEHICLES, Development Services
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 30/Mar/2016 04:00 AM	Time of Crash 30/Mar/2016 04:00 AM	Date of Report 30/Mar/2016 10:06 AM	Invest. Agency Report Number 16-215885	HSMV Crash Report Number 86205330
---------------------------------------	---------------------------------------	--	---	--------------------------------------

CRASH IDENTIFIERS

County Code 03	City Code 0	County of Crash HILLSBOROUGH	Place or City of Crash UNINCORPORATED H.C.	Within City Limits No	Time Reported 30/Mar/2016 10:06 AM	Time Dispatched 30/Mar/2016 10:06 AM
Time on Scene 30/Mar/2016 10:06 AM	Time Cleared Scene 30/Mar/2016 10:49 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway GARDEN LN			At Street Address# 1		At Latitude and Longitude	
At Feet 300	Or Miles	Direction North	From Intersection With Street, Road, Highway DR KING BL E			Or From Milepost #
Road System Identifier 4 County		Type Of Shoulder 2 Unpaved		Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken) ☐

Light Condition 5 Dark-Not Lighted	Weather Condition 3 Rain	Roadway Surface Condition 2 Wet	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative	
First Harmful Event Type	First Harmful Event 34	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 1 Non-Junction	
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road	
Contributing Circumstances: Environment 2 Weather Conditions		Contributing Circumstances: Environment 5 Animal(s) in Roadway		Contributing Circumstances: Environment	
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone	

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number DMPC87	State FL	Reg. Expires 05/Jun/2016	Permanent Reg. No	VIN 1NXBU40E79Z097330			
Year 2009	Make TOYT	Model COROLLA	Style 4D	Color BLK	Extent of Damage Disabling	Est. Damage 5000	Towed Due To Damage Yes	Vehicle Removed By PROFESIONAL TOWING	Rotation Owner Request	
Insurance Company GEICO				Insurance Policy Number 4383-67-38-54/09170						
Name of Vehicle Owner (Check Box If Business) MICCA LYNN CREECH				Current Address (Number and Street) 4905 GARDEN LN				City and State TAMPA FL	Zip Code 33610	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles	
Vehicle Traveling:	Direction North	On Street, Road, Highway GARDEN LN					At Est. Speed 15	Posted Speed 30	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR			Trailer Type (trailer one)		Trailer Type (trailer two)		18. Undercarriage 19. Overtum 20. Windshield 21. Trailer		18. Undercarriage 19. Overtum 20. Windshield 21. Trailer	
Haz. Mat. Release		Haz Mat. Placard	Number		Class					
Motor Carrier Name				US DOT Number						
Motor Carrier Address				City and State				Zip Code	Phone Number	
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function			
Vehicle Maneuver Action 15 Negotiating a Curve	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level		Roadway Alignment 2 Curve Right		Most Harmful Event 3 Collision with Fixed Object	Most Harmful Event Detail 34 Traffic Sign Support			
Traffic Control Device For This Vehicle 1 No Controls		First (1) Sequence of Events 3 Collision with Fixed Object 34 Traffic Sign Support		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		

PERSON RECORD

Person# 1	Description 1 Driver	Vehicle # 1	Name MICCA LYNN CREECH	Date of Birth 05/Jun/1987	Sex 2 Female	Phone Number 813-270-3989	Re-Exam No
Address 4905 GARDEN LN		City TAMPA	State FL	Zip Code 33610			
Driver License Number C620552877050		State FL	Expires 05/Jun/2018	DL Type 5 E/Operator	Req. End.	Injury Severity 1 None	Ejection 1 Not Ejected

Restraint System 3 Shoulder and Lap Belt Used	Air Bag Deployed 2 Not Deployed	Helmet Use	Eye Protection 3 Not Applicable	Seating Location Seat 1 Left	Seating Location Row 1 Front	Seating Location Other 1 Not Applicable		
Drivers Actions at Time of Crash (first) 77 Other Contributing Action		Drivers Actions at Time of Crash (second)		Driver Distracted By 1 Not Distracted	Vision Obstruction 1 Vision Not Obscured			
Drivers Actions at Time of Crash (third)		Drivers Actions at Time of Crash (fourth)		Drivers Condition at Time of Crash 1 Apparently Normal				
Suspected Alcohol Use 1 No	Alcohol Tested 1 Test Not Given	Alcohol Test Type	Alcohol Test Result	BAC	Suspected Drug Use 1 No	Drug Tested 1 Test Not Given	Drug Test Type	Drug Test Result
Source of Transport to Medical Facility 1 Not Transported		EMS Agency Name or ID		EMS Run Number		Medical Facility Transported To		

NON VEHICLE PROPERTY DAMAGE

Vehicle#	Person#	Property Damage - Other Than Vehicle RIGHT TURN ARROW	Est. Amount 1000	Business Yes	Owner's Name HILLSBOROUGH COUNTY ROADS	Address 2212 FALKENBURG RD N	City & State TAMPA FL	Zip Code 33619
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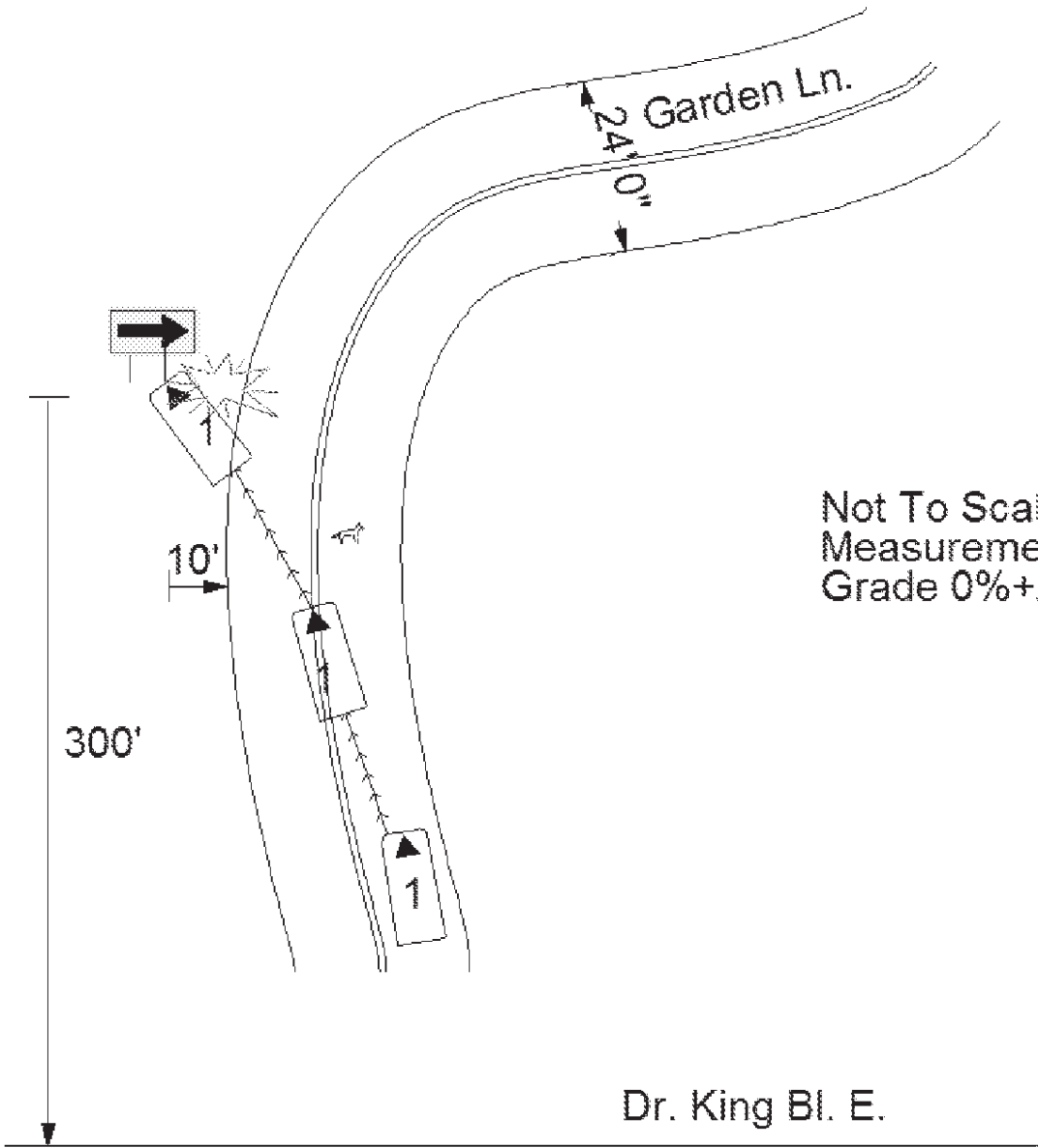
NARRATIVE

ID Number	Rank	Name	Troop / Post	Officer Agency	Phone Number	Date Created
244903	DEP	Elliott, Nicholas J	D2205	HILLSBOROUGH COUNTY SHERIFF	813-247-8555	Mar 30, 2016

V1 was traveling North on Garden Lane, approximately 300 feet North of the intersection of Dr. King Boulevard East. V1 was slowing to negotiate a sharp right turn when a small dog reportedly crossed V1s path. D1 swerved to the West shoulder in an attempt to avoid striking the dog. V1 subsequently lost control on the wet road, crossed onto the West shoulder and the front right side of V1 crashed into a metal support pole on a right turn arrow sign. There were no witnesses to the crash, and no injuries were reported as a result of the crash. D1 contacted AAA, and Professional Towing responded to tow her vehicle. County Maintenance was notified to replace the right turn sign.

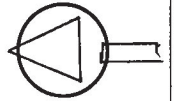
REPORTING OFFICER

ID/Badge # 244903	Rank and Name DEP Elliott, Nicholas J	Department HILLSBOROUGH COUNTY SHERIFF'S OFFICE	Type of Department SO
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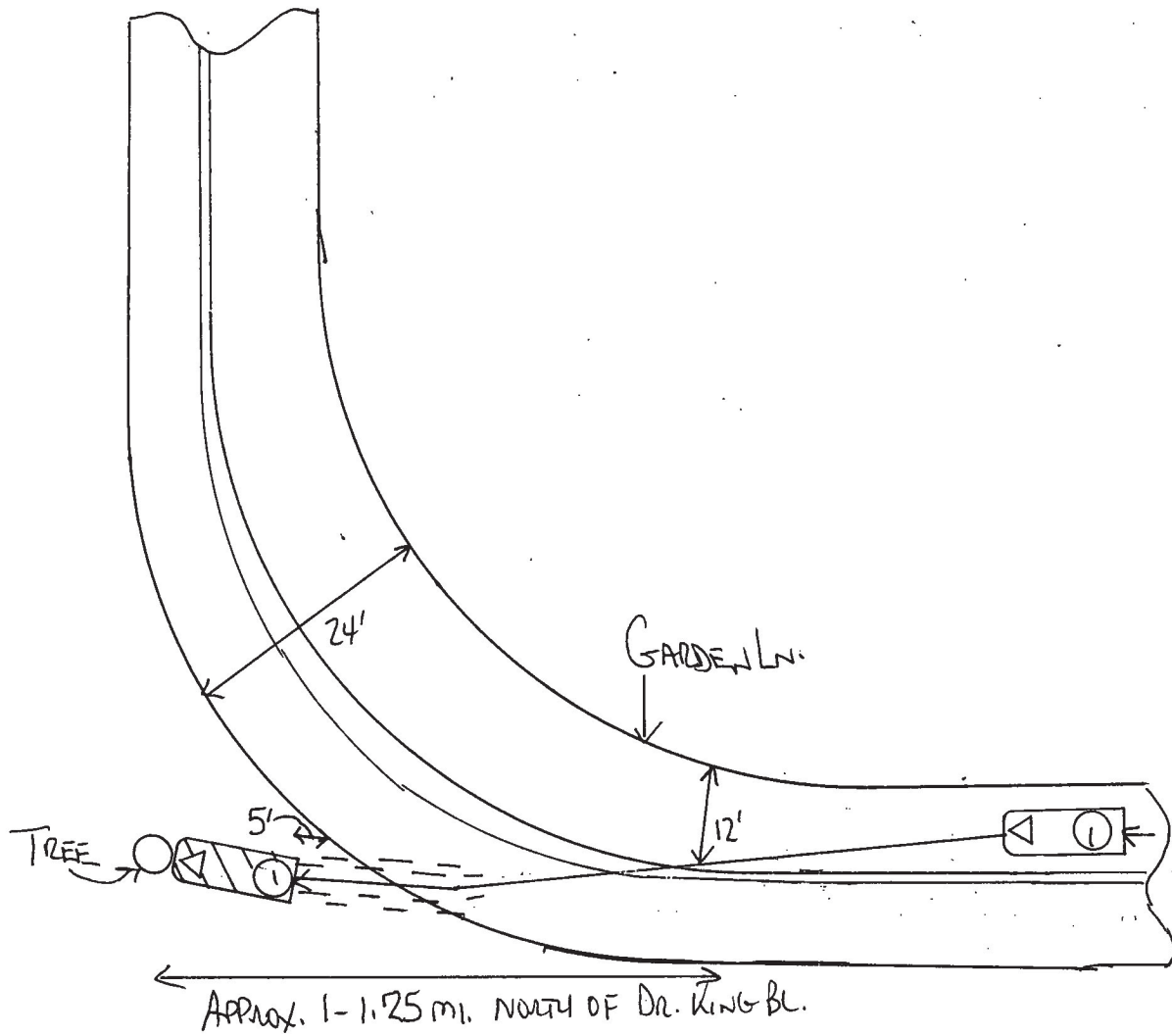


DRIVER ACTION		1. Phantom 2. Hit & Run 3. N/A		YEAR	MAKE	TYPE	USE	VEH. LICENSE NUMBER	STATE	VEHICLE IDENTIFICATION NUMBER	SHOW FIRST POINT OF VEHICLE DAMAGE AND CIRCLE DAMAGED AREA(S)																																																																																										
TRAILER OR TOWED VEHICLE INFORMATION						TRAILER TYPE																																																																																															
VEHICLE TRAVELLING		ON AT		Est MPH	Posted Speed	EST. VEHICLE DAMAGE	1. Disabling 2. Functional 3. No Damage		EST. TRAILER DAMAGE		DAMAGE																																																																																										
MOTOR VEHICLE INSURANCE COMPANY (LIABILITY OR PIP)				POLICY NUMBER		VEHICLE REMOVED BY:		1. Tow Rotation List 2. Tow Owner's Request		3. Driver 4. Other																																																																																											
NAME OF VEHICLE OWNER (Check Box If Same As Driver)				CURRENT ADDRESS (Number and Street)		CITY AND STATE		ZIP CODE																																																																																													
NAME OF OWNER (Trailer or Towed Vehicle)				CURRENT ADDRESS (Number and Street)		CITY AND STATE		ZIP CODE																																																																																													
NAME OF MOTOR CARRIER (Commercial Vehicle Only)				CURRENT ADDRESS (Number and Street)		CITY, STATE AND ZIP CODE		US DOT or ICC MC IDENTIFICATION NUMBERS																																																																																													
NAME OF DRIVER (Take From Driver License) / PEDESTRIAN				CURRENT ADDRESS (Number and Street)		CITY, STATE & ZIP CODE		DATE OF BIRTH																																																																																													
DRIVER LICENSE NUMBER				STATE	DL TYPE	REQ. END.	ALC/DRUG TEST TYPE	RESULTS	ALC/DRUG	PHYS. DEF.	RES.	RACE	SEX	INJ.	S. EQUIP.	EJECT.																																																																																					
HAZARDOUS MATERIALS BEING TRANSPORTED		PLACARDED		IF YES, INDICATE NAME OR 4 DIGIT NUMBER FROM DIAMOND OR BOX ON PLACARD, AND 1 DIGIT NUMBER FROM BOTTOM OF DIAMOND.		WAS HAZARDOUS MATERIAL SPILLED?		RECOMMEND DRIVER RE-EXAM, IF YES EXPLAIN IN NARRATIVE		DRIVER'S PHONE NO.																																																																																											
1 Yes 2 No		1 Yes 2 No				1 Yes 2 No		1 Yes 2 No		()																																																																																											
#	PROPERTY DAMAGED - OTHER THAN VEHICLES	EST. AMOUNT		OWNER'S NAME		ADDRESS		CITY		STATE		ZIP																																																																																									
#	PROPERTY DAMAGED - OTHER THAN VEHICLES	EST. AMOUNT		OWNER'S NAME		ADDRESS		CITY		STATE		ZIP																																																																																									
CONTRIBUTING CAUSES - DRIVER / PEDESTRIAN																	VEHICLE DEFECT																	VEHICLE MOVEMENT																	VEHICLE SPECIAL FUNCTIONS																																																		
01 No Improper Driving / Action 02 Careless Driving (Explain In Narrative) 03 Failed To Yield Right - of - Way 04 Improper Backing 05 Improper Lane Change 06 Improper Turn 07 Alcohol - Under Influence 08 Drugs - Under Influence 09 Alcohol & Drugs - Under Influence 10 Followed Too Closely 11 Disregarded Traffic Signal 12 Exceeded Safe Speed Limit 13 Disregarded Stop Sign 14 Failed To Maintain Equip. / Vehicle 15 Improper Passing 16 Drove Left of Center 17 Exceeded Stated Speed Limit 18 Obstructing Traffic																	01 No Defects 02 Def. Brakes 03 Worn / Smooth Tires 04 Defective / Improper Lights 05 Puncture / Blowout 06 Steering Mech. 07 Windshield Wipers 08 Equipment / Vehicle Defect 77 All Other (Explain In Narrative)																	01 Straight Ahead 02 Slowing / Stopped / Stalled 03 Making Left Turn 04 Backing 05 Making Right Turn 06 Changing Lanes 07 Entering / Leaving / Parking Space 08 Properly Parked 09 Improperly Parked 10 Making U-Turn																	1 None 2 Farm 3 Police Pursuit 4 Recreational 5 Emergency Operation 6 Construction / Maintenance 77 All Other (Explain In Narrative)																																																		
19 Improper Load 20 Disregarded Other Traffic Control 21 Driving Wrong Side / Way 22 Fleeing Police 23 Vehicle Modified 24 Driver Distraction (Explain In Narrative) 77 All Other (Explain In Narrative)																	01 On Road 02 Not On Road 03 Shoulder 04 Median 05 Turn Lane 77 All Other (Explain In Narrative)																	11 Passing 12 Driverless or Runaway Vehicle 77 All Other (Explain In Narrative)																	1 Not Applicable 2 Shipping Papers 3 Vehicle Side 4 Driver 5 Other																																																		
POINT OF COLLISION																	PEDESTRIAN ACTION																	LOCATION TYPE																																																																			
01 On Road 02 Not On Road 03 Shoulder 04 Median 05 Turn Lane 77 All Other (Explain In Narrative)																	01 Crossing Not at Intersection 02 Crossing at Mid-block Crosswalk 03 Crossing at Intersection 04 Walking Along Road With Traffic 05 Walking Along Road Against Traffic 06 Working on Vehicle In Road 07 Working In Road 08 Standing/Playing In Road 09 Standing In Pedestrian Island 77 All Other (Explain In Narrative) 88 Unknown																	1 Primarily Business 2 Primarily Residential 3 Open Country																																																																			
FIRST / SUBSEQUENT HARMFUL EVENT(S)																	ROAD SYSTEM IDENTIFIER																	LIGHTING CONDITION																																																																			
01 Collision With MV in Transport(Rear End) 02 Collision With MV in Transport(Head On) 03 Collision With MV in Transport(Angle) 04 Collision With MV in Transport(Left Turn) 05 Collision With MV in Transport(Right Turn) 06 Collision With MV in Transport(Sideswipe) 07 Collision With MV in Transport(Backed Into) 08 Collision With Parked Car 09 Collision With MV on Roadway 10 Collision With Pedestrian 11 Collision With Bicycle 12 Collision With Bicycle (Bike Lane) 13 Collision With Moped 14 Collision With Train																	15 Collision With Animal 16 MV Hit Sign / Sign Post 17 MV Hit Utility Pole / Light Pole 18 MV Hit Guardrail 19 MV Hit Fence 20 MV Hit Concrete Barrier Wall 21 MV Hit Bridge/Pier/Abutment/Rail 22 MV Hit Tree /Shrubbery 23 Collision With Construction Barricade Sign 24 Collision With Traffic Gate 25 Collision With Crash Attenuators 26 Collision With Fixed Object Above Road 27 MV Hit Other Fixed Object 28 Collision With Moveable Object On Road																	29 MV Ran Into Ditch/Culvert 30 Ran Off Road Into Water 31 Overturned 32 Occupant Fell From Vehicle 33 Tractor/Trailer Jackknifed 34 Fire 35 Explosion 36 Downhill Runaway 37 Cargo Loss or Shift 38 Separation of Units 39 Median Crossover 77 All Other (Explain In Narrative)																	01 Interstate 02 U.S. 03 State 04 County 05 Local 06 Turnpike / Toll 07 Forest Road 08 Private Roadway 77 All Other (Explain In Narrative)																	01 Daylight 02 Dusk 03 Dawn 04 Dark (Street Light) 05 Dark (No Street Light) 88 Unknown																																	
ROAD CONDITIONS AT TIME OF CRASH																	VISION OBSTRUCTED																	TRAFFIC CONTROL																	SITE LOCATION																	TRAFFICWAY CHARACTER																																	
01 No Defects 02 Obstruction With Warning 03 Obstruction Without Warning 04 Road Under Repair / Construction 05 Loose Surface Materials 06 Shoulders - Soft / Low / High 07 Holes / Ruts / Unsafe Paved Edge 08 Standing Water 09 Worn / Polished Road Surface 77 All Other (Explain In Narrative)																	01 Vision Not Obscured 02 Inclement Weather 03 Parked / Stopped Vehicle 04 Trees / Crops / Bushes 05 Load On Vehicle 06 Building / Fixed Object 07 Signs / Billboards 08 Fog 09 Smoke 10 Glare 77 All Other (Explain In Narrative)																	01 No Control 02 Special Speed Zone 03 Speed Control Sign 04 School Zone 05 Traffic Signal 06 Stop Sign 07 Yield Sign 08 Flashing Light 09 Railroad Signal 10 Officer / Guard / Flagperson																	01 Not At Intersection / RR X-ing / Bridge 02 At Intersection 03 Influenced By Intersection 04 Driveway Access 05 Railroad 06 Bridge 07 Entrance Ramp 08 Exit Ramp 09 Parking Lot - Public 10 Parking Lot - Private																	01 Clear 02 Cloudy 03 Rain 04 Fog 77 All Other (Explain In Narrative)																	01 Slag/Gravel/Stone 02 Blacktop 03 Brick/Block 04 Concrete 05 Dirt 77 All Other (Explain In Narrative)																
01 No Defects 02 Obstruction With Warning 03 Obstruction Without Warning 04 Road Under Repair / Construction 05 Loose Surface Materials 06 Shoulders - Soft / Low / High 07 Holes / Ruts / Unsafe Paved Edge 08 Standing Water 09 Worn / Polished Road Surface 77 All Other (Explain In Narrative)																	01 Vision Not Obscured 02 Inclement Weather 03 Parked / Stopped Vehicle 04 Trees / Crops / Bushes 05 Load On Vehicle 06 Building / Fixed Object 07 Signs / Billboards 08 Fog 09 Smoke 10 Glare 77 All Other (Explain In Narrative)																	01 No Control 02 Special Speed Zone 03 Speed Control Sign 04 School Zone 05 Traffic Signal 06 Stop Sign 07 Yield Sign 08 Flashing Light 09 Railroad Signal 10 Officer / Guard / Flagperson																	01 Not At Intersection / RR X-ing / Bridge 02 At Intersection 03 Influenced By Intersection 04 Driveway Access 05 Railroad 06 Bridge 07 Entrance Ramp 08 Exit Ramp 09 Parking Lot - Public 10 Parking Lot - Private																	01 Straight - Level 02 Straight - Upgrade / Downgrade 03 Curve - Level 04 Curve - Upgrade / Downgrade TYPE SHOULDER 01. Paved 02. Unpaved 03. Curb																																	
SECTION #																	NAME OF VIOLATOR																	FL STATUTE NUMBER																	CHARGE																	CITATION NUMBER																																	
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SECTION #																	NAME OF VIOLATOR																	FL STATUTE NUMBER																	CHARGE																	CITATION NUMBER																																	

DIAGRAM



INDICATE NORTH
WITH ARROW



- * GRADE 00
- * NOT TO SCALE
- * MEASUREMENTS APPROX.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

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



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

April 2, 2024

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

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

Dear Mr. Williams,

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

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

Reason for Administrative Variance

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

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

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

The justification for the variance is as follows:

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

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

Compliance with Hillsborough County Land Development Code Section 6.04.07

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

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

Conclusion

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

Sincerely,

CIVIL ON DEMAND



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

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

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

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

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

_____ Disapproved

_____ Approved with Conditions

_____ Approved

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

Attachments:

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

Cc: Richard Perez, AICP Hillsborough County

EXHIBIT A

GENERAL DEVELOPMENT PLAN: PD 24-0183

Transportation Comment Sheet

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

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

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

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

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

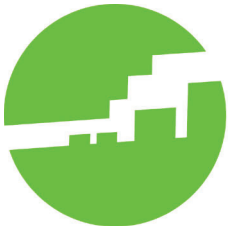
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Garden Ln./Substandard Roadway	Design Exception Requested	Approvable
Garden Ln./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

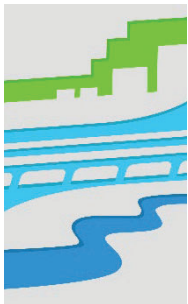
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**Hillsborough County
City-County
Planning Commission**

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



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Context

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

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.2: Minimum Density

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

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park Community Plan

Goals

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

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

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

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

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

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

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

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

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

Staff Analysis of Goals, Objectives and Policies:

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

The subject site is within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is proposing compatible growth within the Urban Service Area, and the request is consistent with Comprehensive Plan Policy 1.4.

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

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

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

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

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

Recommendation

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

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 24-0183

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

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

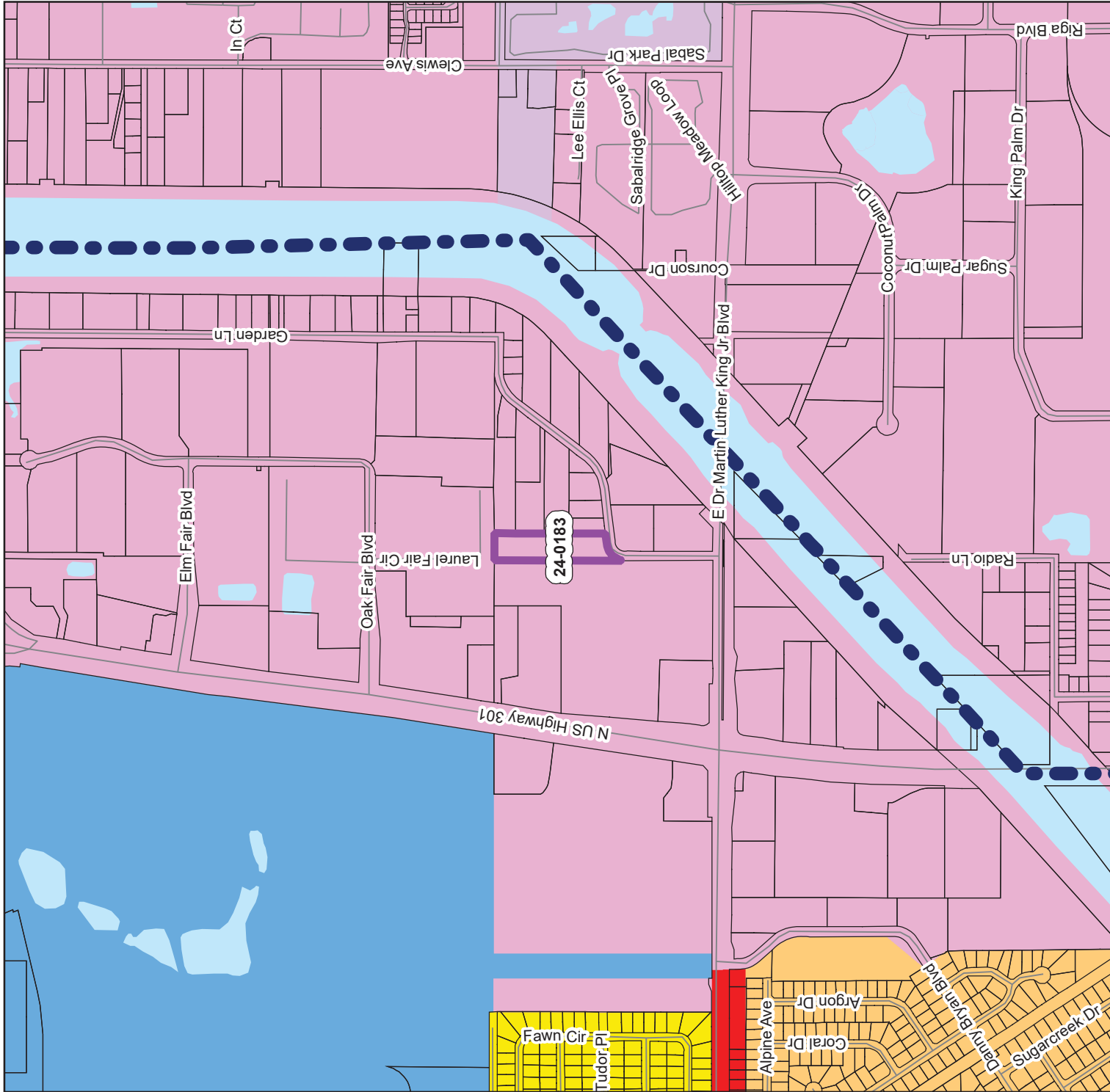
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The map is for informational purposes only and is not intended to be used as a legal document. It is intended that the map be used in conjunction with the official zoning map. ACCURACY: It is intended that the map be used in conjunction with the official zoning map. Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. It is the most current data and information, and the appropriate use of it.



Map Printed from Rezoning System: 12/20/2023

Author: Beverly F. Daniels

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