PD Modification Application: MM 25-0353

Zoning Hearing Master Date:

February 18, 2025

BOCC Land Use Meeting Date:

April 8, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Paul Mascola

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 0.421

Community

Plan Area: Riverview

Overlay: None



Introduction Summary:

Existing Approval(s):

Waiver(s) to the Land Development Code:

PD 19-0535 was approved in 2020 to allow CN uses with restrictions.

The applicant is requesting a modification to the Planned Development to remove Auto Repair/Motor Vehicle – Neighborhood Serving as a prohibited use. A "Take 5" auto service repair station is proposed to be developed on the site.

Proposed Modification(s):

None Requested as part of this application

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Prohibited Use- Auto Repair	Use- Auto Repair Allow Auto Repair/Motor Vehicle – Neighborhood Servi	
Additional Information:		
PD Variation(s):	None Requested as part of this application	

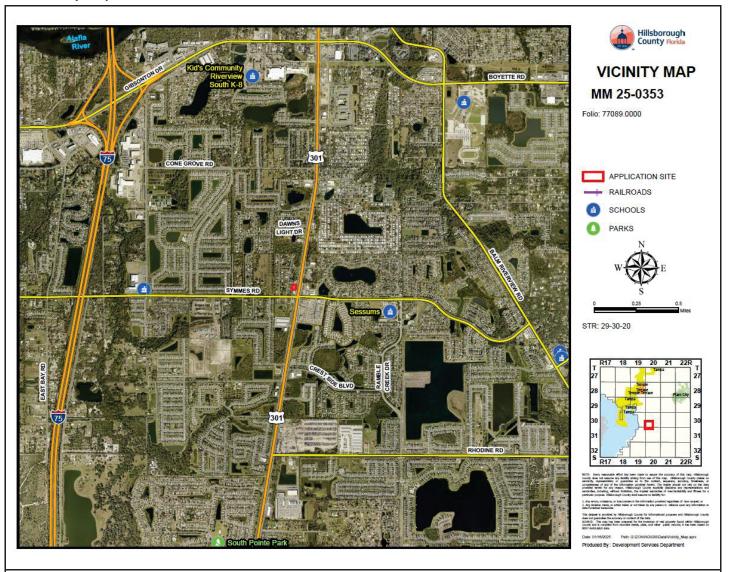
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Template created: 8-17-21

OCC LUM MEETING DATE: April 8, 2025 Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



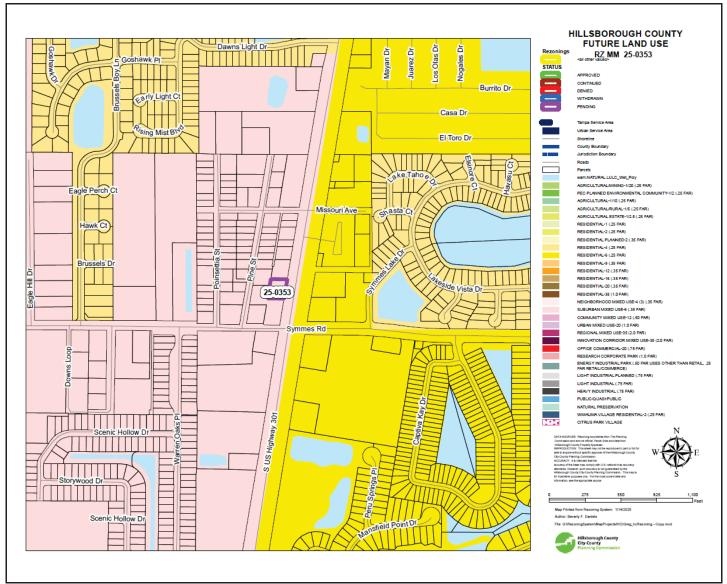
Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Riverview Community Planned area. The property is adjacent to other commercial uses such as retail establishments, personal service uses, convenience stores, and offices. These uses are located east, south and north of the property. The site is also adjancent to residential uses to the west, primarily single-family conventional and mobile home dwellings. The site fronts US Highway 301, near the Symmes Road intersection.

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2.0 LAND USE MAP SET AND SUMMARY DATA

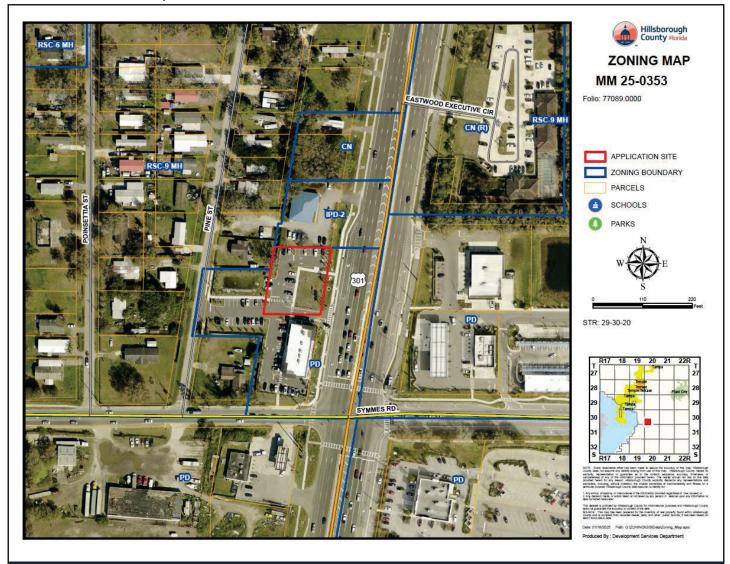
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6.0 DU per acre / 0.25 FAR or 175,000 sq. ft of Neighborhood Commercial
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Jared Follin

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-2 90-0078 (PRS 19-1132)	0.23 FAR (4,300 sq. ft. max)	Retain commercial/Office and accessory storage	Fitness Center & Dance Studio
South	PD 19-0535	0.25 FAR (12,000 sf. ft. max)	Commercial Neighborhood (CN) uses w/ restrictions	Commercial
East	PD 00-0532 (PRS 20-0655)	0.27 FAR (40,000 sq. ft. max) & 3.74 DU per acre (326 units max)	Commercial General Uses & Single-Family residential (Attached/Detached)	Retail, convenience store, car wash, residential
West	RSC-9 MH	9 DU per acre	Single-Family Conventional / Mobile Homes	Single-Family Conventional

APPLICATION	NUMBER:	MM 25-0353

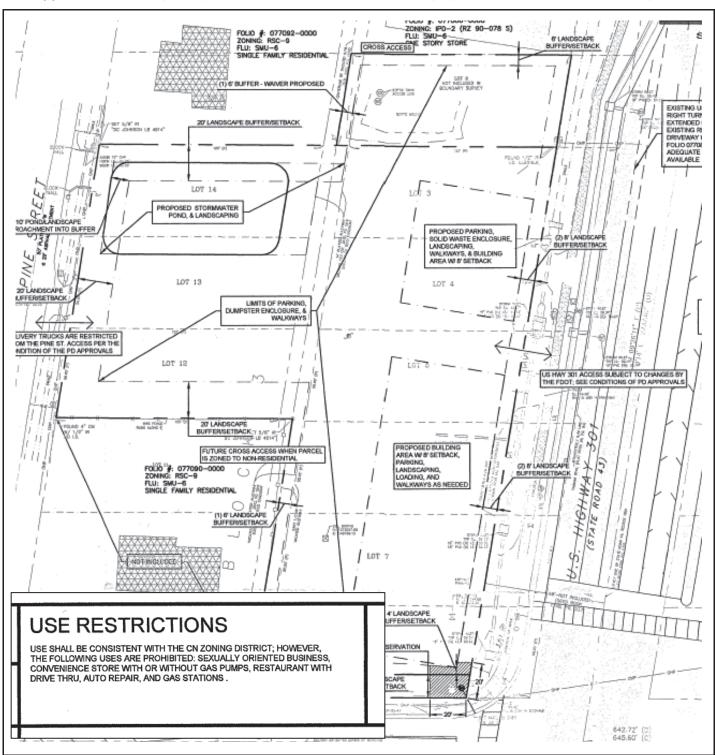
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PD 19-0535	0.25 FAR (12,000 sf. ft.	Commercial Neighborhood	Water retention Area
PD 19-0555	max)	(CN) uses w/ restrictions	water retention Area

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

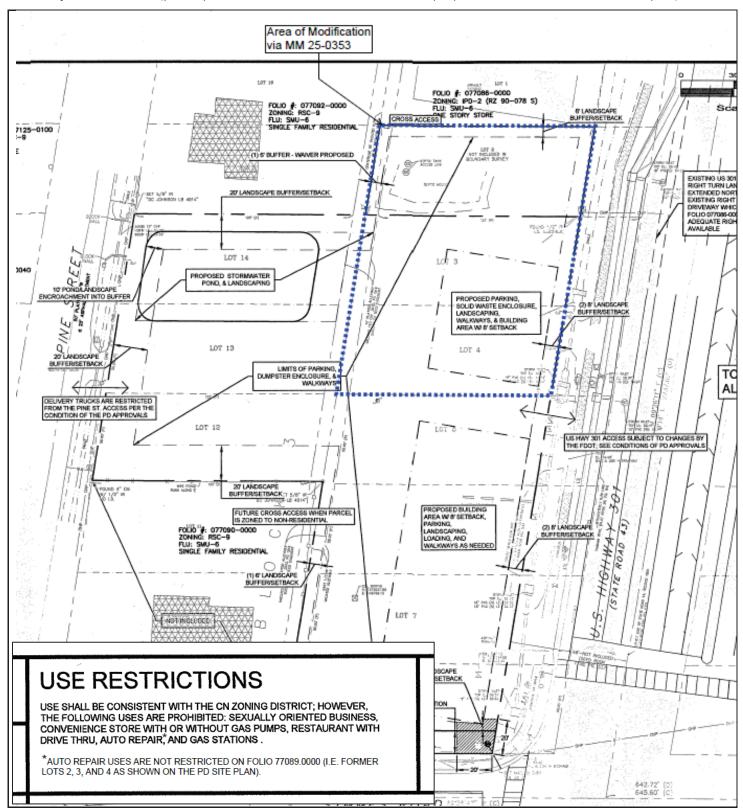


Plan from originally approved Planned Development 19-0535

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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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	
US 301	FDOT Principal Arterial - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Symmes Rd.	County Collector - Urban	8 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Pine St.	County Local - Rural	3 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ⋈ Substandard Road Improvements □ Other 	

Project Trip Generation ☐ Not applicable for this request					
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	1,865	45	131		
Proposed	1,865	45	131		
Difference (+/1)	NO CHANGE	NO CHANGE	NO CHANGE		

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

Connectivity and Cross Access ☐ Not applicable for this request					
Project Boundary Primary Access Additional Cross Access Finding					
North		None	Vehicular & Pedestrian	Meets LDC	
South		Pedestrian	None	Meets LDC	
East	X	Vehicular & Pedestrian	None	Meets LDC	
West	Х	Vehicular & Pedestrian	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Pine St./Substandard Rd. Deminimis Design Exception Requested Previously Approved				
Choose an item. Choose an item.				
Notes:				

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Case Reviewer: Jared Follin

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	No wetlands
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	☐ Significant☐ Coastal H☐ Urban/Suk	Vater Wellfield Pro t Wildlife Habitat ligh Hazard Area burban/Rural Scen to ELAPP property	ic Corridor	
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 Quick Lube (Mobility per service bay) (Fire Per 1,000 s.f.) Mobility: \$19,225 * 3 = \$57,675 Fire: \$313 * 1,708 = \$534.60				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

In 2020, PD 19-0535 was approved for CN uses with restrictions, which included sexually oriented businesses, convenience stores with or without gas pumps, restaurants and gas stations. The restriction list was included in the Final Conditions of Approval and the approve site plan; however, an additional use, Auto Repair, was listed as a restricted use on the site plan. As a result, due to LDC Section 5.03.06.E, the more restrictive requirement prevails. It was not the intent to restrict Auto Repair/Motor Vehicle – Neighborhood Serving in this Planned Development. The main purpose of this Major Modification looks to address this conflict and allow Auto Repair/Motor Vehicle – Neighborhood Serving will only be permitted in the area to be modified, designated as Folio# 77089.0000. Auto Repair/Motor Vehicle – Neighborhood Serving will remain prohibited in the other portions of the Planned Development.

Existing conditions pertaining to buffer and screening, building design, and lighting will remain in place to ensure development is compatible with the surrounding area and protects adjacent residential properties.

5.2 Recommendation

Based on the above considerations, stafffinds the proposed Major Modification, subject to the conditions, approvable.

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6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 21st, 2025.

- 1. The project shall be limited to the uses consistent with the Commercial Neighborhood (CN) Zoning District with the following restrictions: sexually oriented business, convenience store with or without gas pumps, restaurant with drive thru, and gas stations. <u>Auto Repair/Motor Vehicle Neighborhood Serving shall only be permitted</u> on Folio# 77089.0000.
- 2. Development standards shall be as follows:

Minimum Front Setback: 8 feet from US Highway 301 and 4 feet from Symmes Rd.

Minimum Side Setback: As shown on the PD General Site Plan

Minimum Rear Setback: As shown on the PD General Site Plan (from Pine Street)

Maximum Building Height: 35 feet Maximum Building Coverage: 25% Maximum Impervious Area: 70%

- 3. Building location and envelopes shall be as generally depicted in the General Development Site Plan.
- 4. Landscaping, Irrigation and Buffering shall be regulated by the LDC Part 6.06.00, unless otherwise specified herein or in the General Site Plan.
 - a. A six (6) foot buffer shall be permitted along the west parcel line, adjacent to residential zoning folio numbers 077092.0000 and 77092.0000 and 77090.0000 as shown on the General Site Plan. The following shall be required:
 - i. A six (6) foot high fence (PVC or wood). As an option a wood fence with climbing vine species may be permitted;
 - ii. Evergreen plants a minimum of three (3) feet in height;
 - iii. Evergreen shade trees which are not less than ten feet high at the time of planting, spaced at twenty (20) feet apart;
 - iv. The remainder of buffer shall be planted with ground cover.
 - b. An eight (8) foot buffer shall be permitted along the east roadway buffers (US Highway 301). Along the south roadway (Symmes Rd.), the buffer shall be as shown on the General Site Plan. The following shall be required along both roadways:
 - i. Cluster of three understory trees or palms 30 feet apart.
 - ii. A single row of two feet (2) high hedge that can reach three feet in 2 years;
 - iii. The remainder of the buffer shall be landscaped with ground cover.
 - c. A six (6) foot buffer shall be permitted along the north parcel line, as shown on the General Site Plan. The following shall be required:
 - i. Evergreen plants a minimum of three (3) feet in height;
 - ii. Evergreen shade trees, spaced at twenty (20) feet apart;
 - iii. The remainder of buffer shall be planted with ground cover.
 - d. A twenty (20) foot buffer shall be maintained along the west, adjacent to Pine St. and as shown on the General Site Plan. The following shall be required:

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- i. A six (6) foot high fence (PVC or wood).
- ii. Evergreen shade trees which are not less than ten feet high at the time of planting, spaced at twenty (20) feet apart;
- iii. The remainder of buffer shall be planted with ground cover.
- iv. Stormwater ponds shall occupy no more than 50% of the buffer area.
 Final design of the above screening shall be reviewed and approved by Hillsborough County Natural Resources staff at the time of Site Development review.
- 5. The following design standards shall apply for buildings where visible from public right of way or residentially zoned properties:
 - a. Roofs shall have a minimum pitch of three to twelve (3 to 12) and maximum pitch of eight to twelve (8 to 12);
 - Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat-style siding.
 Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.
 - c. Buildings shall incorporate design features shown below. At least two of the specified design features shall be utilized on all elevations facing roadways and and/or parking areas, unless otherwise specified: Dormers, parapets, steeples, cupolas, intersecting roof lines, window shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters, or horizontal banding.
 - d. At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of the requirement.
 - e. Exterior faux windows consistent with the architectural style may be used if the back of the buildings face US Highway 301.
- 6. Outdoor lighting shall be in accordance with LDC Part 6.10.00. Lighting of areas facing residential development shall be designed and/or oriented away from residential property, to restrict glare and light trespass caused by emission from the luminaires.
- 7. As Symmes Road is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve a minimum or 13 feet of right-of-way along its Symmes Rd. frontage for future improvements, such that a minimum of 38 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- 8. The project shall be permitted the following access driveways only:
 - a. Full Access driveway on Pine Street, subject to the review and approval of the truck circulation plan during site/plat/construction plan review.
 - b. Right In only on Symmes Road which shall be removed whenever Symmes Rd is improved and/or widened. The access driveway shall be constructed at the utmost western end of the southern property boundary per the approved Administrative Variance approved by the Hillsborough County Engineer on July 10, 2019.
 - c. Right In/Right Out only on US Hwy 301. US Hwy 301 is under the jurisdiction of FDOT. Per FDOT review and approval, the right-in/right-out on US 301 will be permitted as a non-conforming driveway, subject to removal or modification (back to a right-in only) in the future, upon completion of cross-access to the north with a more conforming access/egress point.

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- 9. The Developer shall construct a cross-access stub out along the norther boundary for potential future connection to the parcel to the north. (Folio 77086.0000).
- 10. During Plat/Site/Construction plan review, the applicant shall submit an alternative Parking plan for review and approval if parking requirements in LDC Section 6.05.02 are not met.
- 11. During Plan/Site/Construction plan review, the applicant shall submit a truck circulation plan for review and approval of trucks entering and exiting the site according to the following restrictions
 - a. No trucks or commercial vehicle deliveries shall enter or exit the site via the Pine St. access point. This restriction shall continue to apply even if access driveway on US Hwy 301 changes in location or is restricted to right-in only per Condition 8. Additionally, the truck circulation plan shall reflect any changes to the access driveway on US Hwy 301 per condition 8.3.
 - b. Delivery hours shall be limited to 6:00 am to 9:00 pm.
 - c. Deliveries shall be served by a vehicle no larger than a WB-40 delivery truck.
- 12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 13. The development shall construct sidewalk along the east side property frontage on the Pine Street.
- 14. Subject to FDOT review and approval, the existing southbound right turn land on US Hwy 301 at Symmes Rd will need to be extended to the extent possible, up to the south radius point of the adjacent property's driveway.
- 15. Subject to FDO review and approval, the applicant shall install a concrete separator in the gore area of the southbound dual left turn lanes on US Hwy 301 at Symmes Rd. At the intersection of US Hwy 301 and Symmes Rd. the separator will be expanded to 10' wide to allow for dual stage pedestrian crossing.
- 16. The developer shall improve Pine Street according to the County Engineer approved a Roadway Design Exception (dated June 18, 2019) authorizing deviations from the TS-3 Typical Section (for 2-land Undivided, Local Urban Roads) including:
 - a. The developer shall be permitted to utilize 10-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-3 Typical Section;
 - b. In lieu of curb, the developer shall maintain the existing shoulders.
 - c. In lieu of sidewalks on both sides, the developer will build sidewalk along the east side of Pine Street along property frontage.

If MM 25-0353 is approved, the County Engineer will approve a deminimis exception to the above referenced Design Exception request, which was originally approved by the County Engineer on June 18, 2019. If approved, the deminimis exception will allow the existing Design Exception to stand as-is.

- 17. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals. This shall only apply to the portion of the PD included in MM 25-0353.
- 18. <u>The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision</u>

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<u>development plan process pursuant to the Land Development Code. This shall only apply to the portion of the PD included in MM 25-0353.</u>

- 19. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- 20. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

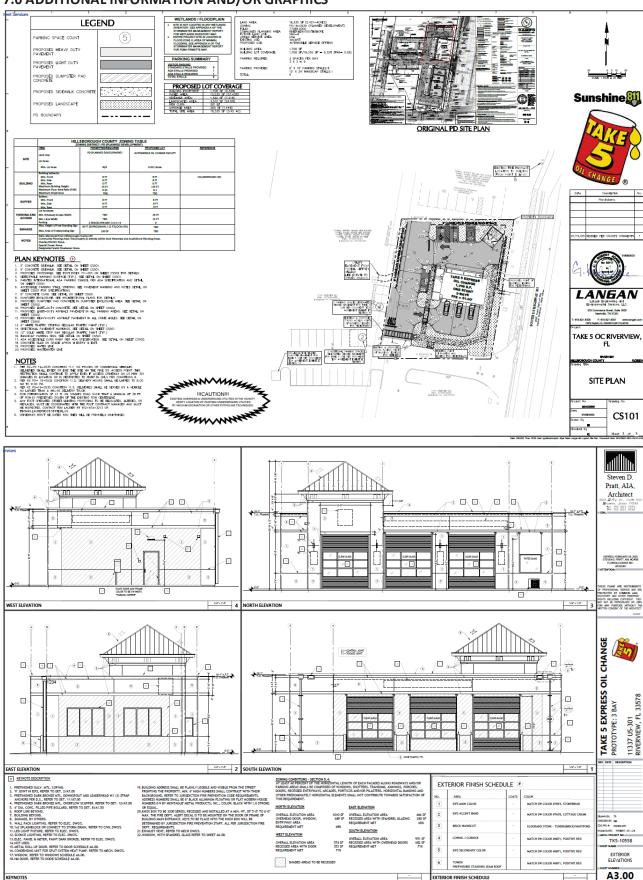
Zoning Administrator Sign Off:

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

J. Brian Grady

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

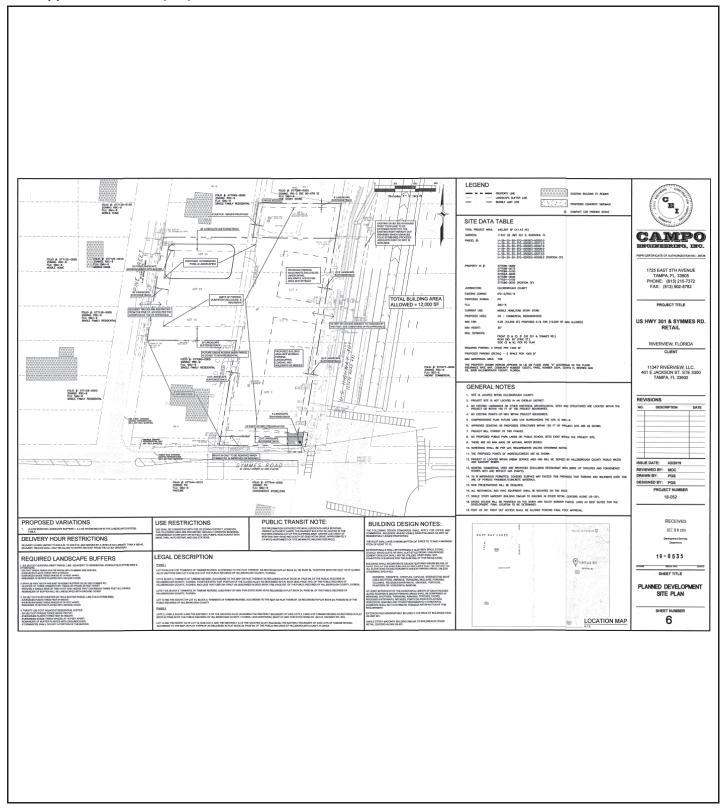


Case Reviewer: Jared Follin

BOCC LUM MEETING DATE: April 8, 2025 Case Reviewer: Jared Follin

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

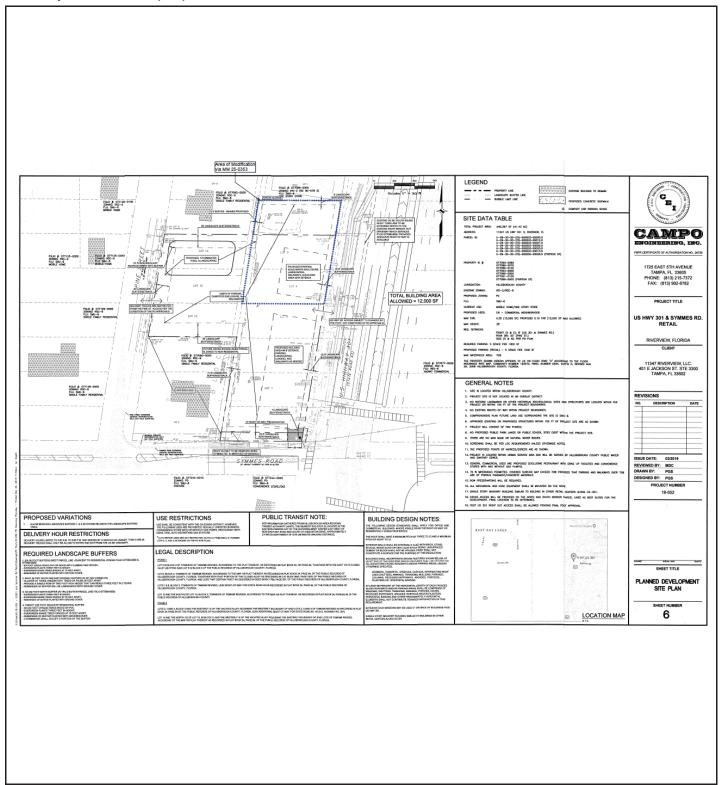


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8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

10: ZC	10: ZONING TECHNICIAN, Development Services Department DATE: 02/09/2025				
REVIE	REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation				
PLAN	NING SECTOR/AREA: RV/ Central	PETITION NO: MM	I 25-0353		
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to listed or a	ttached conditions.			
	This agency objects, based on the listed or attached	l conditions.			

CONDITIONS OF APPROVAL

Revised Conditions

- 16. The developer shall improve Pine Street according to the County Engineer approved a Roadway Design Exception (dated June 18, 2019) authorizing deviations from the TS-3 Typical Section (for 2-lane Undivided, Local Urban Roads) including:
 - 16.1 The developer shall be permitted to utilize 10-foot wide travel lanes in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-3 Typical Section;
 - 16.2 In lieu of curb, the developer shall maintain the existing shoulders
 - 16.3 In lieu of sidewalks on both sides, the developer will build sidewalk along the east side of Pine Street along property frontage.

If MM 25-0353 is approved, the County Engineer will approve a deminimis exception to the above referenced Design Exception request, which was originally approved by the County Engineer on June 18, 2019. If approved, the deminimis exception will allow the existing Design Exception to stand as-is.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 0.42 ac. portion of a +/- 1.43 ac. Planned Development (PD). The land is currently zoned PD 19-0535. The existing PD is approved for up to 12,000 s.f. of the following uses:

The project shall be limited to the uses consistent with the Commercial Neighborhood (CN) Zoning District with the following restrictions: sexually oriented business, convenience store with or without gas pumps, restaurant with drive thru and gas stations.

Staff notes that the above condition did not match the use restrictions contained on the PD site plan, which stated:

USE SHALL BE CONSISTENT WITH THE CN ZONING DISTRICT; HOWEVER, THE FOLLOWING USES ARE PROHIBITED: SEXUALLY ORIENTED BUSINESS, CONVENIENCE STORE WITH OR WITHOUT GAS PUMPS, RESTAURANT WITH DRIVE THRU, AUTO REPAIR, AND GAS STATIONS.

The applicant is seeking to modify a portion of the PD to allow auto-repair uses within the modification area (i.e. within folio 77089.0000, labeled as former lots 2, 3 and 4 as shown on the PD site plan).

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff has waived the required trip generation and site access analysis which was required to process this zoning request. Transportation Review Section staff notes that zoning staff indicated the previous zoning conditions intended to include those uses, and the PD site plan restrictions simply hasn't been updated to match. Staff also notes that the auto use sought to be "added" back in generates fewer trips than other uses already approved within the PD which could be constructed within the parcel, and so this request represents no change in the maximum trip generation potential of the subject PD.

Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing the scenario taken from the 19-0535 analysis. Data presented below is based on the institute of Transportation Engineer's <u>Trip Generation Manual</u>, 10th Edition.

Existing Zoning (Data from PD 19-0535 Analysis):

I 4 II /C!	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
3,500 s.f. of Fast Casual Restaurant Uses (ITE LUC 930)	1,103	7	49
12,000 s.f. Variety Store (ITE LUC 841)	762	38	82
Subtotal:	1,865	45	131

Proposed Zoning (Data from PD 19-0535 Analysis):

I 4 I I /C:	24 Hour Two-Way	Total Peak Hour Trips		
Land Use/Size	Volume	AM	PM	
3,500 s.f. of Fast Casual Restaurant Uses (ITE LUC 930)	1,103	7	49	
12,000 s.f. Variety Store (ITE LUC 841)	762	38	82	
Subtotal:	1,865	45	131	

Difference

Land Use/Size	24 Hour Two-Way	Total Pe	eak Hour Trips
	Volume	AM	PM
	No	No	No
	Change	Change	Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Rd a 2-lane, undivided, collector roadway characterized by +/- 10-foot-wide travel lanes. There are sidewalk and curb and gutter but no bike lanes in the vicinity of the project. The pavement condition is acceptable. Adjacent to the project site, Symmes Rd lies within a +/- 50-foot-wide right-of-way. Symmes Rd is on the Hillsborough Corridor preservation plan as a 2-lane enhanced roadway, which requires an Urban Collector typical section TS-4 which requires 76 ft of ROW preservation (38 feet from centerline). A Minimum of 13 ft. of ROW is required to be preserved for future widening of Symmes Rd.

US301 a 6-lane, divided, principal arterial roadway characterized by +/- 12-foot-wide travel lanes. There are sidewalks, curb and gutter, bike lanes on the side of the project. The pavement condition is acceptable.

Adjacent to the project site, US 301 lies within a +/- 200-foot-wide right-of-way.

SITE ACCESS

No changes to site access are proposed as a part of this modification request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION
Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	С
US 301	Rhodine Rd.	Gibsonton Dr.	D	С

Source: Hillsborough County 2020 Level of Service Report.

LINCKS & ASSOCIATES, INC.



Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

US 301/Symmes RZ 19-0535

Folio

Lincks Project # 18157

The purpose of this letter is to request a Design Exception to Section 6.04.03L of the Hillsborough County Land Development for Pine Street from the project access to Symmes Road. The project is located west of US 301 and north of Symmes Road. The developer proposes to rezone the property to Planned Development to allow the following uses:

- Restaurant 3,500 Square Feet
- Retail 12,000 Square Feet

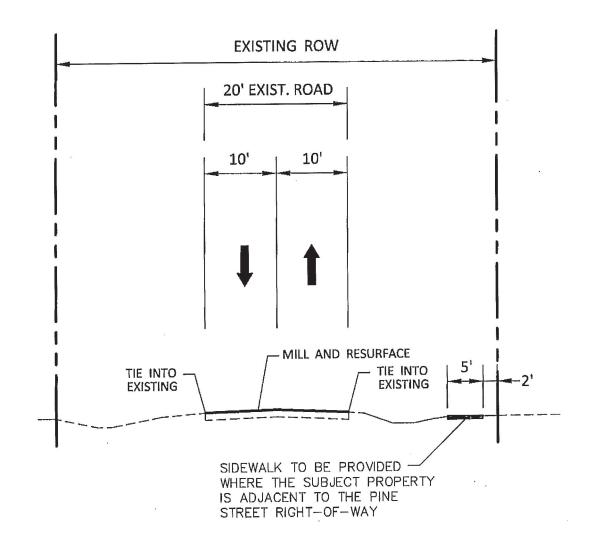
The access to serve the project is proposed to be via US 301, Symmes Road and Pine Street.

This request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Pine Street from the project access to Symmes Road. Pine Street is currently a two-lane roadway. The existing pavement is 20'. Table 1 provides the summary of the roadway assessment for Pine Street. The Design Exception is based on the following:

- Lane Width TS-7 has 12' lanes. As shown in Table 1, the existing lanes are 10'.
 The Typical Section proposes to maintain the existing lane width and overlay the roadway with 1" of asphalt.
- 2. Shoulder TS-7 has 8' shoulders with 5' paved. This section proposes to maintain the existing shoulders.
- 3. Sidewalk TS-7 has sidewalk on both sides of the road. The proposed section does provide sidewalk on the east side of the roadway where the project is adjacent to Pine Street.

TABLE 1 PINE STREET

Roa	d Name: Pine S	t. (Private)	Type: Rura	l 2 lane undivide	d, crown		25 (posted)
		Left Shoulder	Left Swale		Lane Pavement		
		Right Shoulder		Right Swale			Left Slope
Pic	Station	Total/Paved/Slope	Offset (ft)	Bot. Width (ft)		Width	Right Slop
-	Olmensions are	from pavement edge	of lane		Average:	20.2'	2.2%
_	Dittioner to the				Slope Range:	0.9%	3.8%
_	0+00	Set at EOP Symm	es Rd. (urban	1. C&G)	Notes:		
_	0+08	Back of S/W Symr	nes Rd railing	n on grav wall	N/S orientation,	straight, no a	auxiliary lanes
_		18" RCP cross-dra	in hondwall	12' IT 15' DT	25'R C&G return	s at Symme	s Rd
	0+10	18 KCP 01055-016	ill, neadwaii.	13 11, 13 111	Residential area	- trailers co	nventional
		_			Sign: No thru tru	oke over 2 a	vlae
				,		21.5'	2.4%
	0+32	67078%	11'	3'	1:1/1:1	21.5	
\neg	End of C&G	4'/0'/20%	7'	4'	1:1/1:1		-3.8%
7	0+25 - 1+06	4' CLF 15' LT			Notes:		
+		+					
+	1+00		9'	4'	6:1/4:1	20.0'	2.3%
+		-	-				-1.7%
+	1+00	End of double yello	w striping		Notes:		
1		6' Wood Fence 15'			Gravel Drive w/ 3	asphalt and	ron RT
_	1+06 - 1+65				C. ave. Dilve W		const total
	1+65 - 3+44	4' CLF 16' to 18' L'	ı				
		_					
1					1.410.4	20.01	1.9%
7	2+00	6'/0'/12%	10'	4'	1:1/3:1	20.0'	
+		-	7'	3,	3:1/2:1		-2.0%
+	2+22	U.P. 16' LT			Notes:		
+	2+28	U.P. 12' RT			**** *****		
+	2+48 - 3+24	6' CLF 16' RT				1	
+		U.P. 15' RT			road bank	swale bank	exist.
1	2+51	U.P. 15 KT			swale bottoms ve		
_		01/01/4 40/	101	3'	1:1/1:1	20.5	2.5%
	3+00	8'/0'/14%	10'	3'	1:1/1:1	20.0	-1.9%
1		6'/0'/22%	9'	3			-1.970
Т	3+24 - 3+44	4' CLF 16' RT			Notes:		
1	3+30	U.P. 13.5' LT					
+							
+		1					
t						20.01	1 0.000
T	4+00	670712%	9,	3'	1:1/1:1	20.3'	2.8%
+		6'/0'/23%	9,	3,	1:1/1:1		0.9%
+	4+44	Property Line LT			Notes:		
+	4+52	Property Line RT			4' CLF 15' RT		
+	4102	End of Segment			Asph. Cond. Fair	throughout v	vith
\perp		Cha or Segment			longitudinal crack	s and minor	ruttina
1		1			15" side drains		
-					TO SIDE CITATIO		
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PINE STREET TYPICAL SECTION

The justification for the Design Exception is as follows:

- 1. There is limited right of way along Pine Street and the project has limited frontage along the roadway.

Pine Street is a low volume roadway; 17 h hour trip ends.	AM peak hour trip ends and 13 PM peak
Based on the limited right of way and low traff Exception are reasonable.	ic volumes on the roadway the Design
Please do not hesitate to contact us if you have information. Best Regards, Steven J Henry President Lincks & Associates, Inc. P.E. #51555	any questions or require any additional
Based on the information provided by the ap	plicant, this request is:
Disapproved	
If there are any further questions or you need Benjamin Kniesley, P.E. at (813) 307-1758	d clarification, please contact
Date06/18/19	Cincoroly
The County Engineer has reviewed zoning modification application # 25-0353 and determined the changes	Sincerely, Michael J. Williams
	hour trip ends. Based on the limited right of way and low traff Exception are reasonable. Please do not hesitate to contact us if you have information. Best Regards, Steven J Henry President Lincks & Associates, Inc. P.E. #51555 Based on the information provided by the ap

to be de mimimis. As such, the previous approval shall

Michael J. Williams, P.E.

Hillsborough County Engineer on

Hillsborough County Engineer

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		
US 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other		
Symmes Rd.	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other		
Pine St.	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements⋈ Substandard Road Improvements□ Other		
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other		

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	1,865	45	131			
Proposed	1,865	45	131			
Difference (1/)	No	No Change	No			
Difference (+/-)	Change		Change			

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

Connectivity and Cross Access ☐ Not applicable for this request						
Project Boundary	Project Boundary Primary Access Additional Connectivity/Access		Cross Access	Finding		
North		None	Vehicular & Pedestrian	Meets LDC		
South		Pedestrian	None	Meets LDC		
East	Х	Pedestrian & Vehicular	None	Meets LDC		
West	Х	Pedestrian & Vehicular	None	Meets LDC		
Notes:						

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Pine St./ Substandard Rd.	Deminimis Design Exception Requested	Previously Approved		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	MM 25-0353
Hearing date:	February 18, 2025
Applicant:	Paul Mascola
Request:	Major Modification to Planned Development
Location:	11333 South U.S. Highway 301, Riverview
Parcel size:	0.42 acres +/-
Existing zoning:	PD 19-0535
Future land use designation:	SMU-6 (6 du/ga; .25 FAR)
Service area:	Urban Services Area
Community planning area:	Riverview Community Plan and
	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application: MM 25-0353

Zoning Hearing Master Date:

February 18, 2025

BOCC Land Use Meeting Date:

April 8, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Paul Mascola

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 0.421

Community

Plan Area: Riverview

Overlay: None



Introduction Summary:

PD 19-0535 was approved in 2020 to allow CN uses with restrictions.

The applicant is requesting a modification to the Planned Development to remove Auto Repair/Motor Vehicle – Neighborhood Serving as a prohibited use. A "Take 5" auto service repair station is proposed to be developed on the site.

Existing Approval(s):	Proposed Modification(s):
Prohibited Use- Auto Repair	Allow Auto Repair/Motor Vehicle – Neighborhood Serving

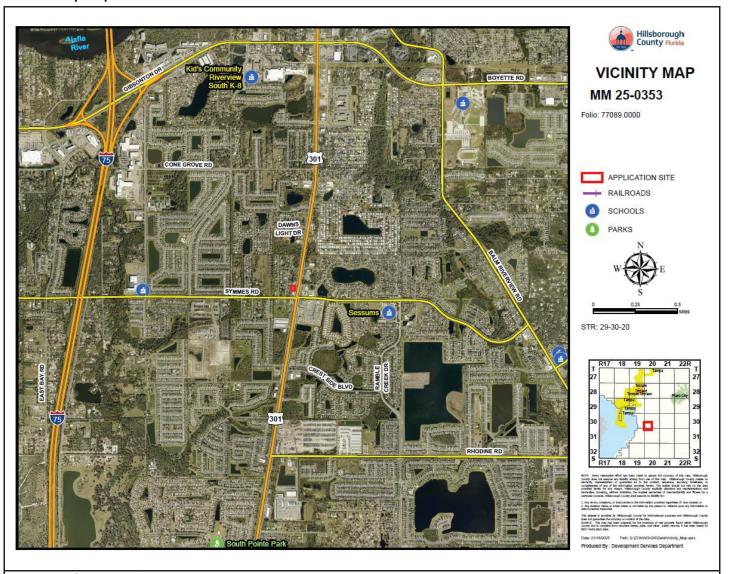
Additional Information:				
PD Variation(s):	None Requested as part of this application			
Waiver(s) to the Land Development Code:	None Requested as part of this application			

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

Template created: 8-17-21 3 of 18

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Case Reviewer: Jared Follin

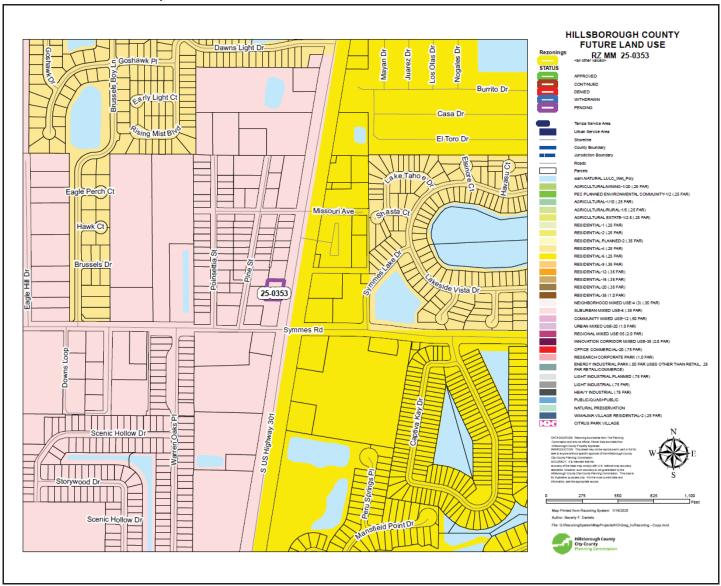
Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Riverview Community Planned area. The property is adjacent to other commercial uses such as retail establishments, personal service uses, convenience stores, and offices. These uses are located east, south and north of the property. The site is also adjancent to residential uses to the west, primarily single-family conventional and mobile home dwellings. The site fronts US Highway 301, near the Symmes Road intersection.

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

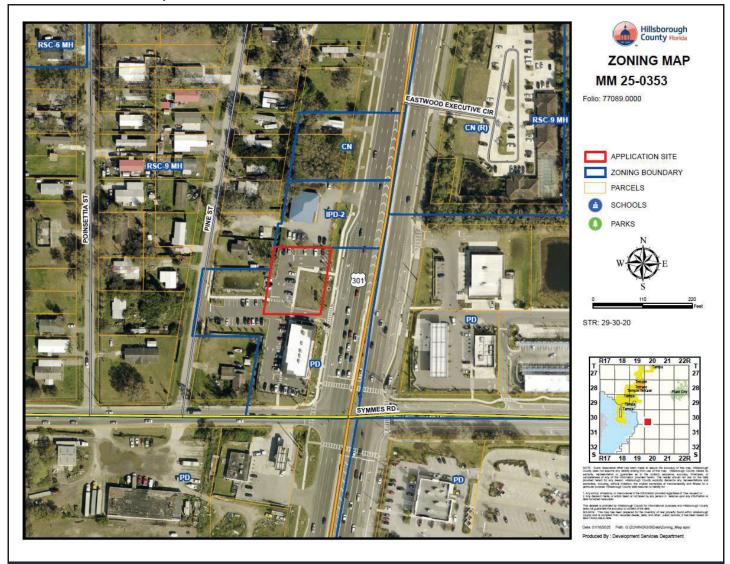
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6.0 DU per acre / 0.25 FAR or 175,000 sq. ft of Neighborhood Commercial
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Jared Follin

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-2 90-0078 (PRS 19-1132)	0.23 FAR (4,300 sq. ft. max)	Retain commercial/Office and accessory storage	Fitness Center & Dance Studio
South	PD 19-0535	0.25 FAR (12,000 sf. ft. max)	Commercial Neighborhood (CN) uses w/ restrictions	Commercial
East	PD 00-0532 (PRS 20-0655)	0.27 FAR (40,000 sq. ft. max) & 3.74 DU per acre (326 units max)	Commercial General Uses & Single-Family residential (Attached/Detached)	Retail, convenience store, car wash, residential
West	RSC-9 MH	9 DU per acre	Single-Family Conventional / Mobile Homes	Single-Family Conventional

APPLICATION NUMBER:	MM 25-035
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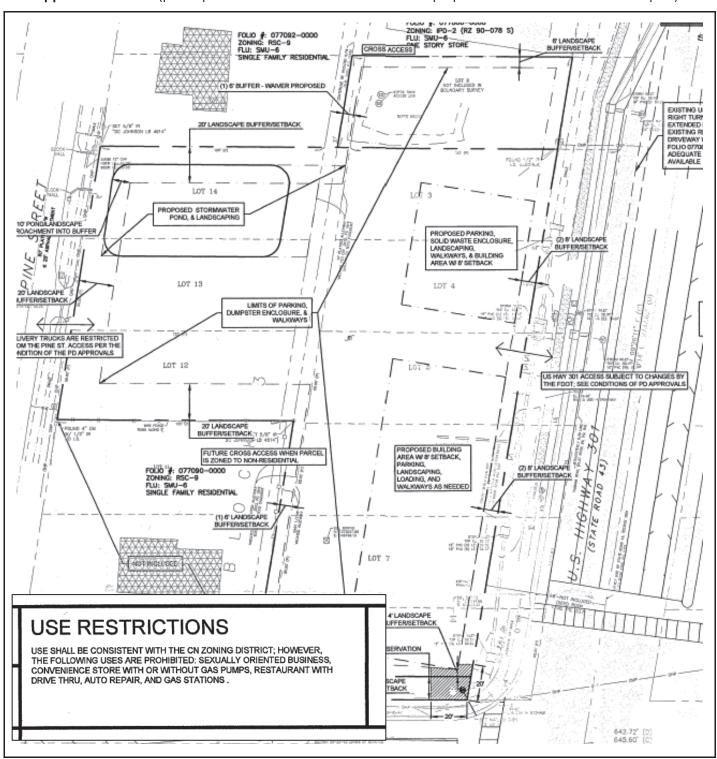
ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 8, 2025 Case Reviewer: Jared Follin

PD 19-0535	0.25 FAR (12,000 sf. ft.	Commercial Neighborhood	Water retention Area
PD 19-0555	max)	(CN) uses w/ restrictions	Water retention Area

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

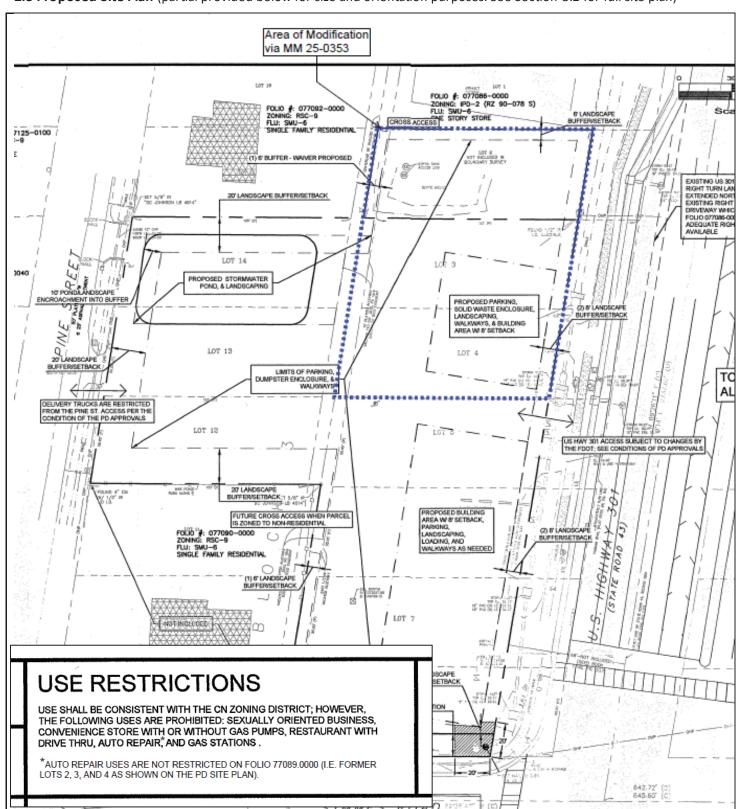


Plan from originally approved Planned Development 19-0535

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER:	MM 25-0353
ZHM HEARING DATE:	February 18, 2025

BOCC LUM MEETING DATE: April 8, 2025 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	
US 301	FDOT Principal Arterial - Urban	2 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Symmes Rd.	County Collector - Urban	8 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Pine St.	County Local - Rural	3 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation ☐ Not applicable for this request							
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips				
Existing	1,865	45	131				
Proposed	1,865	45	131				
Difference (+/1)	NO CHANGE	NO CHANGE	NO CHANGE				

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

Connectivity and Cross Access ☐ Not applicable for this request							
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding			
North		None	Vehicular & Pedestrian	Meets LDC			
South		Pedestrian	None	Meets LDC			
East	X	Vehicular & Pedestrian	None	Meets LDC			
West	Х	Vehicular & Pedestrian	None	Meets LDC			
Notes:	-	_	_				

Design Exception/Administrative Variance □ Not applicable for this request						
Road Name/Nature of Request	Туре	Finding				
Pine St./Substandard Rd.	Deminimis Design Exception Requested	Previously Approved				
	Choose an item.	Choose an item.				
Notes:						

APPLICATION NUMBER: MM 25-0353

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 8, 2025

Case Reviewer: Jared Follin

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	No wetlands
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 			
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 Quick Lube (Mobility per service bay) (Fire Per 1,000 s.f.) Mobility: \$19,225 * 3 = \$57,675 Fire: \$313 * 1,708 = \$534.60				
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	

APPLICATION NUMBER: MM 25-0353
ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 8, 2025 Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

In 2020, PD 19-0535 was approved for CN uses with restrictions, which included sexually oriented businesses, convenience stores with or without gas pumps, restaurants and gas stations. The restriction list was included in the Final Conditions of Approval and the approve site plan; however, an additional use, Auto Repair, was listed as a restricted use on the site plan. As a result, due to LDC Section 5.03.06.E, the more restrictive requirement prevails. It was not the intent to restrict Auto Repair/Motor Vehicle – Neighborhood Serving in this Planned Development. The main purpose of this Major Modification looks to address this conflict and allow Auto Repair/Motor Vehicle – Neighborhood Serving uses. Further, Auto Repair/Motor Vehicle – Neighborhood Serving will only be permitted in the area to be modified, designated as Folio# 77089.0000. Auto Repair/Motor Vehicle – Neighborhood Serving will remain prohibited in the other portions of the Planned Development.

Existing conditions pertaining to buffer and screening, building design, and lighting will remain in place to ensure development is compatible with the surrounding area and protects adjacent residential properties.

5.2 Recommendation

Based on the above considerations, stafffinds the proposed Major Modification, subject to the conditions, approvable.

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ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 8, 2025 Case Reviewer: Jared Follin

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 21st, 2025.

1. The project shall be limited to the uses consistent with the Commercial Neighborhood (CN) Zoning District with the following restrictions: sexually oriented business, convenience store with or without gas pumps, restaurant with drive thru, and gas stations. <u>Auto Repair/Motor Vehicle – Neighborhood Serving shall only be permitted</u> on Folio# 77089.0000.

2. Development standards shall be as follows:

Minimum Front Setback: 8 feet from US Highway 301 and 4 feet from Symmes Rd.

Minimum Side Setback: As shown on the PD General Site Plan

Minimum Rear Setback: As shown on the PD General Site Plan (from Pine Street)

Maximum Building Height: 35 feet Maximum Building Coverage: 25% Maximum Impervious Area: 70%

- 3. Building location and envelopes shall be as generally depicted in the General Development Site Plan.
- 4. Landscaping, Irrigation and Buffering shall be regulated by the LDC Part 6.06.00, unless otherwise specified herein or in the General Site Plan.
 - a. A six (6) foot buffer shall be permitted along the west parcel line, adjacent to residential zoning folio numbers 077092.0000 and 77092.0000 and 77090.0000 as shown on the General Site Plan. The following shall be required:
 - i. A six (6) foot high fence (PVC or wood). As an option a wood fence with climbing vine species may be permitted;
 - ii. Evergreen plants a minimum of three (3) feet in height;
 - iii. Evergreen shade trees which are not less than ten feet high at the time of planting, spaced at twenty (20) feet apart;
 - iv. The remainder of buffer shall be planted with ground cover.
 - b. An eight (8) foot buffer shall be permitted along the east roadway buffers (US Highway 301). Along the south roadway (Symmes Rd.), the buffer shall be as shown on the General Site Plan. The following shall be required along both roadways:
 - i. Cluster of three understory trees or palms 30 feet apart.
 - ii. A single row of two feet (2) high hedge that can reach three feet in 2 years;
 - iii. The remainder of the buffer shall be landscaped with ground cover.
 - c. A six (6) foot buffer shall be permitted along the north parcel line, as shown on the General Site Plan. The following shall be required:
 - i. Evergreen plants a minimum of three (3) feet in height;
 - ii. Evergreen shade trees, spaced at twenty (20) feet apart;
 - iii. The remainder of buffer shall be planted with ground cover.
 - d. A twenty (20) foot buffer shall be maintained along the west, adjacent to Pine St. and as shown on the General Site Plan. The following shall be required:

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- i. A six (6) foot high fence (PVC or wood).
- ii. Evergreen shade trees which are not less than ten feet high at the time of planting, spaced at twenty (20) feet apart;
- iii. The remainder of buffer shall be planted with ground cover.
- iv. Stormwater ponds shall occupy no more than 50% of the buffer area.
 Final design of the above screening shall be reviewed and approved by Hillsborough County Natural Resources staff at the time of Site Development review.
- 5. The following design standards shall apply for buildings where visible from public right of way or residentially zoned properties:
 - a. Roofs shall have a minimum pitch of three to twelve (3 to 12) and maximum pitch of eight to twelve (8 to 12);
 - Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat-style siding.
 Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.
 - c. Buildings shall incorporate design features shown below. At least two of the specified design features shall be utilized on all elevations facing roadways and and/or parking areas, unless otherwise specified: Dormers, parapets, steeples, cupolas, intersecting roof lines, window shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters, or horizontal banding.
 - d. At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of the requirement.
 - e. Exterior faux windows consistent with the architectural style may be used if the back of the buildings face US Highway 301.
- 6. Outdoor lighting shall be in accordance with LDC Part 6.10.00. Lighting of areas facing residential development shall be designed and/or oriented away from residential property, to restrict glare and light trespass caused by emission from the luminaires.
- 7. As Symmes Road is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway, the developer shall preserve a minimum or 13 feet of right-of-way along its Symmes Rd. frontage for future improvements, such that a minimum of 38 feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- 8. The project shall be permitted the following access driveways only:
 - a. Full Access driveway on Pine Street, subject to the review and approval of the truck circulation plan during site/plat/construction plan review.
 - b. Right In only on Symmes Road which shall be removed whenever Symmes Rd is improved and/or widened. The access driveway shall be constructed at the utmost western end of the southern property boundary per the approved Administrative Variance approved by the Hillsborough County Engineer on July 10, 2019.
 - c. Right In/Right Out only on US Hwy 301. US Hwy 301 is under the jurisdiction of FDOT. Per FDOT review and approval, the right-in/right-out on US 301 will be permitted as a non-conforming driveway, subject to removal or modification (back to a right-in only) in the future, upon completion of cross-access to the north with a more conforming access/egress point.

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9. The Developer shall construct a cross-access stub out along the norther boundary for potential future connection to the parcel to the north. (Folio 77086.0000).

- 10. During Plat/Site/Construction plan review, the applicant shall submit an alternative Parking plan for review and approval if parking requirements in LDC Section 6.05.02 are not met.
- 11. During Plan/Site/Construction plan review, the applicant shall submit a truck circulation plan for review and approval of trucks entering and exiting the site according to the following restrictions
 - a. No trucks or commercial vehicle deliveries shall enter or exit the site via the Pine St. access point. This restriction shall continue to apply even if access driveway on US Hwy 301 changes in location or is restricted to right-in only per Condition 8. Additionally, the truck circulation plan shall reflect any changes to the access driveway on US Hwy 301 per condition 8.3.
 - b. Delivery hours shall be limited to 6:00 am to 9:00 pm.
 - c. Deliveries shall be served by a vehicle no larger than a WB-40 delivery truck.
- 12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 13. The development shall construct sidewalk along the east side property frontage on the Pine Street.
- 14. Subject to FDOT review and approval, the existing southbound right turn land on US Hwy 301 at Symmes Rd will need to be extended to the extent possible, up to the south radius point of the adjacent property's driveway.
- 15. Subject to FDO review and approval, the applicant shall install a concrete separator in the gore area of the southbound dual left turn lanes on US Hwy 301 at Symmes Rd. At the intersection of US Hwy 301 and Symmes Rd. the separator will be expanded to 10' wide to allow for dual stage pedestrian crossing.
- 16. The developer shall improve Pine Street according to the County Engineer approved a Roadway Design Exception (dated June 18, 2019) authorizing deviations from the TS-3 Typical Section (for 2-land Undivided, Local Urban Roads) including:
 - a. The developer shall be permitted to utilize 10-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-3 Typical Section;
 - b. In lieu of curb, the developer shall maintain the existing shoulders.
 - c. In lieu of sidewalks on both sides, the developer will build sidewalk along the east side of Pine Street along property frontage.

If MM 25-0353 is approved, the County Engineer will approve a deminimis exception to the above referenced Design Exception request, which was originally approved by the County Engineer on June 18, 2019. If approved, the deminimis exception will allow the existing Design Exception to stand as-is.

- 17. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals. This shall only apply to the portion of the PD included in MM 25-0353.
- 18. <u>The construction and location of any proposed environmental impacts are not approved by this</u> correspondence but shall be reviewed by Natural Resources staff through the site and subdivision

APPLICATION NUMBER: MM 25-0353

ZHM HEARING DATE: February 18, 2025

BOCC LUM MEETING DATE: April 8, 2025 Case Reviewer: Jared Follin

<u>development plan process pursuant to the Land Development Code. This shall only apply to the portion of the PD included in MM 25-0353.</u>

- 19. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- 20. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:

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

J. Brian Grady

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on February 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Kyle Lao spoke on behalf of the applicant. Mr. Lao presented the Major Modification request, responded to the zoning hearing master's questions, and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

Development Services Department

Mr. Jared Folin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, and provided testimony as reflected in the hearing transcript.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Mr. Lao stated the applicant had nothing further.

The zoning master closed the hearing on RZ-PD 24-0353.

C. EVIDENCE SUMBITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 0.42 acres located at 11333 South U.S. Highway 301, Riverview.

- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 19-0535.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan and the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of a mix of commercial, retail, and business uses along Highway 301, and residential uses to the west and north. Adjacent properties include a strip commercial use to the south and west; a single-family residential use to the west oriented toward Pine Street; a commercial property to the north; and a commercial use to the east across Highway 301.
- 5. The Subject Property's 19-0535 PD zoning was approved in 2020 and allows CN uses with certain restrictions. The applicant is requesting a Major Modification to PD 19-0535 to remove "Auto Repair/Motor Vehicle-Neighborhood Serving" as a prohibited use on the Subject Property folio 77089.0000. The restriction is not proposed to be removed from other folio parcels within PD 19-0535.
- 6. The applicant requested a Design Exception for deviations from the TS-3 Typical Section for 2-lan undivided local urban roadways. If MM 25-0353 is approved, the County Engineer will approve a *de minimis* exception as set out in the Transportation Review staff comment sheet and Development Services Department staff report.
- 7. Development Services Department staff found the "Auto Repair" restriction was included on the approved site plan for PD 19-0535 but was not included in the list of prohibited uses as stated in the final approval conditions. Staff found it was not the intent to prohibit Auto Repair as an allowed use in PD 19-0535; but the LDC at section 5.03.06.E. provides that in the event of a conflict the more restrictive requirement prevails. Staff found the existing buffering, screening, building design, and lighting requirements will ensure development is compatible with the surrounding area and will protect adjacent residential properties. Staff concluded the Major Modification is approvable, subject to conditions.
- 8. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 9. Planning Commission staff found the proposed Major Modification is compatible with the existing development pattern found in the surrounding area, an supports the visions of the Riverview Community Plan and the Southshore Areawide Systems Plan. Staff concluded the proposed Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

The record evidence demonstrates the proposed Major Modification request is in compliance with and does further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2024). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a Major Modification to PD 19-0535 to remove "Auto Repair/Motor Vehicle-Neighborhood Serving" as a prohibited use on the Subject Property folio 77089.0000. The restriction is not proposed to be removed from other folio parcels within PD 19-0535.

The applicant requested a Design Exception for deviations from the TS-3 Typical Section for 2-lan undivided local urban roadways. If MM 25-0353 is approved, the County Engineer will approve a de minimis exception as set out in the Transportation Review staff comment sheet and Development Services Department staff report.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of the Major Modification to PD 19-0535, subject to the conditions set out in the Development Services Department staff report, based on the applicant's general site plan submitted January 21, 2025.

March 11, 2025

Land Use Hearing Officer

Date:



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: February 18, 2025	Case Number: MM 25-0353	
Report Prepared: February 7, 2025	Folio(s): 77089.0000	
	General Location : West of South US Highway 301, north of Symmes Road	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan(s)	Riverview & SouthShore Areawide Systems	
Rezoning Request	Major Modification (MM) to allow auto repairs such as oil changes	
Parcel Size	0.43 ± acres	
Street Functional Classification	South US Highway 301 – State Principal Arterial Symmes Road – County Collector	
Commercial Locational Criteria	Meets	
Evacuation Area	None	

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Suburban Mixed Use-6	PD	Vacant Land		
North	Suburban Mixed Use-6	IPD-2 + CN + RSC-9	Vacant Land + Light Commercial + Single Family Residential		
South	Suburban Mixed Use-6	PD + RSC-9	Light Commercial + Light Industrial + Agriculture		
East	Residential-6 + Residential- 4	PD + CN + RSC-9	Light Commercial + Single Family Residential		
West	Suburban Mixed Use-6 + Residential-4	PD + RSC-9 + AR	Single Family Residential + Light Commercial + Vacant Land + Public/Quasi- Public/Institutions		

Staff Analysis of Goals, Objectives and Policies:

The 0.43 ± acre subject site is located west of South US Highway 301 and Symmes Road. The site is in the Urban Service Area and is within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The applicant is requesting a Major Modification (MM) to Planned Development (PD) 19-0535 to allow auto repairs such as oil changes. PD 19-0535 does not list auto repair in the conditions; however, it does list it as a prohibited use on the certified site plan.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be proactively directed per Objective 1 of the Future Land Use Element (FLUE). Similarly, FLUE Policy 1.4 requires new development to be compatible with the surrounding area. The proposed Major Modification is compatible with this policy direction. The request meets the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to Policy 1.4, compatibility is defined as the characteristics of different uses, activities, or designs 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." The subject site is currently vacant. Vacant land is also to the north. The area is comprised of mixed uses. The proposed Major Modification is compatible for the surrounding area and meets the intent of FLUE Objective 1 and Policy 1.4.

MM 25-0353

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each Future Land Use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is located in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The subject property can be considered for a maximum density of 6 dwelling units per gross acre and a maximum of 0.25 Floor Area Ratio (FAR). Typical uses in the designation include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria. The proposal meets the intent of FLUE Objective 7, FLUE Objective 8 and each of its respective policies.

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

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

Objective 18 and Policy 18.1 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Riverview and SouthShore Areawide Systems Community Plans. Goal 2 of the Riverview plan reflects the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map illustrates the unique qualities and land uses related to distinct geographic areas identified as "districts". The subject site is within the Highway 301 Corridor which provides a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival. Goal 1 under the Cultural/Historic Objective of the SouthShore Areawide Systems Community Plan promotes sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability. The proposed Major Modification would complement the area that is comprised of mixed uses and aligns with the character of the community and environment. The request meets the intent of FLUE Objective 18, Policy 18.1, and the Livable Communities Element.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Riverview and SouthShore Areawide Systems Community Plans. The Major Modification would allow for development that 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 Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Goals

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. **Hwy 301 Corridor** Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
- 2. **Downtown** Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
- 3. **Riverfront** Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
- 4. **Mixed Use** Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
- 5. **Residential** Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
- 6. **Industrial** Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
- 7. **Open Space** Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS COMMUNITY PLAN

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

- 1. Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.
 - a. Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.

b. Support and assist the Southern Hillsborough County Historic Connections project facilitated by Hillsborough Community College

Eagle Hill Dr

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ MM 25-0353

WITHDRAWN CONTINUED APPROVED DENIED

Urban Service Area Tampa Service Area

Jurisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly AGRICULTURAL-1/10 (.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-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

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

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

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

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

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

825 550

Map Printed from Rezoning System: 1/14/2025

Author: Beverly F. Daniels

File: G'\,RezoningSystem\MapProjects\HC\Greg



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

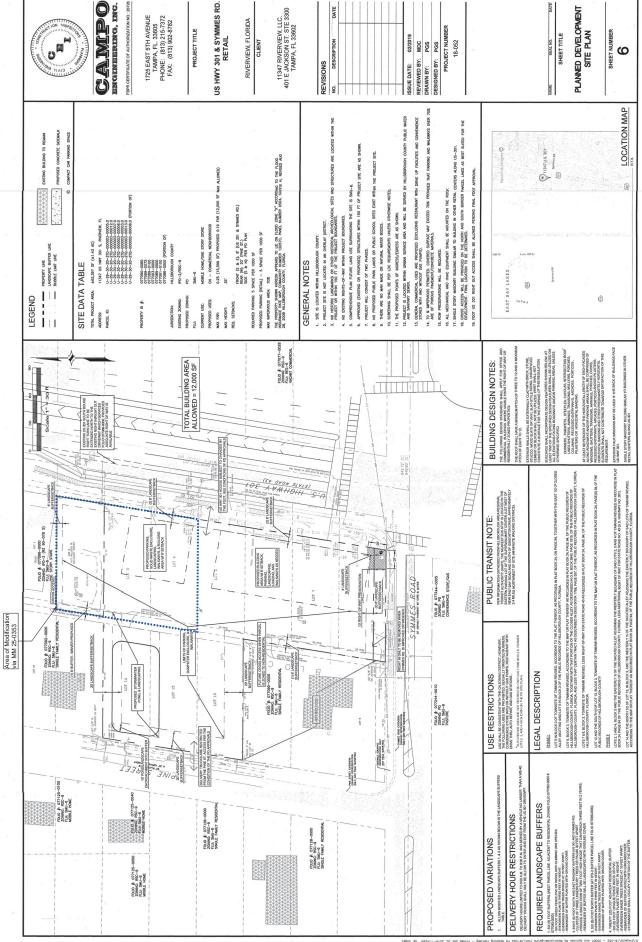
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

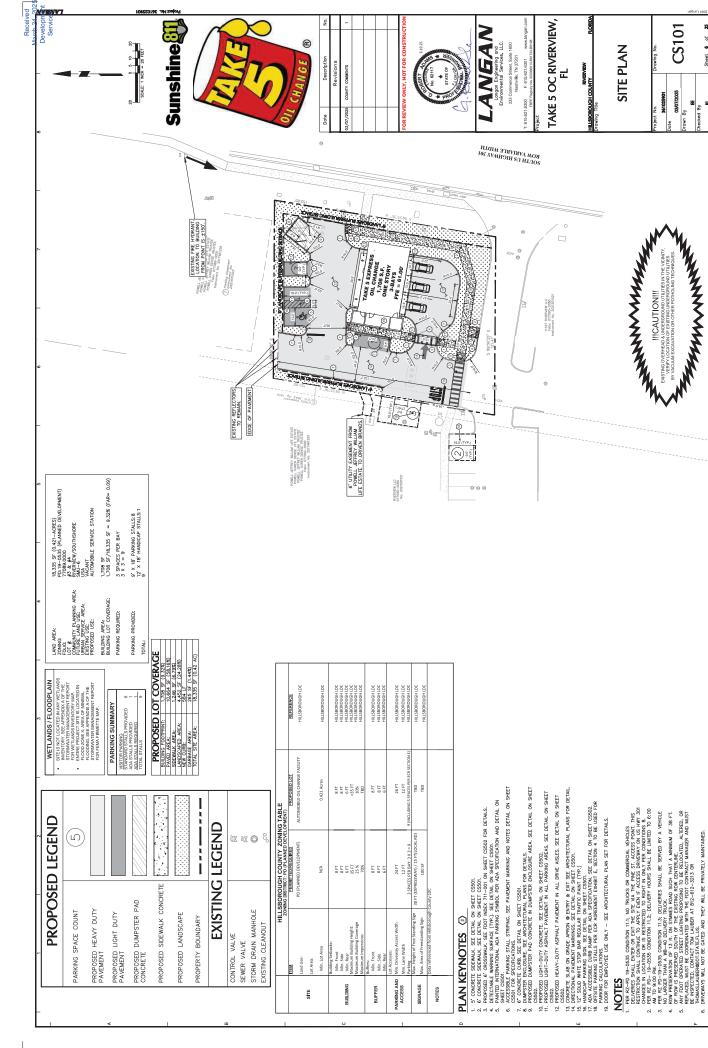
DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Take 5 Oil Change Facility			
Zoning File: MM (25-0353)	Modification: None		
Atlas Page: None	Submitted: 03/24/25		
To Planner for Review: 03/24/25	Date Due: ASAP		
Contact Person: Cecilia Gutierrez	Phone: (615) 621-6342/cgutierrezurquiza@langan.com		
Right-Of-Way or Land Required for I	Dedication: Yes No ✓		
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.		
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General		
Reviewed by: Jared Follin	Date: 03/25/2025		
Date Agent/Owner notified of Disapp	roval:		



APP#: RZ-PD **25-0363** Clerk DOC#: PAGE 1 OF 2



25-0353

CS101

Checked By

MANAMENT OF THE PROPERTY OF TH

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

10: ZC	10: ZONING TECHNICIAN, Development Services Department DATE: 02/09/				
REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation					
PLAN	NING SECTOR/AREA: RV/ Central	PETITION NO: MM	I 25-0353		
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to listed or attached conditions.				
	This agency objects, based on the listed or attached conditions.				

CONDITIONS OF APPROVAL

Revised Conditions

- 16. The developer shall improve Pine Street according to the County Engineer approved a Roadway Design Exception (dated June 18, 2019) authorizing deviations from the TS-3 Typical Section (for 2-lane Undivided, Local Urban Roads) including:
 - 16.1 The developer shall be permitted to utilize 10-foot wide travel lanes in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual's (TTM) TS-3 Typical Section;
 - 16.2 In lieu of curb, the developer shall maintain the existing shoulders
 - 16.3 In lieu of sidewalks on both sides, the developer will build sidewalk along the east side of Pine Street along property frontage.

If MM 25-0353 is approved, the County Engineer will approve a deminimis exception to the above referenced Design Exception request, which was originally approved by the County Engineer on June 18, 2019. If approved, the deminimis exception will allow the existing Design Exception to stand as-is.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 0.42 ac. portion of a +/- 1.43 ac. Planned Development (PD). The land is currently zoned PD 19-0535. The existing PD is approved for up to 12,000 s.f. of the following uses:

The project shall be limited to the uses consistent with the Commercial Neighborhood (CN) Zoning District with the following restrictions: sexually oriented business, convenience store with or without gas pumps, restaurant with drive thru and gas stations.

Staff notes that the above condition did not match the use restrictions contained on the PD site plan, which stated:

USE SHALL BE CONSISTENT WITH THE CN ZONING DISTRICT; HOWEVER, THE FOLLOWING USES ARE PROHIBITED: SEXUALLY ORIENTED BUSINESS, CONVENIENCE STORE WITH OR WITHOUT GAS PUMPS, RESTAURANT WITH DRIVE THRU, AUTO REPAIR, AND GAS STATIONS.

The applicant is seeking to modify a portion of the PD to allow auto-repair uses within the modification area (i.e. within folio 77089.0000, labeled as former lots 2, 3 and 4 as shown on the PD site plan).

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), staff has waived the required trip generation and site access analysis which was required to process this zoning request. Transportation Review Section staff notes that zoning staff indicated the previous zoning conditions intended to include those uses, and the PD site plan restrictions simply hasn't been updated to match. Staff also notes that the auto use sought to be "added" back in generates fewer trips than other uses already approved within the PD which could be constructed within the parcel, and so this request represents no change in the maximum trip generation potential of the subject PD.

Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing the scenario taken from the 19-0535 analysis. Data presented below is based on the institute of Transportation Engineer's <u>Trip Generation Manual</u>, 10th Edition.

Existing Zoning (Data from PD 19-0535 Analysis):

I 4 II /C!	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
3,500 s.f. of Fast Casual Restaurant Uses (ITE LUC 930)	1,103	7	49
12,000 s.f. Variety Store (ITE LUC 841)	762	38	82
Subtotal:	1,865	45	131

Proposed Zoning (Data from PD 19-0535 Analysis):

I 4 I I /C:	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
3,500 s.f. of Fast Casual Restaurant Uses (ITE LUC 930)	1,103	7	49
12,000 s.f. Variety Store (ITE LUC 841)	762	38	82
Subtotal:	1,865	45	131

Difference

I 1 II/C:	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
	No	No	No
	Change	Change	Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Rd a 2-lane, undivided, collector roadway characterized by +/- 10-foot-wide travel lanes. There are sidewalk and curb and gutter but no bike lanes in the vicinity of the project. The pavement condition is acceptable. Adjacent to the project site, Symmes Rd lies within a +/- 50-foot-wide right-of-way. Symmes Rd is on the Hillsborough Corridor preservation plan as a 2-lane enhanced roadway, which requires an Urban Collector typical section TS-4 which requires 76 ft of ROW preservation (38 feet from centerline). A Minimum of 13 ft. of ROW is required to be preserved for future widening of Symmes Rd.

US301 a 6-lane, divided, principal arterial roadway characterized by +/- 12-foot-wide travel lanes. There are sidewalks, curb and gutter, bike lanes on the side of the project. The pavement condition is acceptable.

Adjacent to the project site, US 301 lies within a +/- 200-foot-wide right-of-way.

SITE ACCESS

No changes to site access are proposed as a part of this modification request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION
Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	С
US 301	Rhodine Rd.	Gibsonton Dr.	D	С

Source: Hillsborough County 2020 Level of Service Report.

LINCKS & ASSOCIATES, INC.



Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

US 301/Symmes RZ 19-0535

Folio

Lincks Project # 18157

The purpose of this letter is to request a Design Exception to Section 6.04.03L of the Hillsborough County Land Development for Pine Street from the project access to Symmes Road. The project is located west of US 301 and north of Symmes Road. The developer proposes to rezone the property to Planned Development to allow the following uses:

- Restaurant 3,500 Square Feet
- Retail 12,000 Square Feet

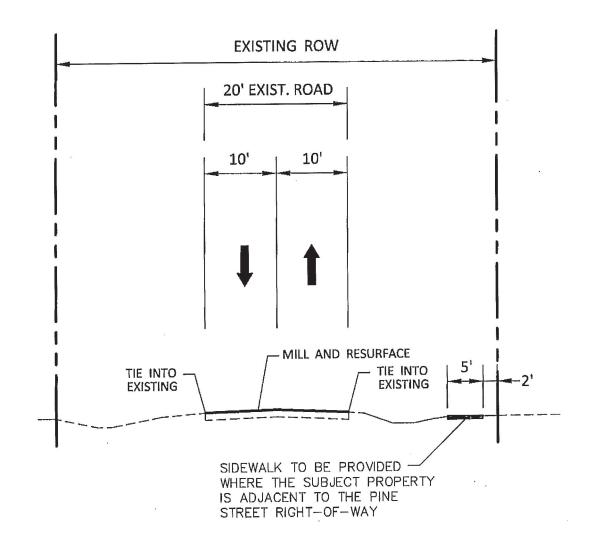
The access to serve the project is proposed to be via US 301, Symmes Road and Pine Street.

This request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Pine Street from the project access to Symmes Road. Pine Street is currently a two-lane roadway. The existing pavement is 20'. Table 1 provides the summary of the roadway assessment for Pine Street. The Design Exception is based on the following:

- Lane Width TS-7 has 12' lanes. As shown in Table 1, the existing lanes are 10'.
 The Typical Section proposes to maintain the existing lane width and overlay the roadway with 1" of asphalt.
- 2. Shoulder TS-7 has 8' shoulders with 5' paved. This section proposes to maintain the existing shoulders.
- 3. Sidewalk TS-7 has sidewalk on both sides of the road. The proposed section does provide sidewalk on the east side of the roadway where the project is adjacent to Pine Street.

TABLE 1 PINE STREET

Roa	d Name: Pine S	t. (Private)	Type: Rura	l 2 lane undivide	d, crown		25 (posted)
		Left Shoulder		Left Swale		Lane	Pavement
		Right Shoulder		Right Swale			Left Slope
Pic	Station	Total/Paved/Slope	Offset (ft)	Bot. Width (ft)		Width	Right Slop
-	Olmensions are	from pavement edge	of lane		Average:	20.2'	2.2%
_	Dittioner to the				Slope Range:	0.9%	3.8%
_	0+00	Set at EOP Symm	es Rd. (urban	1. C&G)	Notes:		
_	0+08	Back of S/W Symr	nes Rd railing	n on grav wall	N/S orientation,	straight, no a	auxiliary lanes
_		18" RCP cross-dra	in hoodwall	12' IT 15' DT	25'R C&G return	s at Symme	s Rd
	0+10	18 KCP 01055-016	ill, neadwall.	13 11, 13 111	Residential area	- trailers co	nventional
		_			Sign: No thru tru	oke over 2 a	vlae
				,		21.5'	2.4%
	0+32	67078%	11'	3'	1:1/1:1	21.5	
\neg	End of C&G	4'/0'/20%	7'	4'	1:1/1:1		-3.8%
7	0+25 - 1+06	4' CLF 15' LT			Notes:		
+		+					
+	1+00		9'	4'	6:1/4:1	20.0'	2.3%
+		-	-				-1.7%
+	1+00	End of double yello	w striping		Notes:		
1		6' Wood Fence 15'			Gravel Drive w/ 3	asphalt and	ron RT
_	1+06 - 1+65				C. avoi Dilve IV/ C		const total
	1+65 - 3+44	4' CLF 16' to 18' L'	ı				
		_			1		
1					1.410.4	20.01	1.9%
7	2+00	6'/0'/12%	10'	4'	1:1/3:1	20.0'	
+		-	7'	3,	3:1/2:1		-2.0%
+	2+22	U.P. 16' LT			Notes:		
+	2+28	U.P. 12' RT			**** *****		
+	2+48 - 3+24	6' CLF 16' RT				1	
+		U.P. 15' RT			road bank	swale bank	exist.
1	2+51	U.P. 15 KT			swale bottoms ve		
_		01/01/4 40/	101	3'	1:1/1:1	20.5	2.5%
	3+00	8'/0'/14%	10'	3'	1:1/1:1	20.0	-1.9%
1		6'/0'/22%	9'	3			-1.970
Т	3+24 - 3+44	4' CLF 16' RT			Notes:		
1	3+30	U.P. 13.5' LT					
+							
+		1					
t						20.01	1 0.000
T	4+00	670712%	9,	3'	1:1/1:1	20.3'	2.8%
+		6'/0'/23%	9,	3,	1:1/1:1		0.9%
+	4+44	Property Line LT			Notes:		
+	4+52	Property Line RT			4' CLF 15' RT		
+	4102	End of Segment			Asph. Cond. Fair	throughout v	vith
\perp		Cha or Segment			longitudinal crack	s and minor	ruttina
1		1			15" side drains		
-					TO SIDE CITATIO		
1							
+					Notes:		
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L					Notes:		
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_							



PINE STREET TYPICAL SECTION

The justification for the Design Exception is as follows:

- 1. There is limited right of way along Pine Street and the project has limited frontage along the roadway.

Pine Street is a low volume roadway; 17 hour trip ends.	AM peak nour trip ends and 13 PM peak
Based on the limited right of way and low traff Exception are reasonable.	fic volumes on the roadway the Design
Please do not hesitate to contact us if you have information. Best Regards, Steven J Henry President Lincks & Associates, Inc. P.E. #51555	any questions or require any additional
Based on the information provided by the ap	oplicant, this request is:
Disapproved	
If there are any further questions or you nee Benjamin Kniesley, P.E. at (813) 307-1758	d clarification, please contact
Date06/18/19	
	Sincerely,
The County Engineer has reviewed zoning modification application # 25-0353 and determined the changes	Michael J. Williams

to be de mimimis. As such, the previous approval shall

Michael J. Williams, P.E.

Hillsborough County Engineer on

Hillsborough County Engineer

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
US 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
Symmes Rd.	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
Pine St.	County Local - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements⋈ Substandard Road Improvements□ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,865	45	131
Proposed	1,865	45	131
Difference (+/-)	No	No Change	No
	Change		Change

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		Pedestrian	None	Meets LDC
East	Х	Pedestrian & Vehicular	None	Meets LDC
West	Х	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Pine St./ Substandard Rd.	Deminimis Design Exception Requested	Previously Approved
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 2/18/2025	COMMENT DATE: 1/16/2025	
PETITION NO.: 25-0353	PROPERTY ADDRESS: 11339 S US 301 Hwy, Riverview, FL 33578	
EPC REVIEWER: Melissa Yanez	FOLIO #: 077089-0000	
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 29-30S-20E	
EMAIL: yanezm@epchc.org	51 K: 29-305-20E	

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and	
SOILS SURVEY, EPC FILES)	EPC file search	

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

INFORMATIONAL COMMENTS:

REQUESTED ZONING: Major Mod

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

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

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

My/cb

ec: craigbazarsky@gmail.com / Paul.Mascola@DrivenBrands.com / Kylao@langan.com

Environmental Excellence in a Changing World



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 02/06/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Paul Mascola **PETITION NO:** 25-0353

LOCATION: 11339 S US Hwy 301

FOLIO NO: 77089.0000

Estimated Fees:

Quick Lube (Mobility per service bay) (Fire Per 1,000 s.f.)

Mobility: \$19,225 * 3 = \$57,675

Fire: \$313 * 1.708 = \$534.60

Project Summary/Description:

Urban Mobility, South Fire - Quick Lube, 3 bay, 1,708 s.f.

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date**: 01/22/205

Agency: Natural Resources **Petition #:** 25-0353

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 3. If the notes and/or graphic on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: MM 25-0353 REVIEWED BY: Clay Walker, E.I. DATE: 1/21/2025 O NO.: 77089.0000
OLIC	77000.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
\boxtimes	A <u>6</u> inch water main exists <u>(approximately feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located east of the subject property within the west Right-of-Way of South U.S. Highway 301</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A 20 inch wastewater forcemain exists (approximately feet from the project site), (adjacent to the site) and is located east of the subject property within the west Right-of-Way of South U.S. Highway 301. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 1/13/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/15/2025

PROPERTY OWNER: 1137 Riverview LLC PID: 25-0353

APPLICANT: Paul Mascola

LOCATION: 11339 South US Highway 301 Riverview, FL 33578

FOLIO NO.: 77089.0000

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

VERBATIM TRANSCRIPT

```
1
                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
 2
 3
 4
    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
13
14
15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
18
19
20
21
22
23
    Reported by:
    Crystal Reyes, AAERT No. 1660
24
25
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MS. HEINRICH: Our next application is Item D.7, Major
 1
 2
    Mod 25 - 0353.
                 The applicant is requesting a major modification
 3
    to PD 19-0535. Jared Follin with Development Services will
    provide staff findings after the applicant's presentation.
 5
              HEARING MASTER:
                              All right. Is the applicant here?
              MR. LAO: We are online for this one.
 6
              HEARING MASTER: All right. I can hear you.
    ahead.
 8
 9
              MR. LAO:
                        Okay.
                              So this is Kyle Lao representing for
10
    Langing Engineering also (indiscernible) is the -- as the
11
    applicant.
12
             HEARING MASTER: Can we hear -- all right. Wait just
13
    a minute. Can the clerk hear? Yeah.
14
              THE CLERK: He's breaking up.
15
              HEARING MASTER: Sir, is there any way you can get
    your microphone a little closer? You're breaking up on our end.
16
17
              MR. LAO: Yeah, let me try this. Is that a little
18
   better?
19
              HEARING MASTER: Well, speak a little bit and we'll
20
    see.
21
              MR. LAO: Okay. All right. This is Kyle Lao
22
    representing Langing Engineering. Also Paul Mascola who is with
23
    the General Brands as the client. And the address is 333
    Commerce Street, Suite 1600, Nashville, Tennessee 37201.
24
25
              So what we are proposing here is, as mentioned, a
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major modification to PD 19-0535. And we do have a Powerpoint
 1
    presentation. I'm not sure if we gave or bring that up. Or I
 3
    can share my screen as well if that works because I do have it
    up.
              HEARING MASTER: Is it in the record?
              MR. LAO: Yes, we did submit it as part of the
 6
    records.
              If not, that's fine too. We can speak without it.
 8
              HEARING MASTER: Okay. Are you going to share your
 9
    screen?
              MR. LAO: Yes, I can do that.
10
11
              Okay. All right. Can you all see that?
              HEARING MASTER: All right. And I think if you will
12
13
    keep your microphone steady and speak slowly, this might work.
14
              MR. LAO:
                       Okay. Sure. That's fine.
15
              Okay. So what we have here is the proposal for a Take
    Five oil change facility. The reason for our major modification
16
17
    request is that there is a current usage of an auto repair that
18
    is a prohibited use as part of PD 19-0535. And under the use
19
    restriction section, it does not list auto repair as a permitted
20
          This is our existing property of -- this is our folio
21
    number 77089. It has its current location.
22
              This is the previously permitted planned development
23
    of -- shown PD 19-0535 of the proposed modification that -- to
    the planned development very specifically requesting.
24
25
    just on the top right corner of the entire planned development,
```

```
as you can see right here. And as mentioned, we are requesting
 1
    the land use designation to include auto repair as a permitted
         And the second reason for the request for major
    modification is that on the PD or future building footprint that
    was provided for us was slightly smaller or not actually
    smaller, but not (indiscernible) as what we are requesting --
              HEARING MASTER: All right. You're fading out again.
              MR. LAO: Can you hear me now?
 8
             HEARING MASTER: Just -- be sure you speak up and
 9
10
    speak slowly and try to keep your microphone steady.
11
              MR. LAO:
                       Okay. Thank you. And the current future
    building pad that was proposed in the original PD was not as
12
13
    wide as what we (indiscernible) for our building to be.
14
    Although our current building will be smaller than 4,400 square
15
    feet. It'll be actually under 2,000 square feet. So this will
    actually make the future building pad smaller.
16
17
              And what we are also proposing as well as regards to
18
    transportation will not actually affect or -- or not -- will not
19
    actually increase the amount of traffic going into our property,
    but actually will decrease the amount of (indiscernible) fits
20
21
    going into the property as well. There is a section mentioning
22
    about the zoning conditions that were listed as part of
23
    (indiscernible), but we are requesting a -- a de minimis
    exception because we are not making any modifications to any
24
    part of the property outside of what we have showing right --
25
```

```
right here.
 1
              So that is our -- we are requesting for the -- for the
 3
    proposal for the proposed modification to this planned
    development.
              HEARING MASTER: Okay. Is that it?
              MR. LAO: That is it. It was a pretty simple request
 6
   hopefully.
 8
              HEARING MASTER: Okay. So as I understand it, you're
    asking to allow auto repair as a -- as an allowed use.
 9
                                                            In other
10
    words, to -- the way this -- I guess it's presented in the staff
11
    report to remove auto repair as a prohibited use. That, as I
    understand it, wasn't originally intended to be a prohibited
12
13
    use. And so, that's where you're trying to get so you can have
14
    an auto repair facility there, is that correct?
15
              MR. LAO:
                       That's correct.
             HEARING MASTER: Okay. I wasn't clear on something
16
17
    you said. I believe you said exception. What was that?
18
              MR. LAO: That was the, I guess, the zoning
19
    terminology.
20
              MR. CLERK: I can't hear.
21
              HEARING MASTER: No, can't hear you. I'm sorry.
22
    can't hear you.
23
                       Oh. Can you hear me better?
              MR. LAO:
2.4
              HEARING MASTER: Yeah. Try it again.
              MR. LAO:
25
                        Okay. Yeah, that would be a terminology
```

```
that was to represent, I guess, the original letters that were
 1
    given for the design exception because of -- of Pine Street.
 3
              HEARING MASTER: Okay. Design exception.
              MR. LAO: Yeah, design exceptions we're --
              HEARING MASTER:
                              Okay.
              MR. LAO: -- requesting de minimus because we are not
 6
    increasing traffic or making any changes at all to the original
 8
    design to this property.
 9
              HEARING MASTER: Okay. Thank you. Is that all, sir?
                       That is -- that is all for us.
10
              MR. LAO:
11
             HEARING MASTER: All right. Clerk, did you -- were
12
    you able to get the name and address?
13
              THE CLERK: Yes, ma'am. I did get it.
14
              HEARING MASTER: Okay. All right. Thank you.
15
              Development Services, please.
              MR. FOLLIN: Good evening, Jared Folling with
16
17
    Development Services.
18
              So this is a request to modify PD 19-0535, which was
19
    approved in 2020. This PD permitted CN commercial neighborhood
20
    uses, with the exception of a number of restrictions that
21
    included convenience stores, restaurants and gas stations.
    list of restrictions was included on the conditions and on the
22
23
    site plan. However, the site plan included an additional
    restricted use auto repair. Due to LDC Section 53 and condition
24
    nine -- 19, the more restrictive regulation would apply.
25
```

```
this use was not intended to be restricted. And so this
 1
    modification -- modification looks to correct this contradiction
    and allow a neighborhood serving auto repair on the subject
 3
    property.
 5
              To add, however, auto repair will still be
    prohibited -- will still be a prohibited use within the PD
    outside of the modification area. Just for contest -- context,
    the superset property is located along US Highway 301, a
 8
    principal arterial and is within the vicinity of other
 9
    commercial uses, such as retail uses, personal service uses,
10
11
    convenience stores, gas station and offices.
12
              Adjacent to the west is a single-family neighborhood,
13
    comprising of single family, conventional and mobile homes.
14
    approved site plan provides buffer and screening to these uses,
15
    which are currently in place being built during phase one of the
    project. This generally includes a six-foot high fence and a
16
17
    row of evergreen plants or shade trees. There are no
18
    modifications to the buffers and will be required to be
19
    maintained.
20
              Staff has no issues nor any compatibility concerns
21
    with proposed modification finding approval.
22
              HEARING MASTER: All right. Thank you. No questions
23
    for you.
2.4
              All right. Planning Commission.
25
              MR. ROYAL: Good evening Tyrek Royal, Planning
```

Commission staff.

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The site is in the urban services area within the 2 limits of the Riverview South Shore Area -- Areawide systems 3 community plan. The proposal meets the intent of FLUE Objective 16 and it's accompanying Policy 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the community design component of the FLUE required new developments to 8 recognize the existing community to be designed to relate to and 9 be compatible with the predominant character of the surrounding 10 11 area.

In this case, the surrounding land use pattern is mixed use, but comprised mostly of commercial and residential uses. The proposed major modification is compatible for the surrounding area and meets the intent of FLUE Objective one and Policy 1.4. The subject site is within the Highway 301 corridor, which provide a safe, attractive and efficient corridor system that contributes to the character and economic wellbeing of the community and provides the sense of arrival.

Goal one under their culture and historic objective of the South Shore Areawide Systems Community Planning promote -- promote sustainable growth and development that is clustered and well planned to preserve the areas environment, culture, identity and liveability. The proposed major modification would complement the area that -- and that is comprised of mixed uses

```
and aligns with the character of the community and environment.
 1
 2
              The request meets the intent of FLUE Objective 18,
 3
    Policy 18.1 of the livable community's element. Based upon
    those considerations and the following goals, objectives and
   policies, Planning Commission staff finds the proposed major
    modification consistent with the Unincorporated Hillsborough
    County Comprehensive Plan subject to the conditions set by the
 8
    Development Services department. Thank you.
 9
              HEARING MASTER: All right. Thank you.
10
              All right. Is there anyone here or online who wishes
11
    to speak in support of this application? I'm not hearing
12
    anyone.
13
              Is there anyone here or online who wishes to speak in
14
    opposition to this application? All right, I'm not hearing
15
    anyone.
16
              Development Services, anything further?
17
              MS. HEINRICH: No, ma'am.
18
              HEARING MASTER: All right. So applicant online, did
19
    you have anything further you wish to add?
20
              MR. LAO: We do not. Thank you, Hearing Officer.
21
              HEARING MASTER: Was that a no?
22
              MR. LAO: Yes. We do not --
23
              HEARING MASTER: Okay.
2.4
              MR. LAO: -- have anything else.
                                                  Thank you.
25
              HEARING MASTER: Okay. All right.
```

```
All right. That will close the hearing then on Major
 1
 2
    Modification 25-0353.
              And that concludes the Zoning Hearing Master Meeting
 3
    for tonight.
              (Off the record at 9:02 p.m.)
 5
 6
 8
 9
10
11
12
13
14
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE