

Rezoning Application: PD 26-0445
Zoning Hearing Master Date: July 20, 2026
BOCC Land Use Meeting Date: September 22, 2026

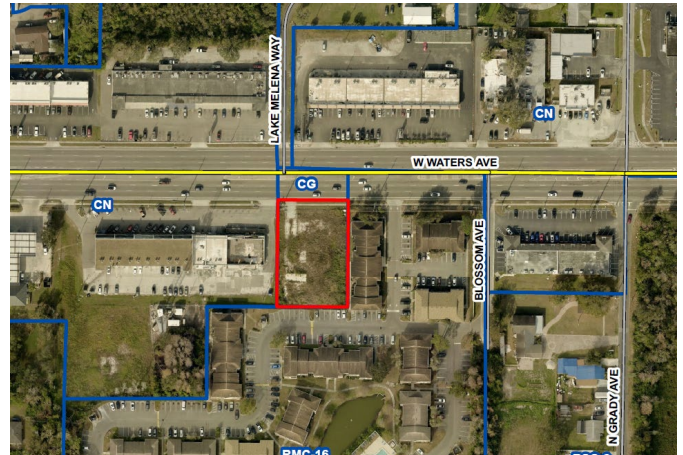


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: RES-12
Service Area: Urban
Site Acreage: 0.55 AC
Community Plan Area: None
Overlay: None



Introduction Summary:

The existing zoning is CG (Commercial General) which permits General Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow 11,979 SF of Professional Services, Health Practitioner's Office, Medical & Dental Laboratory, Medical Offices or Clinics with scheduled or emergency services by physicians; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	CG	PD
Typical General Use(s)	General Commercial, Office and Personal Services	Professional Services, Health Practitioner's Office, Medical & Dental Laboratory, Medical Offices or Clinics with scheduled or emergency services by physicians.
Acreage	0.55 AC	0.55 AC
Density/Intensity	0.25 FAR	0.50 FAR
Mathematical Maximum*	5,989 sf	11,979 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	PD
Lot Size / Lot Width	10,000 sf / 75'	Per site plan

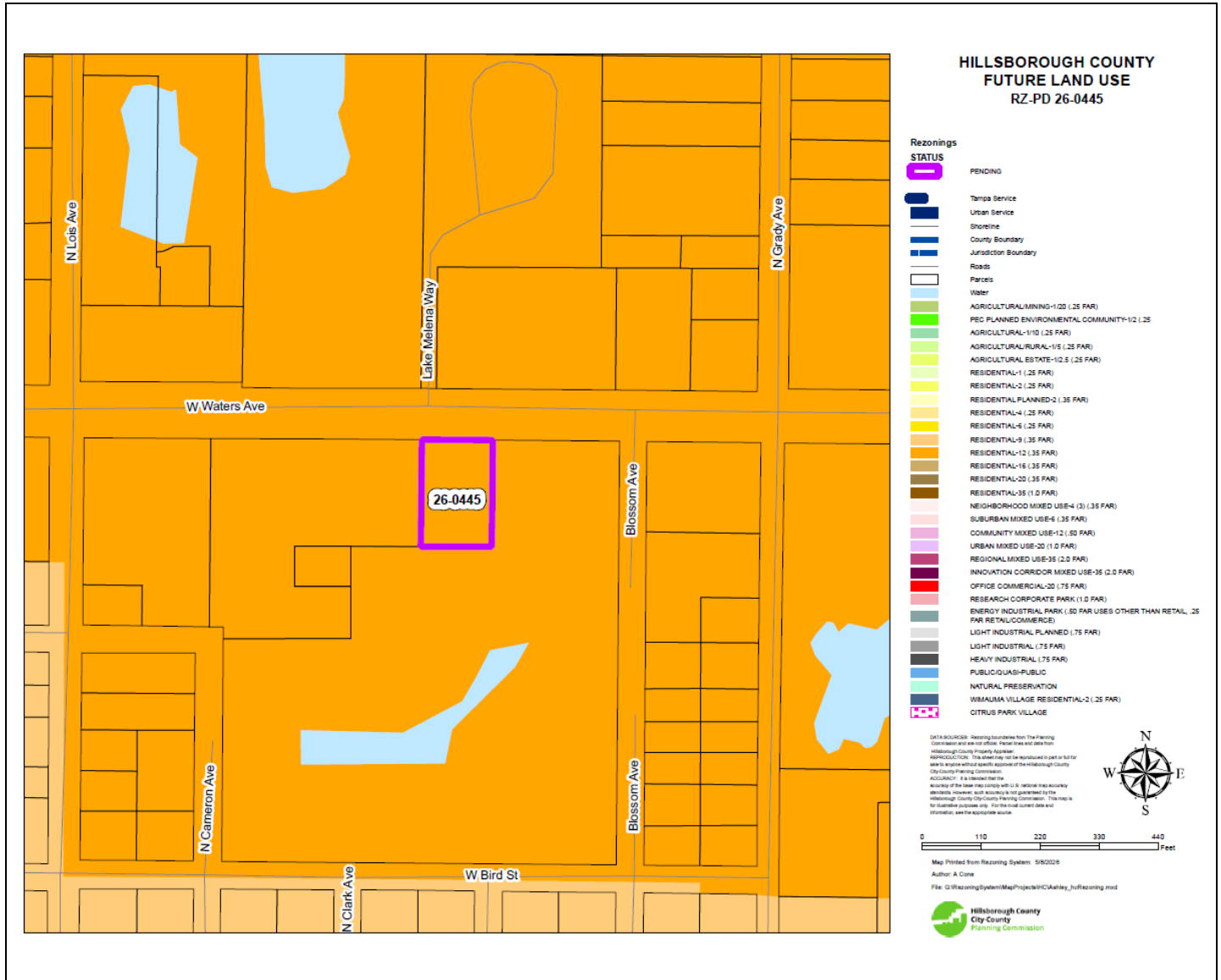
Setbacks/Buffering and Screening	30' Front 20' buffer, type B screening. Additional 56 feet per 2:1 height restrictions = 76 feet wide buffer to multifamily RMC-16 to the east and south. No buffer/screening is required to the west; however, the 2:1 height restriction requires an additional 56-foot setback/buffer due to the proposed building height.	20' Front (north) 10' Rear (south) 10' Side (east) 6' Side (west) 10-foot buffer with modified Type B screening along the eastern and southern PD boundaries. A 6-foot landscape buffer shall be provided along the west PD boundary, as depicted on the certified site plan.
Height	50' - Structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	48' - four stories

Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Not Supported.

2.0 LAND USE MAP SET AND SUMMARY DATA

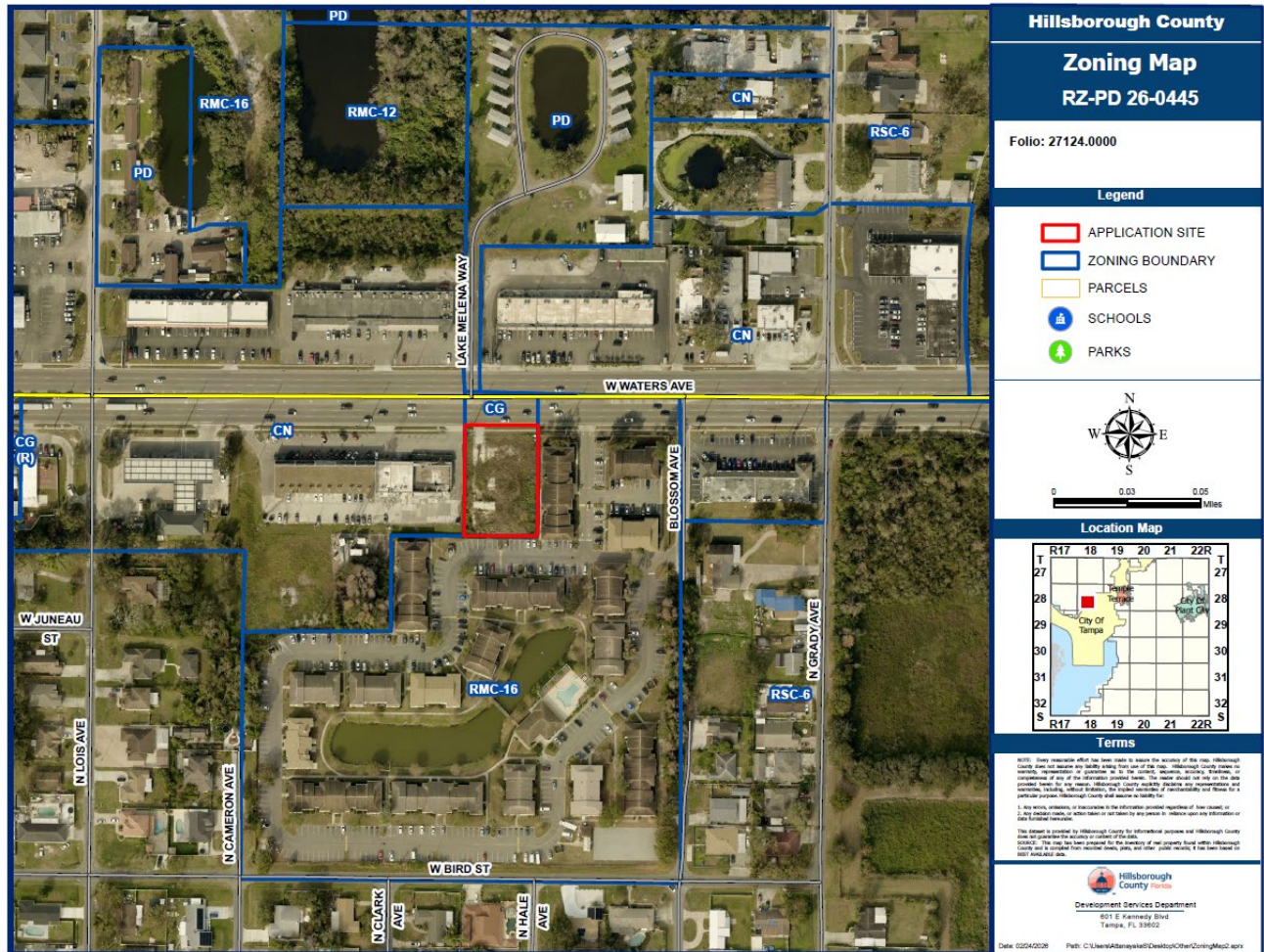
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 12, RES-12
Maximum Density/F.A.R.:	12 du/ga / FAR: 0.35 – 0.50
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

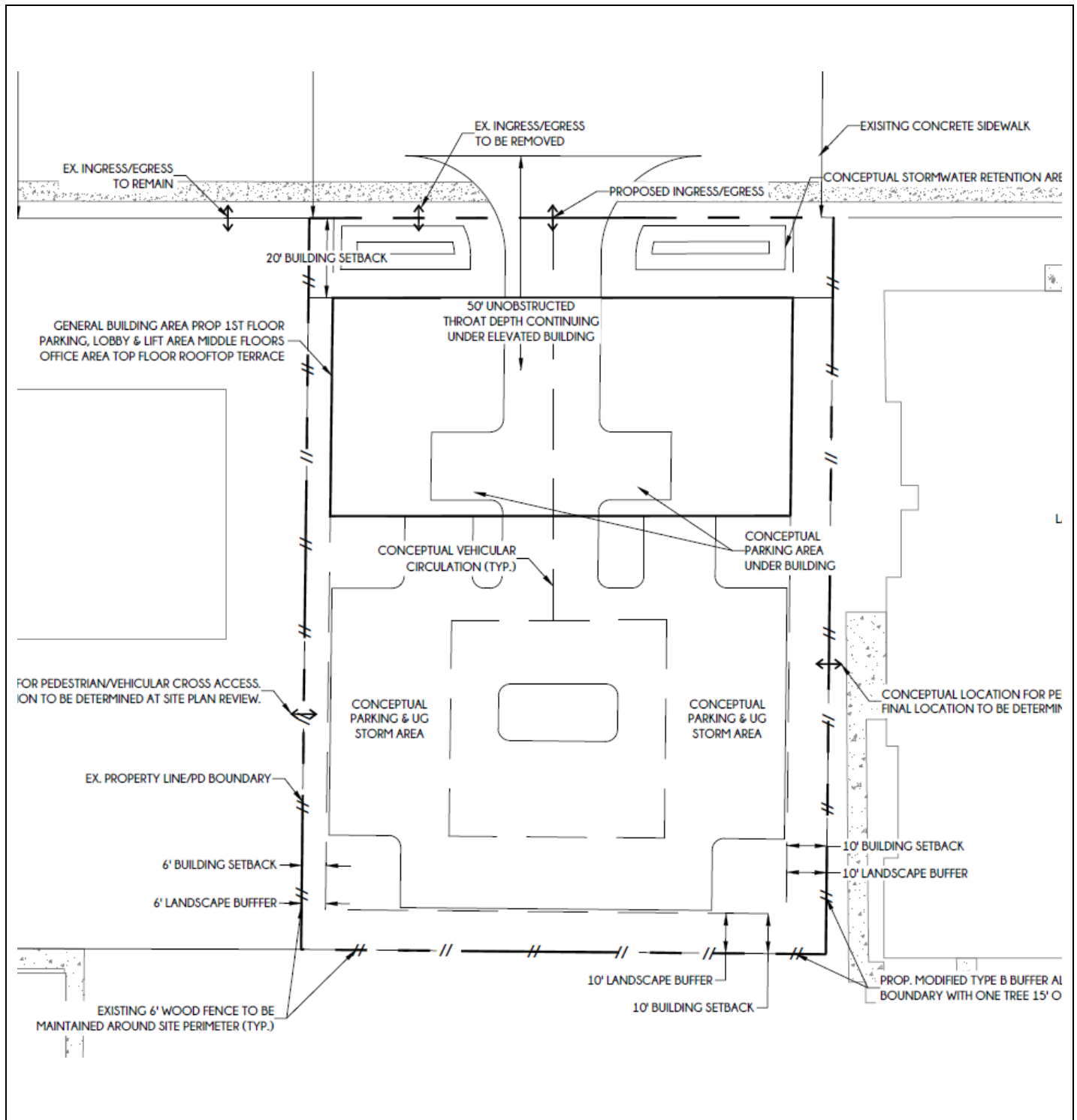


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	General Commercial, Office and Personal Services	W Waters Ave. ROW
South	RMC-16	16 DU/AC	Multi-Family Residential	Multi-Family Residential
East	RMC-16	16 DU/AC	Multi-Family Residential	Multi-Family Residential
West	CN	0.20 FAR	Neighborhood Commercial, Office and Personal Services	Shopping Center

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)



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Case Reviewer: Tania C. Chapela

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
Waters Ave.	County Arterial - Urban	6 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,831	291	273
Proposed	413	35	39
Difference (+/-)	(-) 3,418	(-) 256	(-) 234

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Waters Ave./ Median Spacing	Administrative Variance Requested	Approvable
Waters Ave./ Median Spacing	Administrative Variance Requested	Approvable
Waters Ave./ Substandard Road	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	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☒ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other <u>150' AMSL Airport Height Restriction</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158 Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158 Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158 General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$158 Clinic (Per 1,000 s.f.) Mobility: \$33,345 Fire: \$95				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☒ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located along W Waters Avenue, a principal arterial roadway, within an area developed with a mix of commercial and multifamily residential uses. The proposed uses are comparable to the existing office and personal service entitlements under the CG zoning district, while limiting the site to a narrower range of professional and medical office-related uses. The proposed maximum FAR of 0.50 is consistent with the maximum intensity permitted within the RES-12 Future Land Use category.

The applicant has proposed limitations on the medical-related uses to prohibit hospitals, emergency rooms, freestanding emergency departments, ambulance service facilities, ambulance dispatch or staging areas, and uses primarily involving ambulance-based patient transport. These limitations further reduce potential operational impacts adjacent to the multifamily residential use.

To address compatibility concerns, the applicant proposes the following: fourth floor to have an additional setback of 15 feet from the lower floors, a 6-foot high wall along the eastern edge of any open area on the fourth floor, no balconies on the eastern façade, shielded exterior lighting, rooftop mechanical equipment screening, prohibition of dumpsters within the eastern buffer, and a 10 foot wide buffer with tree plantings on 15 foot centers along the east.

The 2:1 setback for a building over 20 feet in height is not proposed. A building height of 48 feet requires a setback of 76 feet (inclusive of a 20-foot wide buffer with Type B screening) where adjacent to residential (east and south). The applicant proposes a setback of 10 feet (inclusive of a 10 foot wide buffer with modified Type B screening to consist of trees planted on 15 foot centers rather than 20 foot centers). Natural Resources staff has reviewed this request and is not supportive of reduced spacing (15 feet instead of 20 feet) between trees in a 10-foot buffer. A 10-foot buffer provides limited space to support mature shade trees, therefore, reducing space between those trees is not supported so as to allow sufficient space to sustain shade tree species that can tolerate a 10-foot buffer area.

Multi-family residential is located to the east and south of the site. Buildings are two-story with balconies and windows oriented towards the site. The multi-family buildings to the east are located approximately 10 feet from the common boundary line.

The applicant's proposed mitigation measure to provide additional tree plantings is not supportable in a reduced 10 foot buffer area, which reduces the overall mitigative proposal to address compatibility. Therefore, staff does not find the request to be compatible with the surrounding development.

5.2 Recommendation

Based on the above considerations, staff finds the request to be not supportable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	
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.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant requests to reduce the required 20-foot wide buffer to 10 feet along the south and east. Type B screening will be enhanced with trees on 15 foot centers, rather than on 20 foot centers. Natural Resources staff has reviewed this request and is not supportive of reduced spacing (15 feet instead of 20 feet) between trees in a 10-foot buffer. A 10-foot buffer provides limited space to support mature shade trees, therefore, reducing space between those trees is not supported so as to allow sufficient space to sustain shade tree species that can tolerate a 10-foot buffer area. Staff does not support the request.

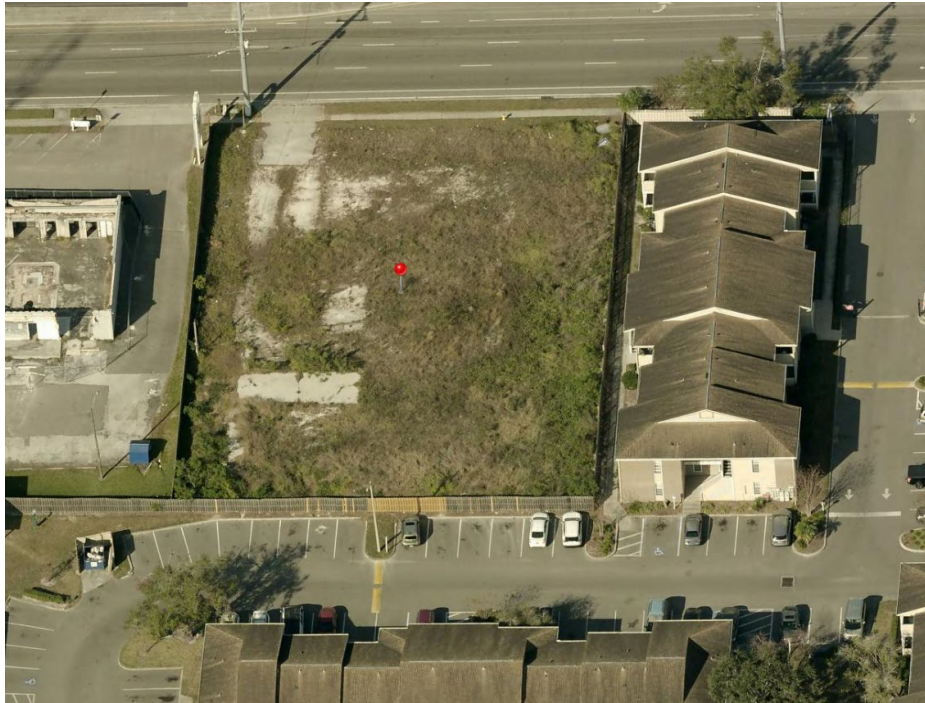


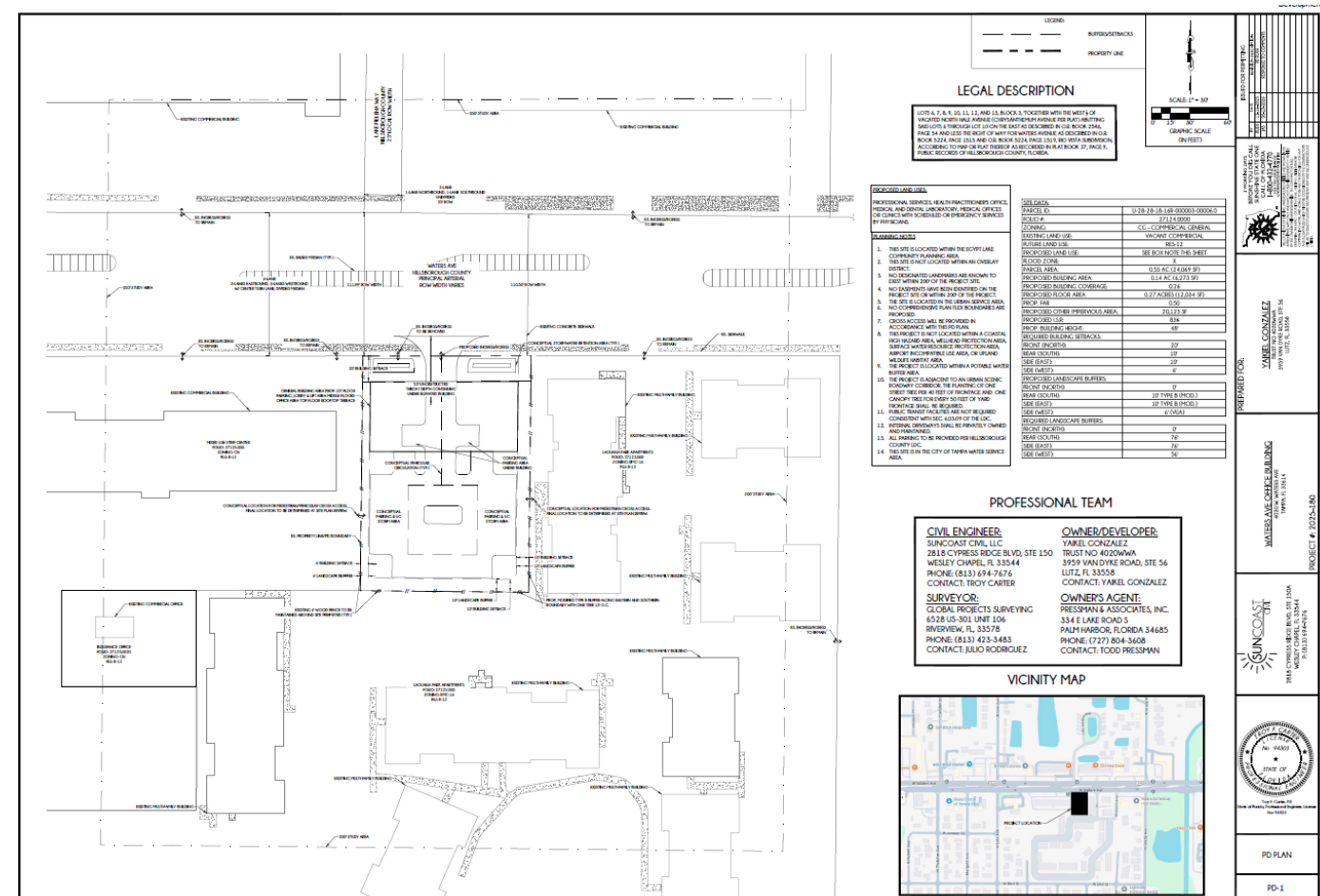
Figure: PD 26-0445 Site Aerial Picture (looking north)



View from Hillsborough Avenue (looking south)

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/13/2026

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: EGL

PETITION NO: RZ 26-0445

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be permitted (and limited to) one (1) vehicular access connection to Waters Ave. All other access connections shall be closed/removed and curb restored/resodded. Additionally, the developer shall construct one (1) pedestrian and vehicular cross access along the western project boundary and one (1) pedestrian cross access along the eastern project boundary, as generally shown on the PD site plan. The final location of cross access locations will be determined at the time of site/construction plan review.
3. Construction access shall be limited to the project access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
4. If RZ 26-0445 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated July 7, 2026) which was found approvable by the County Engineer (on July 13, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Waters Ave. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's Waters Ave. access and the following connections:
 - a. A variance of +/- 136 feet from the closest driveway to the east (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 109 feet from that driveway;
 - b. A variance of +/- 187 feet from the closest driveway to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 58 feet from that driveway; and,
 - c. A variance of +/- 62 feet from the 2nd closest driveway to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 183 feet from that driveway.
5. If RZ 26-0445 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative

Variance (dated July 7, 2026) which was found approvable by the County Engineer (on July 13, 2025) from the Sec. 6.04.07 LDC spacing requirements for the Waters Ave. closest medians openings located to the east and west of the project access. Approval of this Administrative Variance will permit a reduction of the median spacing requirement. Specifically, the applicant is requesting a variance of +/- 300 feet, such that the medians will be permitted to remain with a spacing of +/- 360 feet.

6. If MM 26-0445 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 7, 2026) which was found approvable by the County Engineer (on July 13, 2026). Approval of this Administrative Variance will waive the Waters Ave. substandard road improvements required by Section 6.04.03.L. of the LDC.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 0.55 ac. parcel, from Commercial General (CG) to Planned Development (PD). The applicant is requesting approval of 12,034 s.f. of Professional Services, Health Practitioner's Office, Medical and Dental Laboratory, Medical Offices or Clinics with Scheduled or Emergency Services by Physicians.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of 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 (ITE) Trip Generation Manual, 12th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 8,385 s.f. Fast-Food with Drive-through (ITE LUC 934)*	3,760	279	265
CG, 3,593 s.f. Medical Office (LUC 720)*	71	12	8
Subtotal:	3,831	291	273

**All uses above 0.35 FAR to max 0.5 FAR must be "for office or residential support uses"*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 12,034 s.f. Medical Office (LUC 720)	413	35	39

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 3,418	(-) 256	(-) 234

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Waters Ave. is a 6-lane, undivided, substandard, arterial roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 126-foot-wide right-of-way in the vicinity of the project. There are +/- 4-foot-wide to +/- 5-foot-wide sidewalks along the north and south sides of the

roadway in the vicinity of the proposed project. There are +/- 4-foot-wide bicycle facilities in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The project is proposing access to Waters Ave. All other access connections are proposed to be closed/removed and curb restored/resodded. Additionally, the developer shall construct one (1) pedestrian and vehicular cross access along the western project boundary and one (1) pedestrian cross access along the eastern project boundary, as generally shown on the PD site plan, and as both required per LDC Sec. 6.04.03.Q. The final location of cross access locations will be determined at the time of site/construction plan review.

No site access improvements were required at the project access pursuant to Sec. 6.04.04.D. of the LDC. The County Engineer examined the existing turn lanes serving the project at each median opening on either side of the proposed driveway, and determined no Design Exceptions were necessary regarding turn lane length.

ADMINISTRATIVE VARIANCE – WATERS AVE. – ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated July 7, 2026) from the Sec. 6.04.07 LDC requirement, governing the project's Waters Ave. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. Waters Ave. has a posted speed of 40 mph in the vicinity of the proposed project. The applicant is seeking the following variances:

- a. A variance of +/- 136 feet from the closest driveway to the east (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 109 feet from that driveway;
- b. A variance of +/- 187 feet from the closest driveway to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 58 feet from that driveway; and,
- c. A variance of +/- 62 feet from the 2nd closest driveway to the west (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 183 feet from that driveway.

For reasons included in the AV request, the request was found approvable by the County Engineer (on July 13, 2026). If PD 26-0445 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

ADMINISTRATIVE VARIANCE – WATERS AVE. – MEDIAN SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated July 7, 2026) from the Sec. 6.04.07 LDC requirement, governing the project's Waters Ave. median spacing. The Hillsborough County LDC requires a minimum median spacing of 660 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. Waters Ave. has a posted speed of 40 mph in the vicinity of the proposed project. The applicant is requesting a variance of +/- 300 feet, such that the medians will be permitted to remain with a spacing of +/- 360 feet.

For reasons included in the AV request, the request was found approvable by the County Engineer (on July 13, 2026). If PD 26-0445 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

ADMINISTRATIVE VARIANCE – SUBSTANDARD RD. – WATERS AVE.

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated July 12, 2026) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve the public roadway network, between the project’s Waters Ave. access connection and the nearest roadway meeting an applicable standard. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable (on July 13, 2026). If approved, no substandard road improvements will be required.

If RZ 26-0445 is approved by the BOCC, the County Engineer will approve the above referenced Administrative Variance request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent segment(s) are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Waters Ave.	N. Manhattan Ave.	Dale Mabry Hwy.	D	C

Source: Hillsborough County 2024 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Monday, July 13, 2026 5:12 PM
To: Troy; libbytraffic
Cc: Todd Pressman; Peddle, Carolanne; Ratliff, James; Phillips, Charles; Tirado, Sheida; Heinrich, Michelle; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 26-0445 - Administrative Variances Review
Attachments: 26-0445 AVAdd 07-13-26_1.pdf; 26-0445 AVAdd 07-13-26_2.pdf; 26-0445 AVAdd 07-13-26_5.pdf

Troy/Libby,

I have found the attached three Section 6.04.02.B. Administrative Variances (AV) for PD 26-0445 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, July 13, 2026 4:21 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>
Subject: RZ-PD 26-0445 - Administrative Variances Review

Hello Mike,

The attached AVs are **Approvable** to me; please include the following people in your response email:

libbytraffic@yahoo.com
Troy@suncoastcivil.com
todd@pressmaninc.com
PeddleC@hcfl.gov
RatliffJa@hcfl.gov
PhillipsCh@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

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HCFL.gov

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Hillsborough County Florida

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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 Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Minimum Spacing - Waters Ave. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Waters Av. Office Building
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)	27124-0000 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (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	CG
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	26-0445
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

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

July 7, 2026

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

Dear Mr. Williams:

RE: 26-0445 - Administrative Variance for Driveway Spacing (Waters Ave) - FOLIOs # 27124-0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Waters Avenue, because it has existing restrictive medians, Class 5 is the most appropriate access class. - **“Sec. 6.04.07. - Table: Minimum Spacing –**

CLASS 5

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

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

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

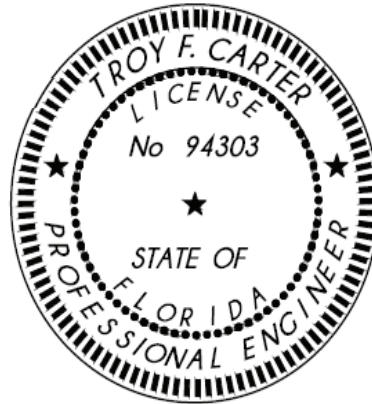
1. Site Information: *FOLIO # 27124-0000*
2. Associated Application Numbers: *26-0445*
3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 5 roadway and the posted speed is 40 mph, Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways. There are small strip centers on both sides of the site. To the east, there is a driveway 109 feet from the subject access point. (See driveway spacing exhibit – attached.) To the west, there is one driveway 58 feet, and another driveway 183 feet from the subject driveway.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities):
 - a) *Waters Avenue is a six-lane roadway with a 40-mph posted speed and includes:*
 - b) *Lane width - 11-foot lanes.*
 - c) *Approximately 124 feet of Right-of-Way exists in the vicinity of the proposed driveway.*
 - d) *There are sidewalks on the north side and south side of Waters Avenue.*
 - e) *Waters Avenue does not have marked bike lanes on both sides of the street – but, does have 4 foot paved shoulders (unmarked bike lanes).*
 - f) *The pavement is in good condition.*
 - g) *This is an urban section with curb and gutter.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. *There is an unreasonable burden on the applicant. Due to the size and configuration of the parcel, the driveway cannot meet driveway spacing on Waters Avenue. Thus, it would be an unreasonable burden to require the developer to meet driveway spacing.*
 - b. *The variance would not be detrimental to public health, safety, and welfare. This is a relatively densely developed segment of Waters Avenue with frequent driveways. This access point will meet driver expectancy. This variance is not detrimental to public health, safety, or welfare. Also note that there have been zero (0) crashes in the vicinity of the proposed access point from 2018-present. See attached crash polygon and data.*
 - c. *Without the variance, reasonable access cannot be provided. The proposed access location represents an improvement over the existing condition. The existing access point is only 16 feet from the access point to the west. It is being relocated toward the middle of the site's frontage, such that the proposed driveway will now be 58 feet from the driveway to the west. This is an improvement as compared to the existing condition,*

and it would not be reasonable to deny access at this location.

8. Documentation/other attachments: Attached are site plan, location map, spacing exhibit, and crash data.

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

Sincerely,



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

Digitally signed by Troy
Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.07.13
14:22:44-04'00'

Troy Carter, P.E.

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

_____ Disapproved

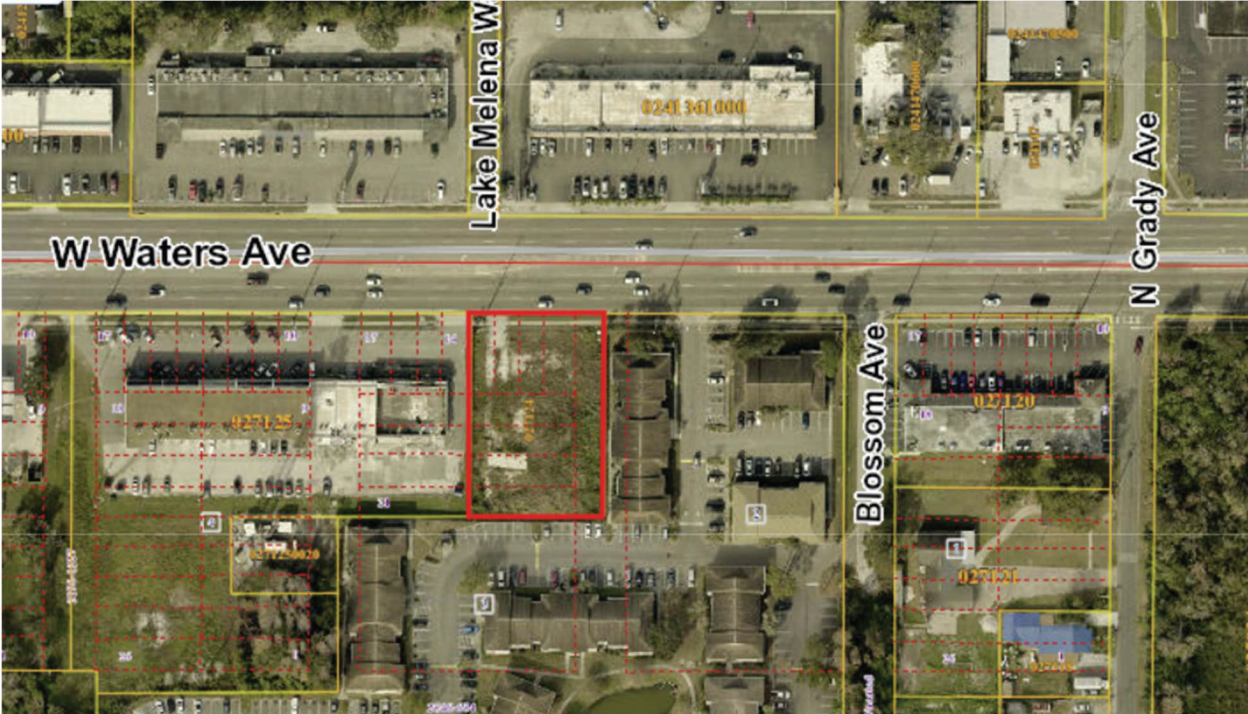
_____ Approved with Conditions

_____ Approved

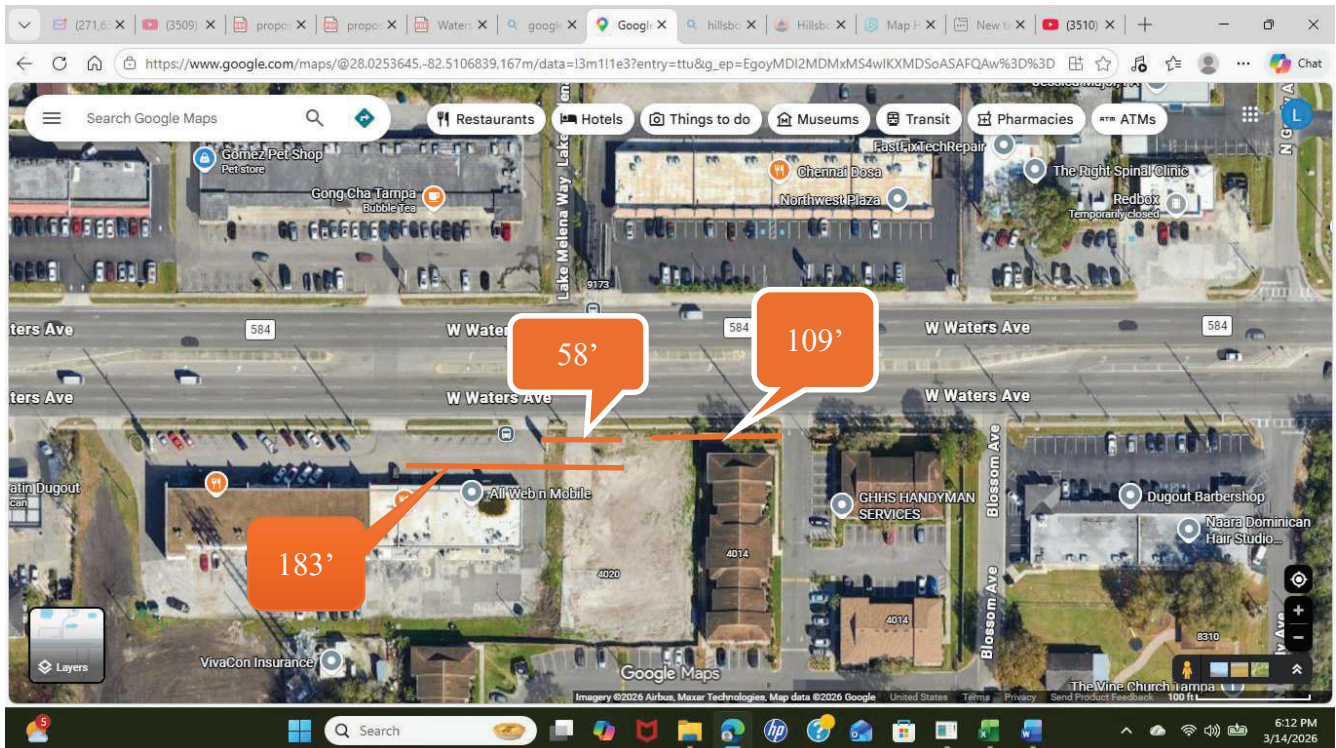
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

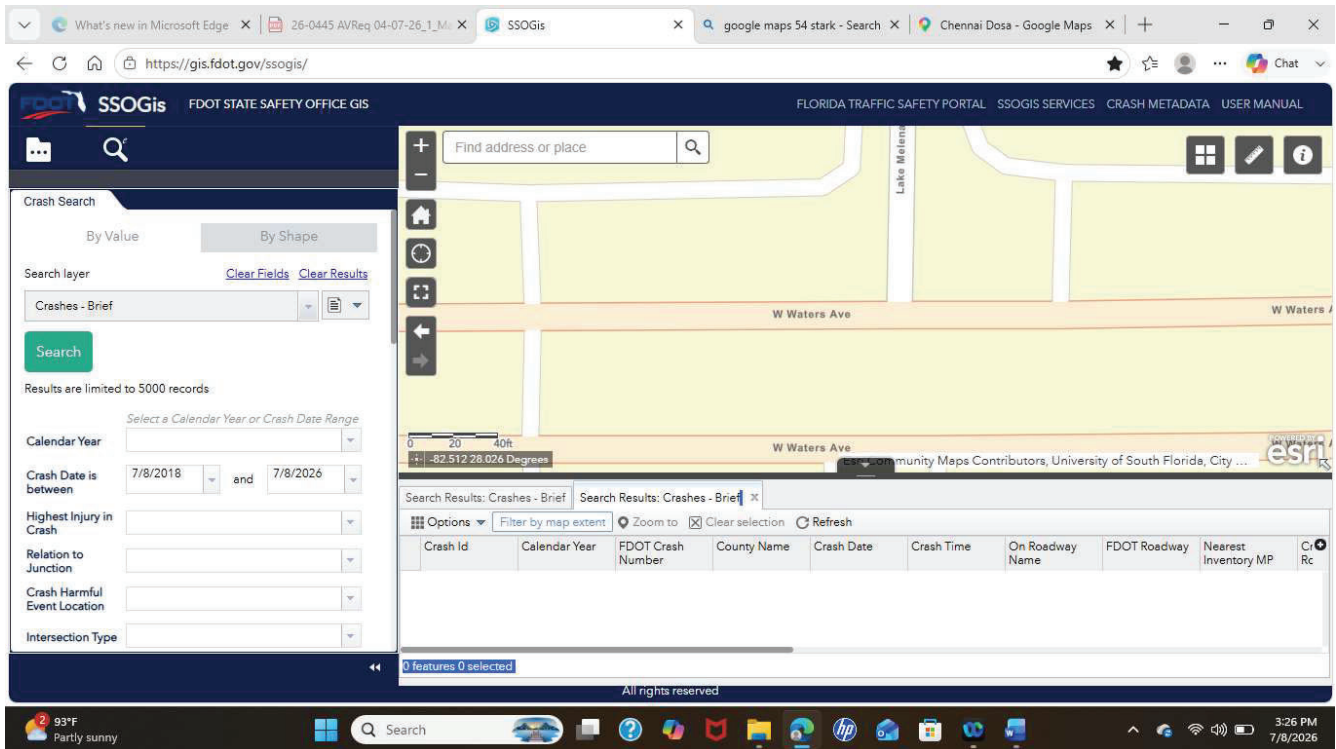
Michael J. Williams, P.E.
Hillsborough County Engineer



LOCATION MAP



Driveway Spacing Exhibit



Zero historic (2018-present) crashes in the vicinity of proposed access point.

Ratliff, James

From: Williams, Michael
Sent: Monday, July 13, 2026 5:12 PM
To: Troy; libbytraffic
Cc: Todd Pressman; Peddle, Carolanne; Ratliff, James; Phillips, Charles; Tirado, Sheida; Heinrich, Michelle; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 26-0445 - Administrative Variances Review
Attachments: 26-0445 AVAdd 07-13-26_1.pdf; 26-0445 AVAdd 07-13-26_2.pdf; 26-0445 AVAdd 07-13-26_5.pdf

Troy/Libby,

I have found the attached three Section 6.04.02.B. Administrative Variances (AV) for PD 26-0445 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, July 13, 2026 4:21 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>
Subject: RZ-PD 26-0445 - Administrative Variances Review

Hello Mike,

The attached AVs are **Approvable** to me; please include the following people in your response email:

libbytraffic@yahoo.com
Troy@suncoastcivil.com
todd@pressmaninc.com
PeddleC@hcfl.gov
RatliffJa@hcfl.gov
PhillipsCh@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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

Hillsborough County Florida

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

**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. Minimum Median Spacing - Waters Ave. ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Waters Av. Office Building
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)	27124-0000 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (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	CG
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	26-0445
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)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

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

July 7, 2026

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

Dear Mr. Williams:

RE: 26-0445 - Administrative Variance for Median Spacing (Waters Ave) - FOLIOs # 27124-0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding Waters Avenue, because it has existing restrictive medians, Class 5 is the most appropriate access class. - **“Sec. 6.04.07. - Table: Minimum Median Spacing –**

CLASS 5

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

>45 mph 1320’

≤45 mph 660’

The subject property is in for rezoning to allow for the construction of an office development, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC median spacing.

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

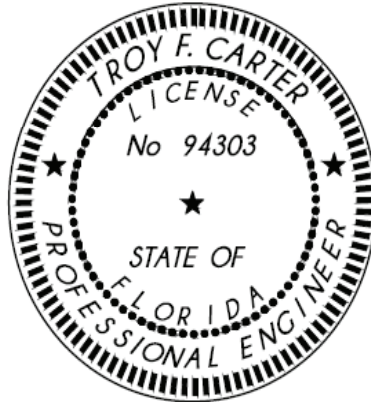
1. Site Information: *FOLIO # 27124-0000*
2. Associated Application Numbers: *26-0445*
3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: Since this is a 40 mph roadway, the required median spacing is 660 feet. As the attached median spacing exhibit shows, the distance between the median openings just to the east and just to the west of the site are 360 feet apart.
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities):
 - a) *Waters Avenue is a six-lane roadway with a 40-mph posted speed and includes:*
 - b) *Lane width - 11-foot lanes.*
 - c) *Approximately 124 feet of Right-of-Way exists in the vicinity of the proposed driveway.*
 - d) *There are sidewalks on the north side and south side of Waters Avenue.*
 - e) *Waters Avenue does not have marked bike lanes on both sides of the street – but, does have 4 foot paved shoulders (unmarked bike lanes).*
 - f) *The pavement is in good condition.*
 - g) *This is an urban section with curbs and gutters.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *The median openings to the east and west serve other driveways of businesses that would be negatively impacted if these median openings were to be closed. In addition, the developer would expend considerable expense closing these for a relatively small development. Traffic to/from the subject site makes U-turns at these locations, and closing these median openings would force project traffic to travel further to make U-turns, which adds unnecessary vehicle miles of traffic (VMT) to the system and to project traffic, which would constitute an unreasonable burden on the applicant.*
 - b. The variance would not be detrimental to public health, safety, and welfare. *This is a relatively densely developed segment of Waters Avenue with frequent driveways. This access point will meet driver expectancy. This variance is not detrimental to public health, safety, or welfare. Also note that there have been zero (0) crashes in the vicinity of the proposed access point from 2018-present. See attached crash polygon and data.*
 - c. Without the variance, reasonable access cannot be provided *The proposed access location represents an improvement over the existing condition. The existing access point is only 16 feet from the access point to the west. It is being relocated toward the*

middle of the site's frontage, such that the proposed driveway will now be 58 feet from the driveway to the west. This is an improvement as compared to the existing condition, and it would not be reasonable to deny access at this location.

8. Documentation/other attachments: Attached are site plan, location map, median spacing exhibit, and crash polygon.

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

Sincerely,



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

Digitally signed by Troy
Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.07.13
14:23:35-04'00'

Troy Carter, P.E.

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

_____ Disapproved

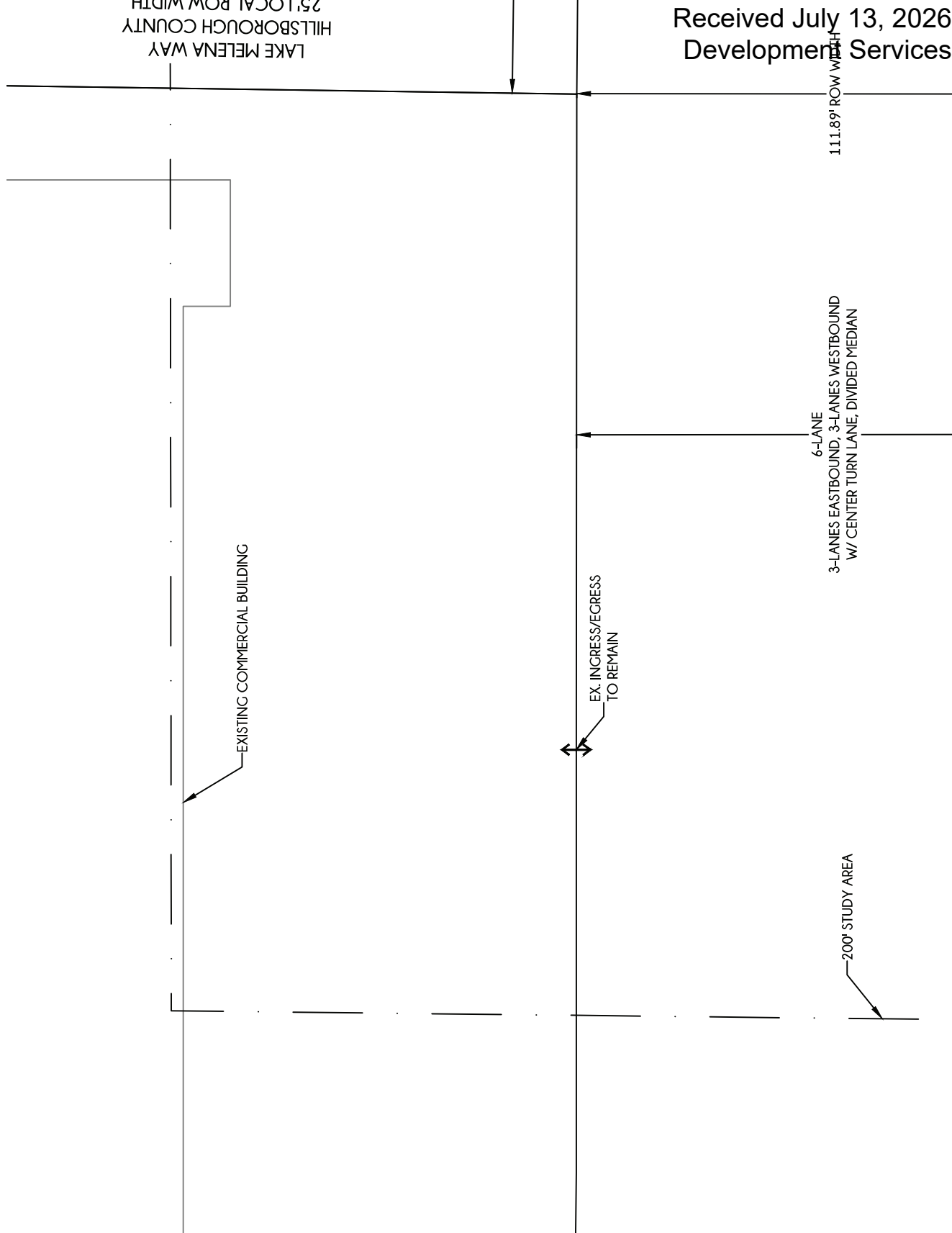
_____ Approved with Conditions

_____ Approved

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

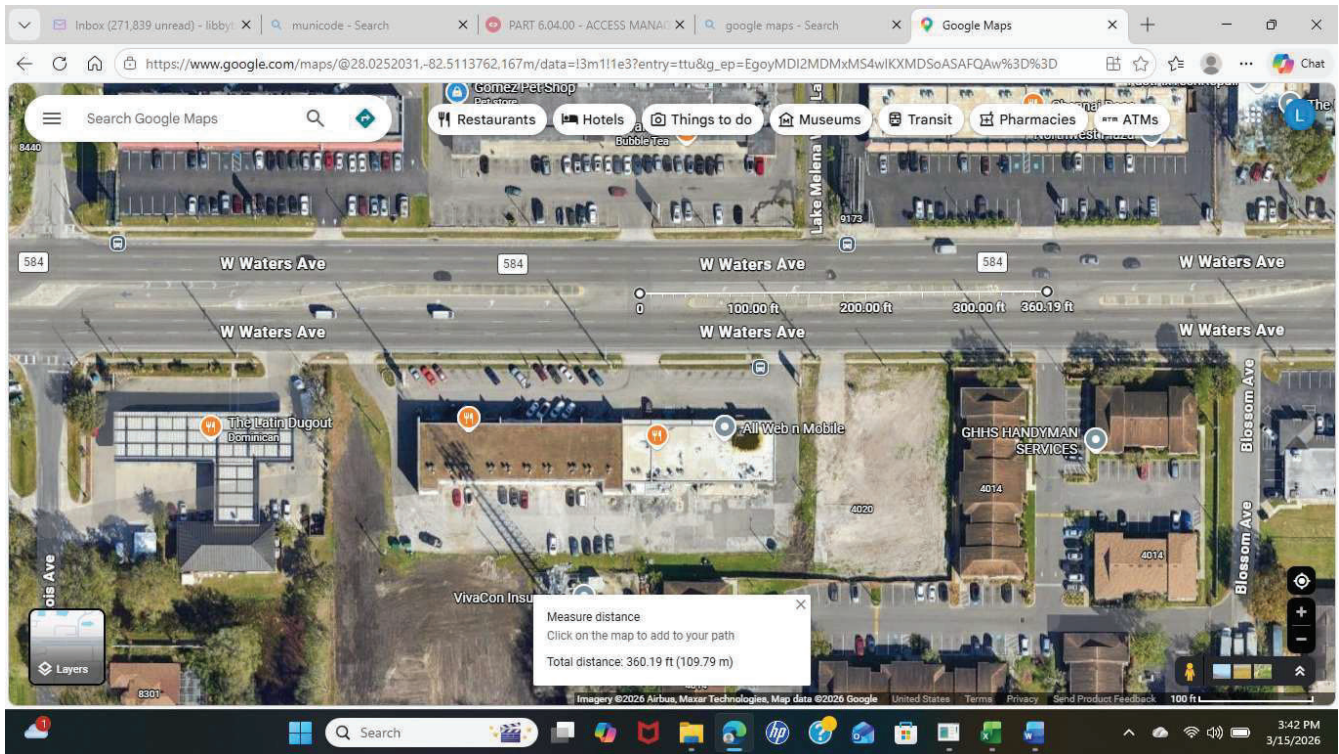
Sincerely,

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

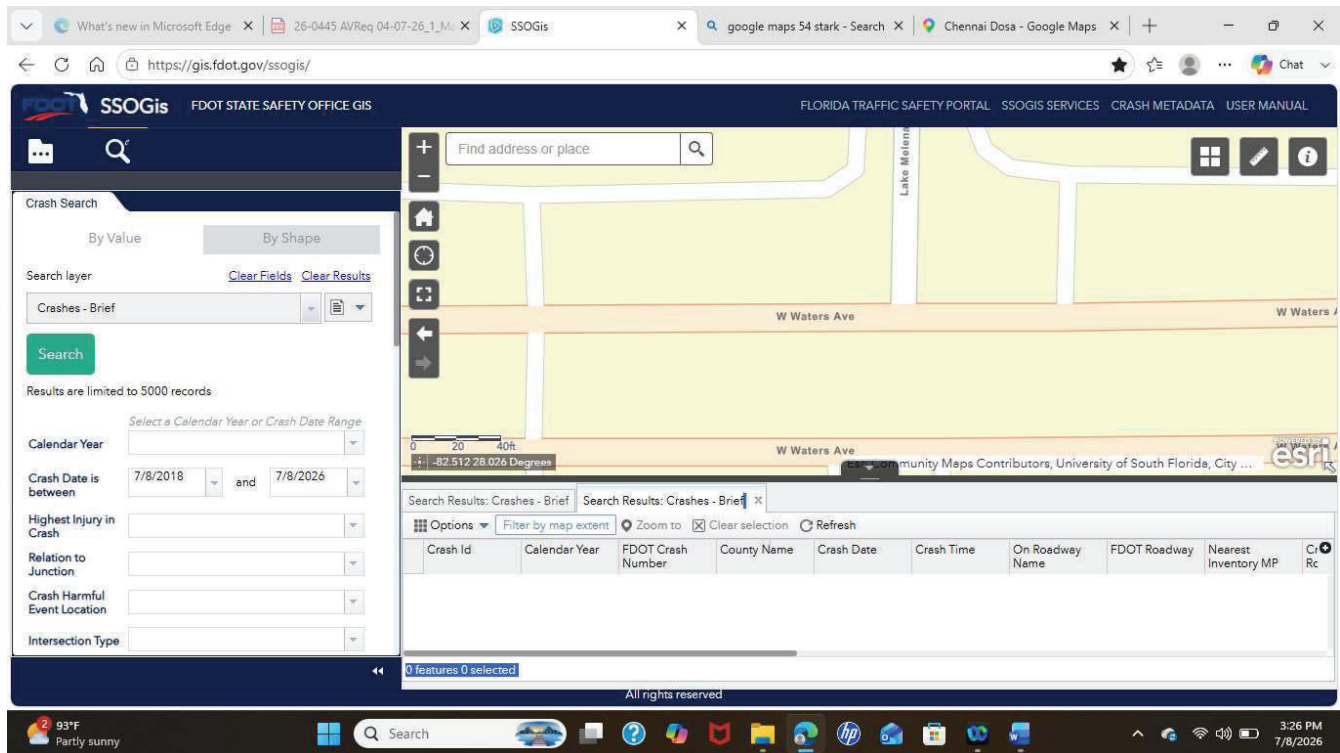




LOCATION MAP



Median Spacing – 360 feet



Zero historic (2018-present) crashes in the vicinity of proposed access point.

Ratliff, James

From: Williams, Michael
Sent: Monday, July 13, 2026 5:12 PM
To: Troy; libbytraffic
Cc: Todd Pressman; Peddle, Carolanne; Ratliff, James; Phillips, Charles; Tirado, Sheida; Heinrich, Michelle; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ-PD 26-0445 - Administrative Variances Review
Attachments: 26-0445 AVAdd 07-13-26_1.pdf; 26-0445 AVAdd 07-13-26_2.pdf; 26-0445 AVAdd 07-13-26_5.pdf

Troy/Libby,

I have found the attached three Section 6.04.02.B. Administrative Variances (AV) for PD 26-0445 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, July 13, 2026 4:21 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Phillips, Charles <PhillipsCh@hcfl.gov>
Subject: RZ-PD 26-0445 - Administrative Variances Review

Hello Mike,

The attached AVs are **Approvable** to me; please include the following people in your response email:

libbytraffic@yahoo.com
Troy@suncoastcivil.com
todd@pressmaninc.com
PeddleC@hcfl.gov
RatliffJa@hcfl.gov
PhillipsCh@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services
E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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

Hillsborough County Florida

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

Hillsborough
County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☒ New Request ☐ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐ 1. substandard Road (Waters) AV ☐ 4. ☐ 2. ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	Waters Av. Office Building
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)	27124-0000 ☐ Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: For Design Exception (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	CG
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	26-0445
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

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

July 7, 2026

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

Dear Mr. Williams:

RE: 26-0445 - Administrative Variance for Substandard Roadway (Waters Ave) - FOLIOs # 27124-0000

Please accept this letter as a formal request for your approval of an administrative variance per LDC Section 6.04.02.B to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“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 “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Design Manual, which mandates Typical Section C3-2U-SL for this roadway.

The subject property is in for rezoning to allow for the construction of an office development, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet the substandard roadway provisions of the code.

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

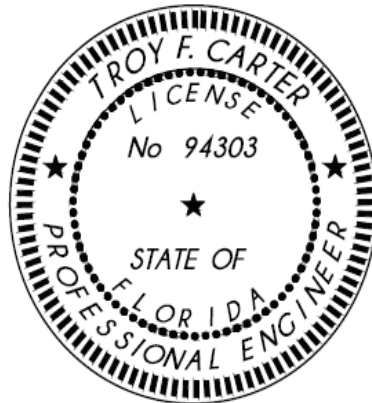
1. Site Information: *FOLIO # 27124-0000*
2. Associated Application Numbers: *26-0445*
3. Type of Request: *Administrative variance per Section 6.04.02B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.L(1) is sought.*
5. Description of what the LDC/zoning conditions requires: *Section 6.04.03.L(1) requires that the roadway from which the project will take access will adhere to the appropriate typical section in the Hillsborough County Design Manual. C3-6D (attached) requires 148 feet of right-of-way; 11 foot travel lanes; and 10 foot multi-use paths on both sides of the roadway with an 8 foot planting area between the roadway and multi-use path.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities):
 - a) *Waters Avenue is a six-lane roadway with a 40-mph posted speed and includes:*
 - b) *Lane width measurements are attached. They depict 11-foot lanes.*
 - c) *Approximately 124 feet of Right-of-Way exists in the vicinity of the proposed driveway. Measurements are attached.*
 - d) *There are sidewalks on the north side and south side of Waters Avenue.*
 - e) *Waters Avenue does not have marked bike lanes on both sides of the street – but, does have 4 foot paved shoulders (unmarked bike lanes). See attached.*
 - f) *The pavement is in good condition.*
 - g) *This is an urban section with curbs and gutters.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. *There is an unreasonable burden on the applicant. There is not enough right-of-way on Waters Avenue to bring it up to the TS C3-6D standard, as there are only 124 feet of right of way on Waters Avenue and the TS C3-6D standard requires 148 feet of right-of-way. It would be an unreasonable burden on the applicant to require improvements when right-of-way does not exist.*
 - b. *The variance would not be detrimental to public health, safety, and welfare. This is a relatively densely developed segment of Waters Avenue with frequent driveways. This access point will meet driver expectancy. This variance is not detrimental to public health, safety, or welfare. Also note that there have been zero (0) crashes in the vicinity of the proposed access point from 2018-present. See attached crash polygon and data.*
 - c. *Without the variance, reasonable access cannot be provided. The proposed access location represents an improvement over the existing condition. The existing access point is only 16 feet from the access point to the west. It is being relocated toward the*

middle of the site's frontage, such that the proposed driveway will now be 58 feet from the driveway to the west. This is an improvement as compared to the existing condition, and it would not be reasonable to deny access at this location.

8. Documentation/other attachments: Attached are *site plan, location map, lane width and right-of-way and bike lane width exhibits, TS C3-6D, and crash polygon.*

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

Sincerely,



THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY TROY F.
CARTER ON THE DATE
ADJACENT TO THE SEAL.

SIGNATURE MUST BE
VERIFIED ON ANY
ELECTRONIC COPIES.

Digitally signed by Troy
Carter
DN:
E=troy@suncoastcivil.com,
CN=Troy Carter, G=Troy,
SN=Carter, O=Suncoast
Civil, S=Florida, C=US
Date: 2026.07.13
14:24:20-04'00'

Troy Carter, P.E.

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

_____ Disapproved

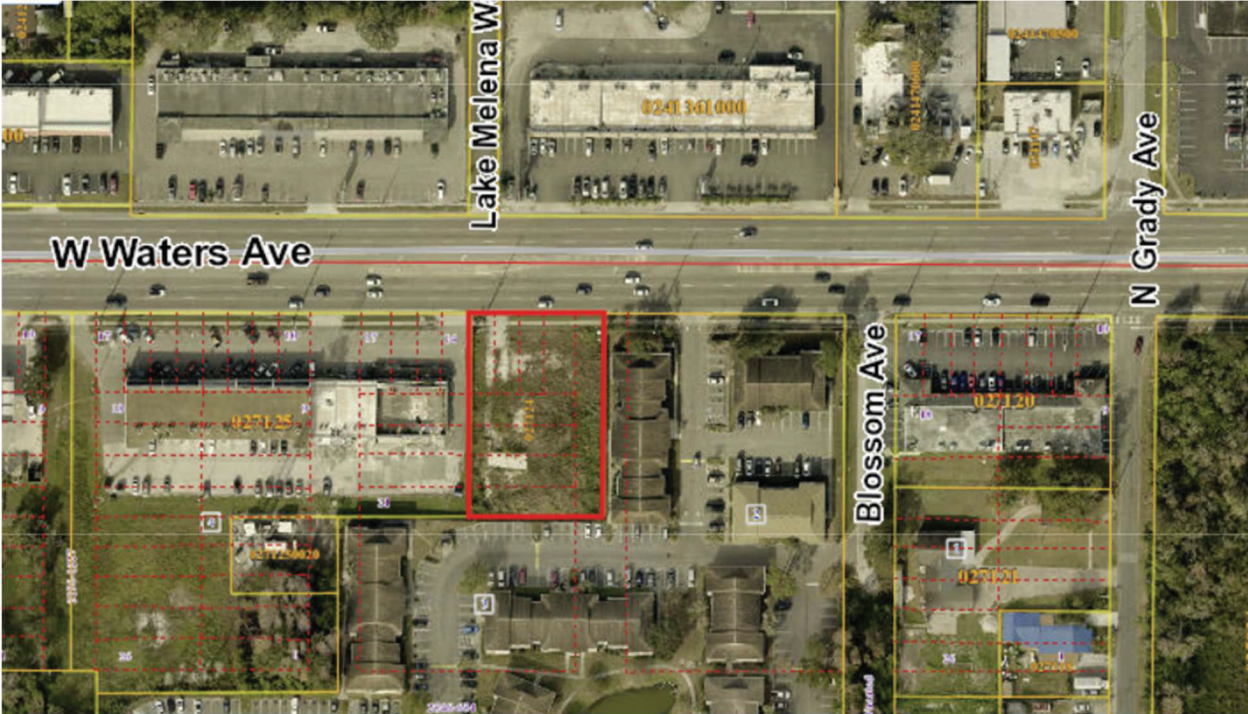
_____ Approved with Conditions

_____ Approved

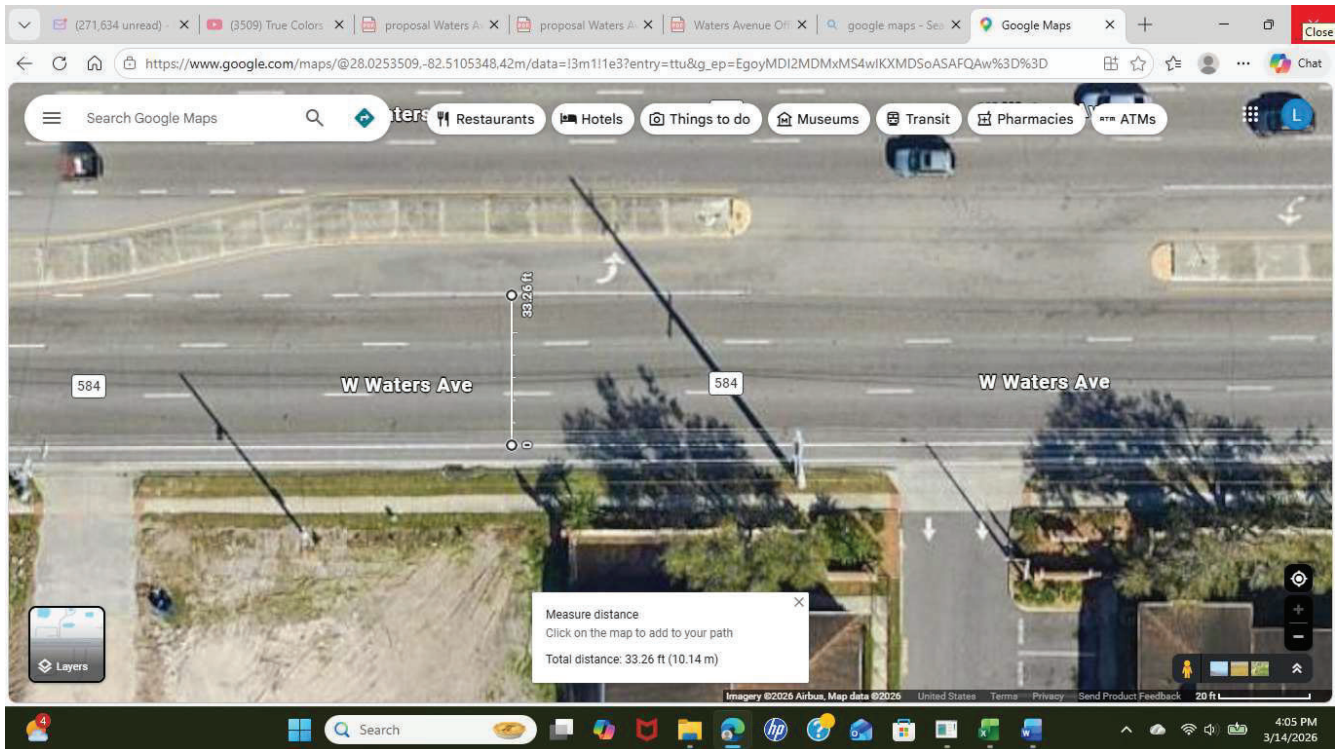
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

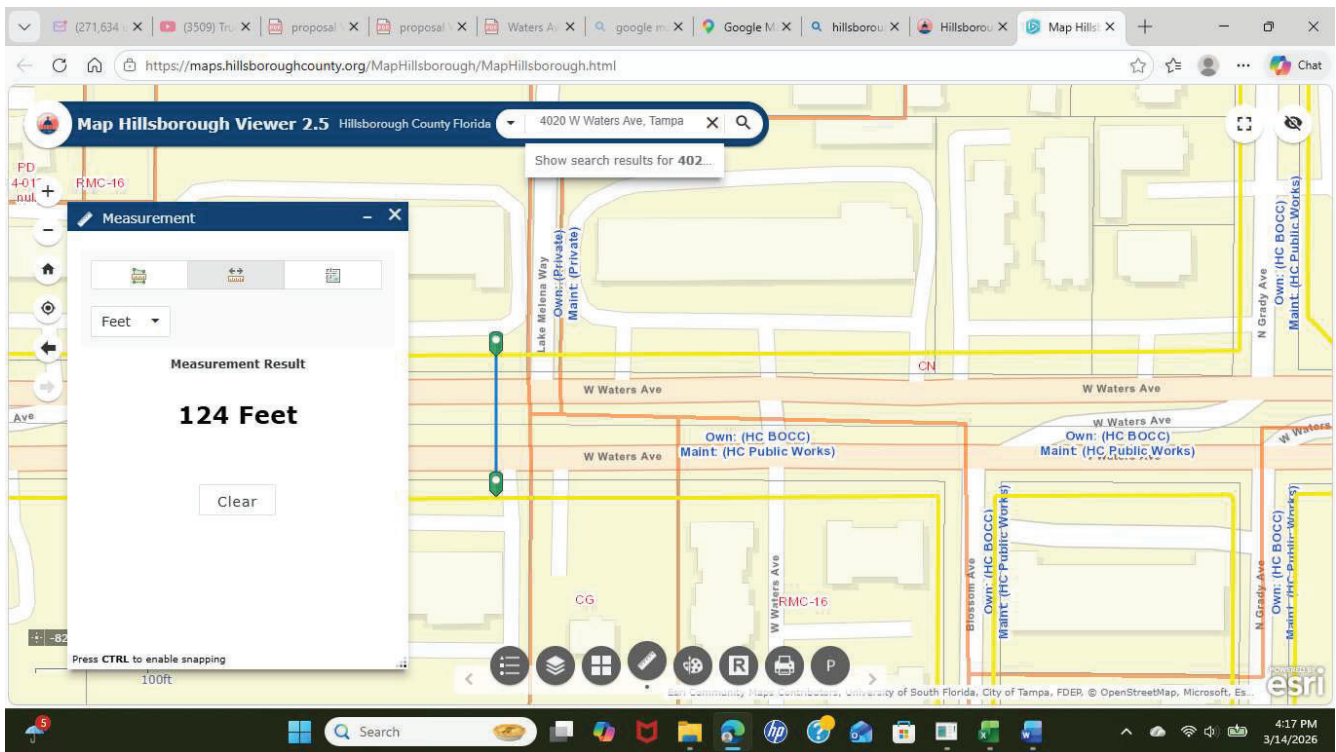
Michael J. Williams, P.E.
Hillsborough County Engineer



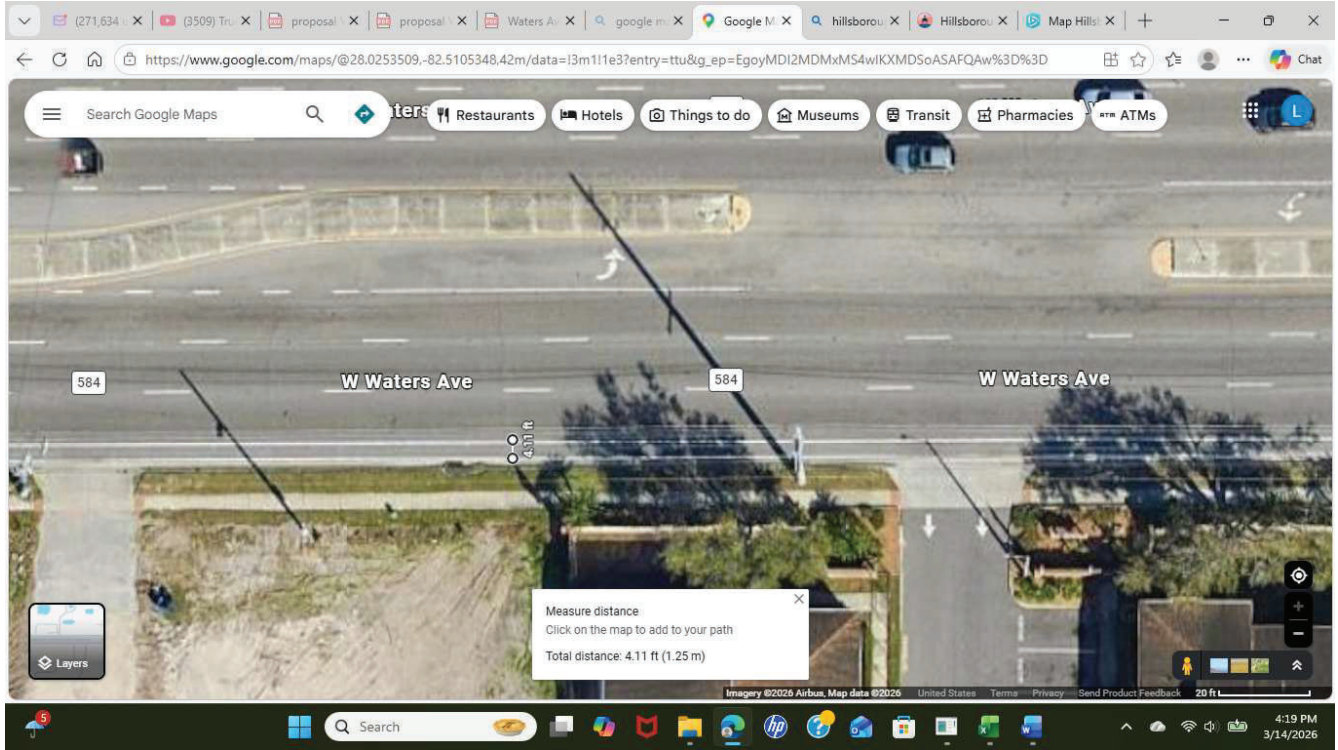
LOCATION MAP



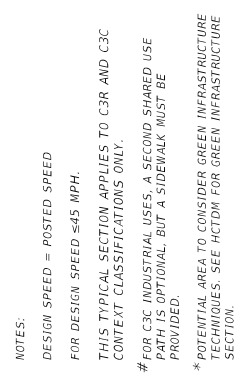
Lane Width - 11 feet



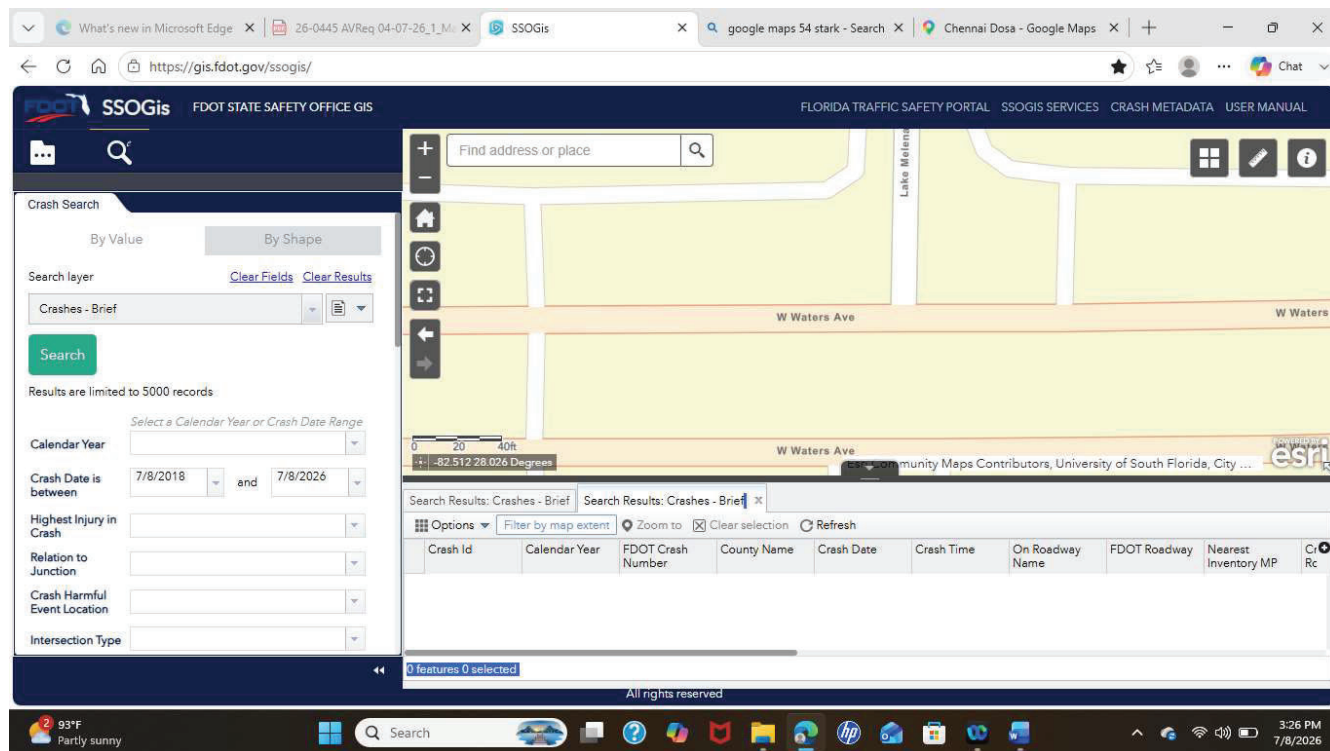
Right-of-Way - 124 feet



4 foot paved shoulders



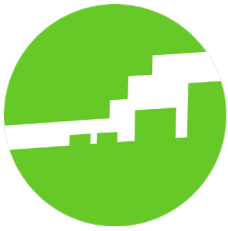
REVISION DATE	10/2023	TRANSPORTATION DESIGN MANUAL		SUBURBAN 6 LANE DIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
					C3-6D	7 OF 15



Zero historic (2018-present) crashes in the vicinity of proposed access point.

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**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: July 20, 2026 Report Prepared: July 9, 2026	Case Number: PD 26-0445 Folio(s): 27124.0000 General Location: South of Waters Avenue, west of Grady Avenue North, east of Lois Avenue North
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	N/A
Rezoning Request	Commercial General (CG) to Planned Development (PD) for Professional Office Uses
Parcel Size	0.55 ± acres
Street Functional Classification	Waters Avenue – County Arterial Grady Avenue North – Local Lois Avenue North – Local
Commercial Locational Criteria	Meets
Evacuation Area	Zone E

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-12	CG	Vacant
North	Residential-12	CG + CN + PD	Light Commercial + Multi-Family
South	Residential-12 + Residential-9	RMC-16	Multi-Family + Single Family
East	Residential-12 + Office Commercial-20	RMC-16 + CN + RSC-6	Multi-Family + Light Commercial
West	Residential-12	CN	Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The approximately 0.55-acre subject site is located south of Waters Avenue, a County Arterial Road. The applicant is requesting a Planned Development (PD) rezoning from the Commercial General (CG) zoning district to allow Professional Services, Health Practitioner's Office, Medical and Dental Laboratory, and Medical Offices or Clinics with scheduled or emergency services by physicians.

Future Land Use Section (FLUS) Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map and identify the range of uses permitted within each Future Land Use category. The subject property is designated Residential-12 (RES-12), which provides for residential development at a maximum density of 12 dwelling units per gross acre and allows non-residential development at a maximum Floor Area Ratio (FAR) of 0.35, or up to 0.50 FAR when developed with office or residential support uses. Based on the site's 0.55-acre size, the maximum office and residential support development permitted is approximately 11,979 square feet, while other non-residential uses are limited to approximately 8,385 square feet. According to the applicants site plan uploaded into Optix, the proposed maximum Floor Area Ratio is 0.27 acres which equates to 11,979 square feet of office uses, which is consistent with the maximum intensity permitted within the Residential-12 Future Land Use designation for this type of use. Therefore, the request is consistent with FLUS Goal 2, Objective 2.2, and Policy 2.2.1.

The proposed Planned Development is consistent with FLUS Objective 1.1, Policy 3.1.3, Objective 4.4, and Policy 4.4.1 by promoting a compatible development pattern and providing an appropriate transition between commercial and residential uses. Although the site is currently zoned Commercial General (CG), which permits a broad range of commercial uses that may generate greater external impacts, the

proposed Planned Development limits the property to office and medical office uses, which are generally lower intensity and more compatible with the adjacent multifamily residential development.

The proposed development pattern is consistent with FLUS Objective 1.1 and Policy 3.1.3 by directing development toward an appropriate land use arrangement that considers surrounding uses and minimizes potential incompatibilities. The restriction of uses through the Planned Development provides a more suitable intensity and scale of development than what could otherwise occur under the existing CG zoning designation. The proposal is also consistent with FLUS Objective 4.4 and Policy 4.4.1 by incorporating design measures that provide an effective transition between differing land use intensities. The applicant proposes enhanced screening along the eastern and southern property boundaries adjacent to the multifamily development by providing canopy trees at 15-foot intervals, exceeding the 20-foot spacing requirement of the Hillsborough County Land Development Code. These additional buffering measures will reduce potential visual impacts, strengthen compatibility with adjacent residential properties, and create an appropriate transition between the proposed office uses and existing development. Based on the proposed limitations on permitted uses and enhanced buffering measures, Planning Commission staff finds the proposed Planned Development compatible with the surrounding development pattern and consistent with FLUS Objective 1.1, Policy 3.1.3, Objective 4.4, and Policy 4.4.1.

The Comprehensive Plan requires that all development comply with the applicable provisions of the Hillsborough County Land Development Code pursuant to FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. Future development of the subject property will be required to comply with all applicable development standards, including requirements related to site design, access, landscaping, buffering, parking, lighting, and stormwater management at the time of development review. The proposed office development also satisfies the applicable Commercial Locational Criteria (CLC) policies of the Comprehensive Plan. The subject property fronts on West Waters Avenue, classified as a Suburban Town road. The site's location provides appropriate access and supports the intent of directing office uses to locations where they can conveniently serve the surrounding community while maintaining compatibility with adjacent land uses. Consistent with FLUS Policies 4.7.4 and 4.7.9, the Planned Development limits the property to office and medical office uses and incorporates enhanced buffering adjacent to the existing multifamily development, establishing an appropriate transition in intensity and minimizing potential impacts to nearby residential properties. Accordingly, Planning Commission staff finds the proposal consistent with the applicable Commercial Locational Criteria of the Comprehensive Plan. At the time of uploading this report, Transportation comments were not yet available in Optix and therefore were not considered in the analysis of this request.

The proposal also supports the Comprehensive Plan's economic development framework. Consistent with Economic Development Goal 7, the development promotes employment opportunities and contributes to economic growth by facilitating the development of office and medical office uses in an appropriate location. Furthermore, the proposed uses are consistent with Economic Development Policy 7.1.2, as the subject property's land use designation accommodates the proposed office development, supporting the location of employment-generating uses within an area designated for such economic activity.

Overall, Planning Commission staff finds that the proposed Planned Development is consistent with the Residential-12 Future Land Use designation. The proposed office and medical office uses are specifically contemplated within the Residential-12 category at the requested intensity and represent a less intensive development pattern than the range of uses currently permitted under the existing Commercial General zoning district. The proposed enhanced screening further improves compatibility with adjacent

multifamily residential development. Therefore, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *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.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

Policy 2.2.1: *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.*

Compatibility

Policy 3.1.3: *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.*

Relationship to Land Development Regulations

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

Policy 4.1.1: 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 4.1.2: 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 And Community Development

Objective 4.4: Neighborhood Protection | Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) The creation of like uses; and
- b) Creation of complementary uses; and

- c) Mitigation of adverse impacts; and
- d) Transportation/pedestrian connections; and
- e) Gradual transitions of intensity

Commercial-Locational Criteria

Objective 4.7: To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

Policy 4.7.4: When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.

Policy 4.7.6: Within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660 foot distance from the intersection. All measurements should begin at the edge of the road right-of-way.

- 2 lane and 2 lane – up to 20,000 square feet
- 2 lane and 4 lane – up to 30,000 square feet
- 4 lane and 4 lane – up to 40,000 square feet

Policy 4.7.9: *The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.*

Policy 4.7.10: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.*

Goal 7: Economic Development

Seek land use and development patterns which will promote employment and economic growth.

Policy 7.1.2: *Economic development areas shall be any area with a land use designation, including mixed-use categories, consistent with the targeted business or industry associated with desirable economic growth.*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 26-0445

Rezoning
STATUS



PENDING



Tampa Service



Urban Service



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (25 FAR)



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



AGRICULTURAL-1/10 (25 FAR)



AGRICULTURAL/RURAL-1/5 (25FAR)



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

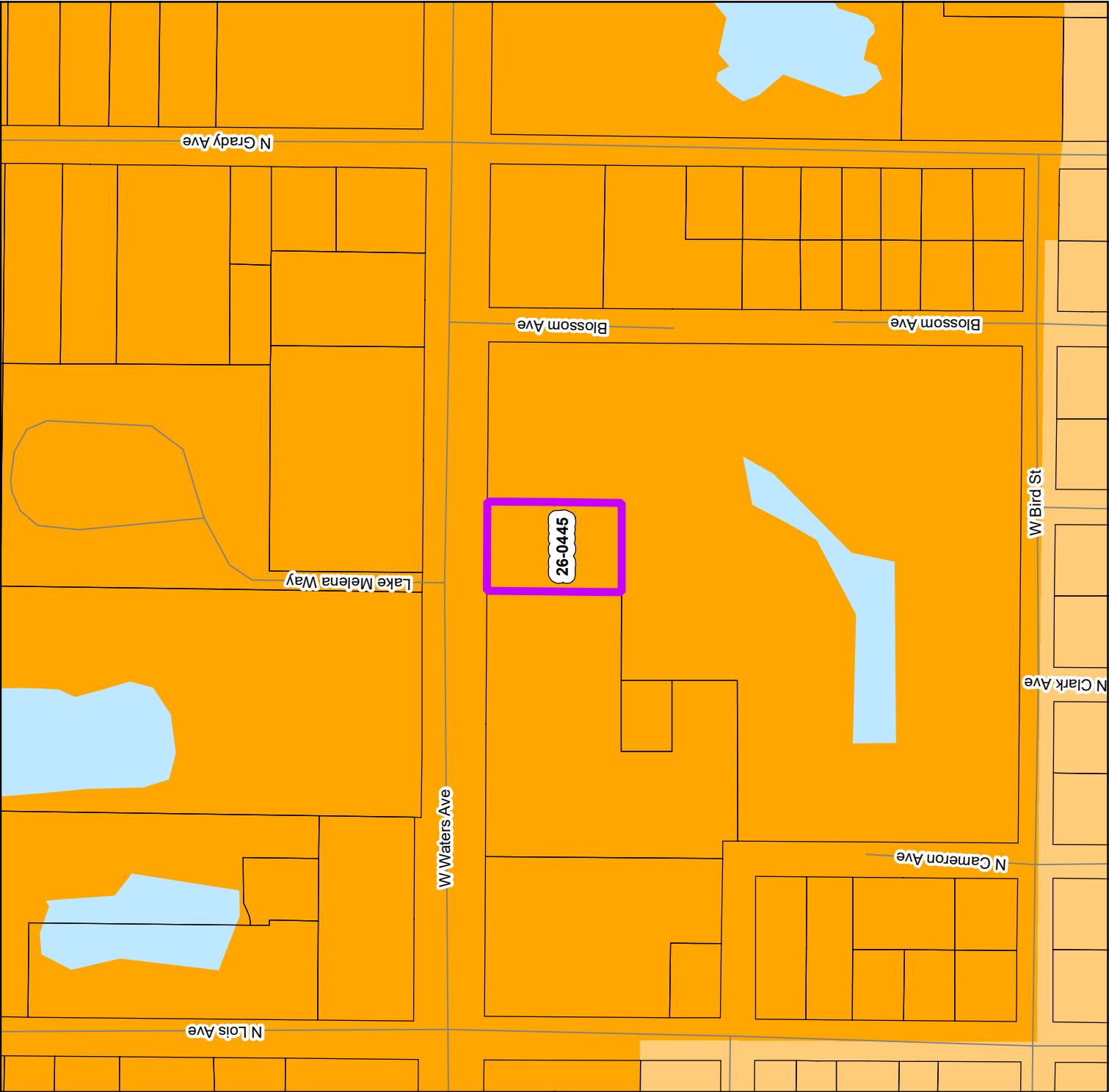
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is not a guarantee of accuracy. It is intended that the user of this map will verify the accuracy of the information shown on this map. The map is for illustrative purposes only. For the most current data and information, see the appropriate local ordinance.



Map Printed from Rezoning System: 5/6/2026

Author: A. Cone

File: G:\Rezoning\System\MapProjects\HCHalley_16Rezoning.mxd



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