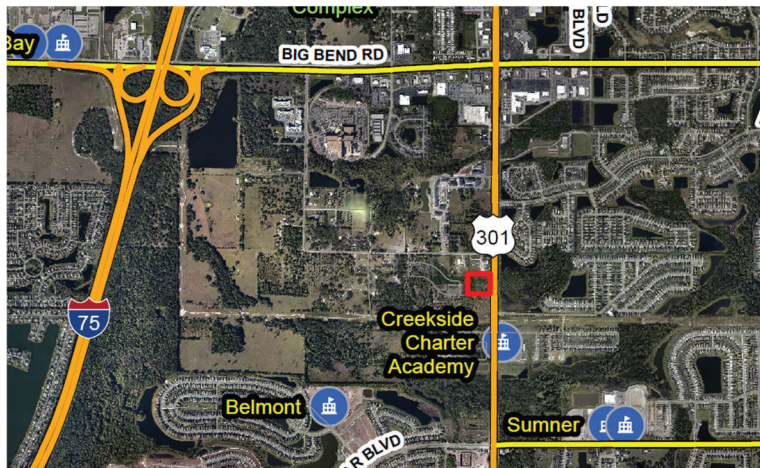




PD Modification Application: 22-0860
Zoning Hearing Master Date: November 14, 2022
BOCC Land Use Meeting Date: January 10, 2023

1.0 APPLICATION SUMMARY

Applicant: Sunfield Homes, Inc. and Amberglen Development, Inc.
FLU Category: Suburban Mixed Use – 6 (SMU-6)
Service Area: Urban
Site Acreage: 4.62
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

Planned Development PD 04-1476 was approved in 2005 to allow for 106 single-family residential units. In 2012, major modification MM 12-0260 was approved in to allow for a parking area for an adjacent church property as well as 70,000 square feet (SF) of business professional office (BPO) use to be allowed on the located on the west side of US Highway 301 at the intersection of Alder Green Drive. Accordingly, the BPO uses are allowed on the two parcels located on the north and south side of Alder Green Drive currently identified with property folio numbers 77771.9438 and 77771.9439. The applicant requests modifications to the 4.62 acre parcel located at the northwest corner of Alder Green Road and US Highway 301, having property folio number 77771.9438, to allow for a mix of BPO uses with up to 21,000 square feet of specific commercial uses to be allowed such that the total gross floor area (GFA) for the subject property would be limited to 42,000 SF. The most recent modification was 16-0605, and the subject parcel is currently vacant.

Existing Approval(s):	Proposed Modification(s):
BPO uses with a maximum FAR of 0.25.	42,000 SF GFA to include BPO uses and up to 21,000 square feet of specific commercial use.
70,000 SF GFA of BPO uses total.	To allow the following uses: restaurant with drive up (not exceeding 3,000 square feet); furniture/home furnishings; florist shop; food product store; camera/photography store; drug store; dry cleaners; bank/credit union; bicycle sales; book store; apparel and shoe store; appliance store; art supply store; general business; grocery store; hardware store; shopping center; specialty food store; sporting goods store; jewelry store; mail and package services; news stand; novelty and souvenir shop; optician/optical supplies; photography studio; printing services; restaurant/eating establishment (sit down); supermarket; tobacco shop; travel agency; watch/clock/jewelry repair; and barber/beauty shop.

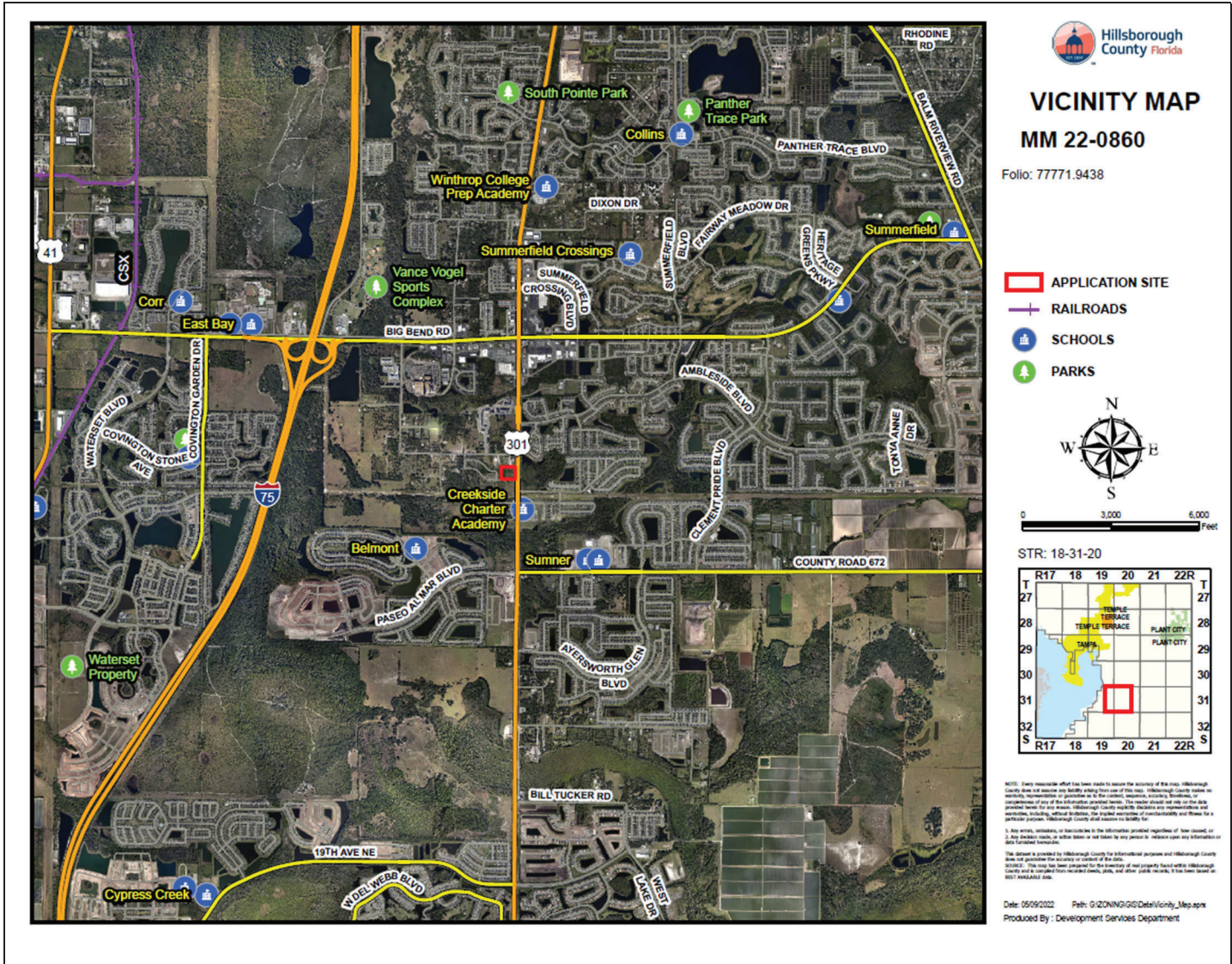
Additional Information:

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

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

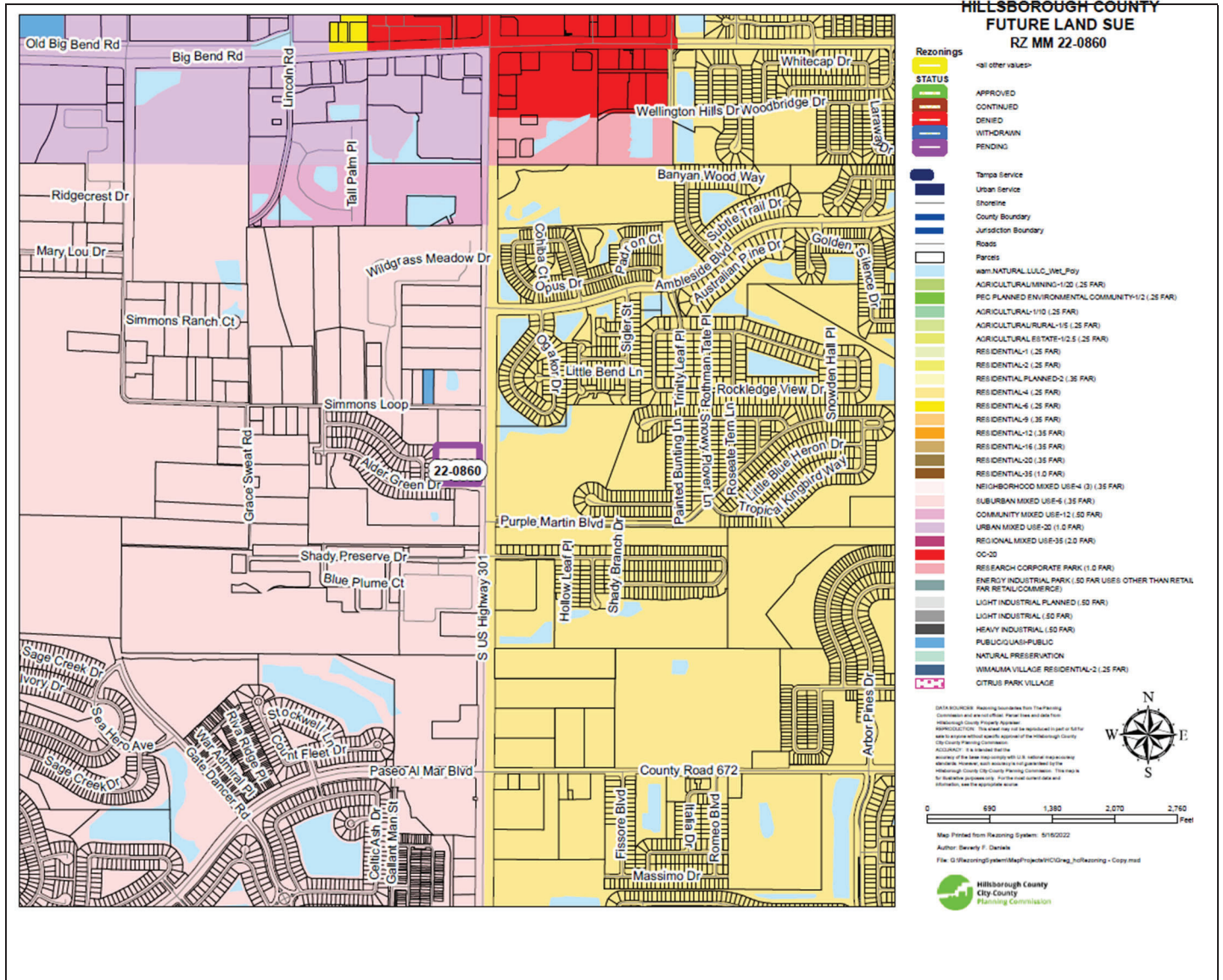
2.1 Vicinity Map



Context of Surrounding Area:

The subject property is located on the west side of US Highway 301 between Alder Green Road and Simmons Loop, approximately 0.8 miles south of the Big Bed Road and US Highway 301 intersection. The mix of uses in the vicinity include warehousing, a religious institution, and single-family residential. Opposite US Highway 301 to the east lies a PD with 380 single-family dwellings and 40.2 acres of wetlands. The 106 properties west of the subject property are developed for single-family dwellings are located within the same PD. The property to the south, currently vacant, was approved for a 10,127 SF child care facility and 15,271 SF office building; the property is also located within the same PD as the subject property. A charter school and multi-family development are also located within one-quarter of a mile of the subject property. The adjoining property to the north is currently used as a warehouse and is also the subject a rezoning application MM 22-0867.

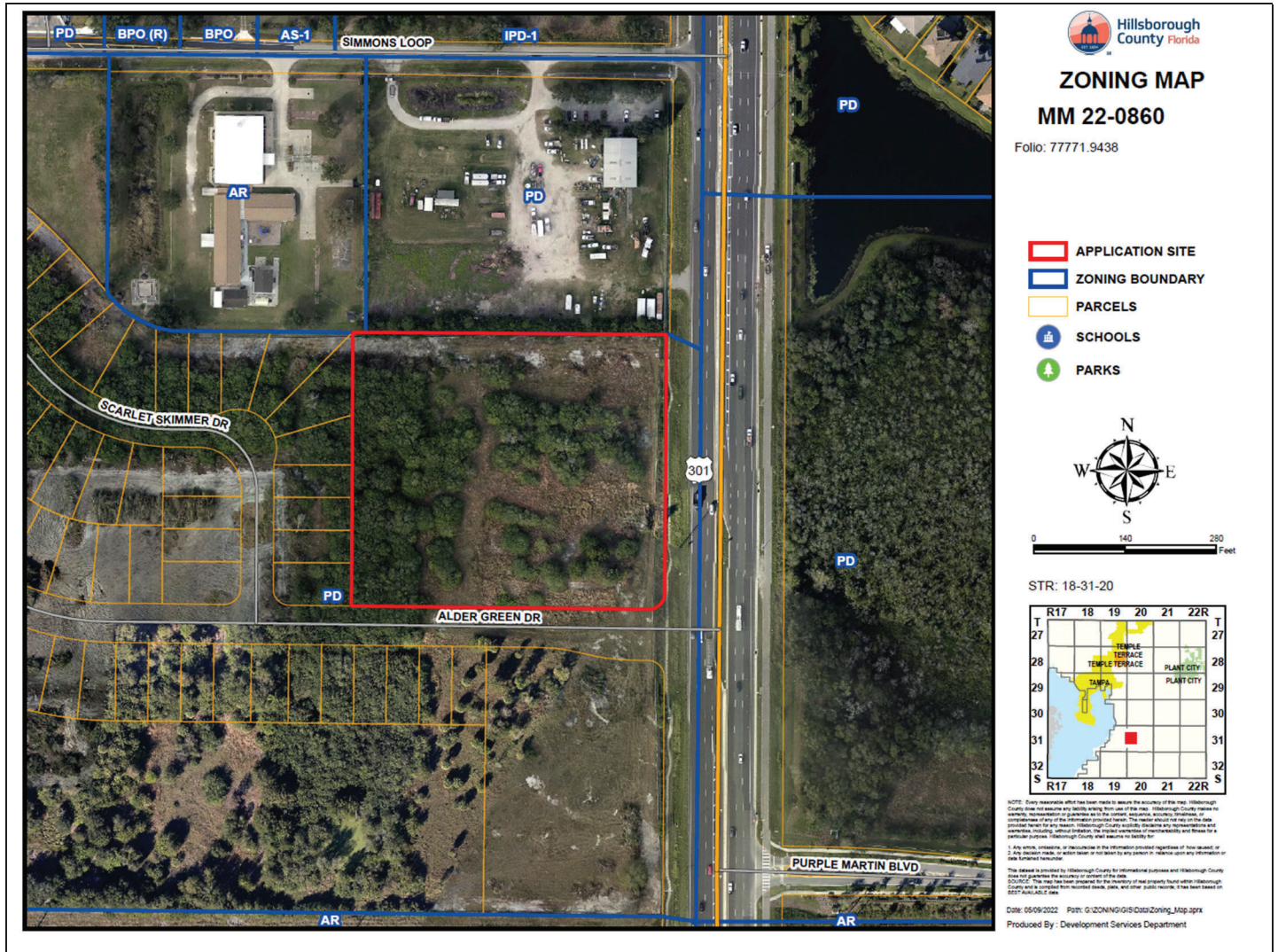
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU per GA/FAR: 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed uses where appropriate.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

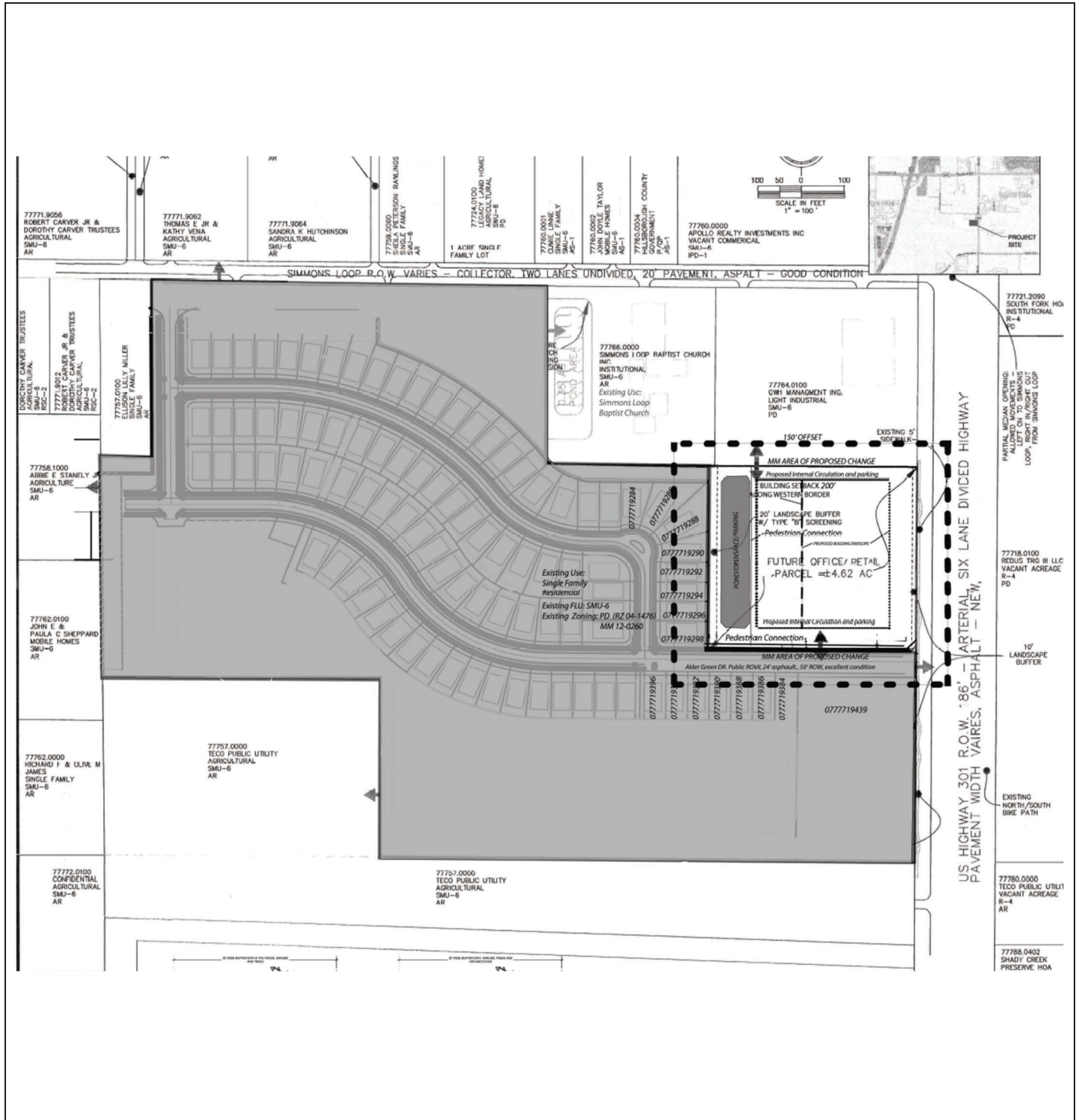


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	PD 03-0764	NA/FAR: 0.25 (Horizontal Single Use) & 0.35 (Vertical Mixed Use)	Business Professional Office, Neighborhood Commercial, Restricted Outdoor Storage, and Restricted General Commercial	Warehousing
South	PD 04-1476	2.69 DU per GA/FAR: 0.25	Business Professional Office	Vacant; approved for daycare and office
East	PD 14-0422	4.0 Du per GA/FAR: NA	Residential, Single-Family	Wetland Preservation & Residential, Single-Family
West	PD 04-1476	2.69 DU per GA/FAR: 0.25	Residential, Single-Family	Residential, Single-Family

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)



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
Alder Green Dr.	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US Highway 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,789	635	699
Proposed	5,860	583	684
Difference (+/1)	+1,071	-52	-15

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	South County Statement of Record
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, South Fire - CG Max Single use 45,000 s.f., or 63,000 mixed use (at least 10k BPO) - not specified (Various use types allowed. Estimates are a sample of potential development).				
General Office (Per 1,000 s.f.) Mobility: \$8,336.00 Fire: \$158.00	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562.00 Fire: \$313.00	Warehouse (Per 1,000 s.f.) Mobility: \$1377.00 Fire: \$34.00		
Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313.00	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494.00 Fire: \$313.00	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653 * 90 = \$58,770 Fire: \$32 * 90 = \$2,880		

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, architectural enhancement requirements, and the proposed restrictions to be placed on the additional uses to include the limitation to one drive-through business and the limited hours of operation for high impact uses, staff finds the proposed major modification to PD 04-1476 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

At the time of the certified site plan review, the applicant shall show the location of the approved site construction plan access connection for the folio# 77771.9439 on the south side of Alder Green Dr.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 21, 2022.

1. The project shall be allowed a maximum of 106 single family conventional homes, a maximum of 70,000 square feet of business professional office use, and parking area for a church. The parcel with folio number 77771.9438 to shall be limited to 42,000 square feet of BPO uses, and may substitute up to 21,000 square feet of BPO uses with the specified CN uses listed below. The lot layout may be modified per the minor change provisions of the Land Development Code to accommodate right-of-way dedication for the road improvements that include a pond.

2.1 The following CN uses shall be permitted:

Apparel and shoe store;

Appliance store;

Art supply store;

Bank/credit union;

Barber/beauty shop;

Bicycle sales;

Book store;

Camera/photography store;

Drug store; with restricted hours of operation 6 am to 10 pm, and restricted to 10,000 sq. ft.;

Dry cleaners;

Eating establishments with drive-thrus shall be limited to 3,000 sq. ft. maximum, excluding kitchen/processing area; with restricted hours of operation 6 am to 10 pm

Furniture/home furnishings;

Florist shop;

Food product store up to 10,000 sq. ft.;

Grocery store up to 10,000 sq. ft.;

Hardware store up to 10,000 sq. ft.;

Jewelry store;

Mail and package services;

Newsstand;

Novelty and souvenir shop;

Optician/optical supplies;

Photography studio;

Printing services;

Restaurant/eating establishment (sit down);

Restaurant with drive-thru (not exceeding 3,000 square feet); with restricted hours of operation 6 am to 10 pm

Specialty Food store up to 10,000 sq. ft.;

Sporting good store up to 10,000 sq. ft.;

Supermarket up to 10,000 sq. ft.;

Tobacco shop;

Travel agency; and

Watch/clock/jewelry repair.

*Only one (1) drive through operation/business shall be allowed on the site.

2. Except as required in 2.1 below, development standards shall be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet (10 feet for front yards that function as side yards)
Minimum side yard setback:	5 feet (10 feet for 10,000-square-foot lots)
Minimum rear yard setback:	15 feet
Maximum lot coverage:	60 percent
Maximum height:	35 feet

Office use shall be developed per the Business Professional Office (BPO) development standards.

2.1 The following standards shall also apply to parcel with folio number 77771.9438.

2.1.1 Building setbacks shall be as follows:

West: 100'

South: 40'

East: 0'

North: 0'

2.1.2 Building(s) shall be architecturally finished on all sides.

2.1.3 A Type "B" buffer shall be installed along the western project boundary.

2.1.4 Buildings that have the specified CN uses shall not exceed one story in height.

2.1.5 Buildings that have the specified CN uses shall have pitched roofs.

2.1.6 The stormwater pond shall be located along the western boundary of the site.

2.1.7 A pedestrian sidewalk shall be located along the eastern edge of the stormwater pond(s), which shall connect to Alder Green Drive.

2.1.8 The specified CN uses are restricted to the northern 250 feet of the parcel.

3. A minimum .12-acre gathering space shall be provided within the development in the location indicated on the site plan. The project shall meet the community gathering space requirements of the LDC.

4. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.

4.1 A buffer is required as shown on the site plan with additional plantings of trees on thirty foot centers, six feet high at time of planting and a hedge three feet tall at time of planting with a 75% opacity. Minimum width of the buffer on the west side of the entrance shall be 5 feet and the minimum width of the buffer on the east side

of the entrance shall be 40 feet. The required sidewalk along Simmons Loop Road shall be permitted to be located within the 40' buffer subject to the approval of Hillsborough County. The type of vegetation to be planted will be coordinated with Hillsborough County Natural Resources Section prior to approval of the preliminary plat. The buffer area shall not be platted as part of individual lots and shall be owned and maintained by the homeowner's association or similar entity.

- 4.2 Along the western property line adjacent to folio # 77757.0100, as shown on the general site plan, a minimum 5-foot buffer and the following screening shall be required: A 6-foot-high masonry wall setback a minimum of 3 feet from the property line. In the three feet between the property line and the masonry wall, Creeping Fig vines shall be planted every 3 feet on center with each plant having at least three runners at least 3 feet in length at the time of planting. Additionally, on the western property boundary adjacent to folio # 77757.0100, there shall be a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line. A 50-foot landscaped or natural vegetative buffer shall remain adjacent to the remainder of the western property boundary until such time the adjacent properties (folios 77758.1000 & 77762.0100) are redeveloped in the form of receiving a plated subdivision approval. Once these folios receive plat approval, the developer may remove the 50-foot landscaped or natural buffer. If the developer intends to plat lots for the subject property prior to the adjacent properties receiving plat approval, the 50-foot landscaped or natural buffer shall not be platted as part of the lots for the subject property. The wall shall be constructed prior to site development work commencing. The wall and the buffer shall be maintained by the homeowners association.
- 4.3 A 6-foot-high solid PVC fence shall be provided along the northern property boundary as shown on the site plan (adjacent to Simmons Loop Baptist Church).
5. The entrance to the development on U.S. 301 shall have a landscaped entrance median. At a minimum, an ornamental tree (as identified in the Hillsborough County Approved Tree and Hedge Material Lists) a minimum of 6 feet high at the time of planting and a Florida Grade #1 or better in quality shall be planted in the median. Lawn, low growing evergreen plants and evergreen ground cover shall cover the balance of the landscaped median.
6. The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Drive.~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~
7. Daycares, gas stations and convenience stores shall be prohibited on the parcel with folio number 77771.9438.
8. Vehicular and pedestrian cross access shall be provided from folio 77771.9438 to folio# 77764.0100.
9. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation for folio 77771.9438 shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.

10. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
11. A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
12. The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
13. Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.
- ~~6.14.~~ Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~7.15.~~ Cross-access for the development shall be required as shown as shown on the General Development Plan, unless otherwise approved by Hillsborough County.
- ~~8.16.~~ Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 100 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.
- ~~9.17.~~ If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
- ~~10.18.~~ Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, except along the forty (40) foot landscape buffer adjacent to the south Simmons Loop. The required sidewalk may be permitted within this buffer subject to the approval of Hillsborough County. There shall also be sidewalks with a minimum width of five (5) feet constructed along both sides of all internal roadways.
- ~~11.19.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~12.20.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals. As such, a proposal to incorporate a stormwater management pond with a wetland system shall be reviewed in accordance with Chapter 1-11, Rules of the EPC.
- ~~13.21.~~ Prior to issuance of any future building or land alteration permits or other development, the wetland/ other surface water lines must be delineated and surveyed. The special purpose survey must be submitted to EPC staff for approval and thereafter incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code (LDC).
- ~~14.22.~~ The acreage and/or location of the wetland areas and associated wetland setbacks may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the parcel configurations and infra-structure layout to avoid impacting the wetland/other surface water areas and their setbacks.
- ~~15.23.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.


~~16-24.~~ 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.

~~17-25.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~18-26.~~ Water distribution system improvements will need to be completed prior to connection to the County's water system for the 21,000 square feet of specified CN uses approved through MM 22-0860 (folio number 77771.9438). No building permits for the specific commercial use facilities shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

~~19-27.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:


J. Brian Grady
Mon Nov 14 2022 10:51:34

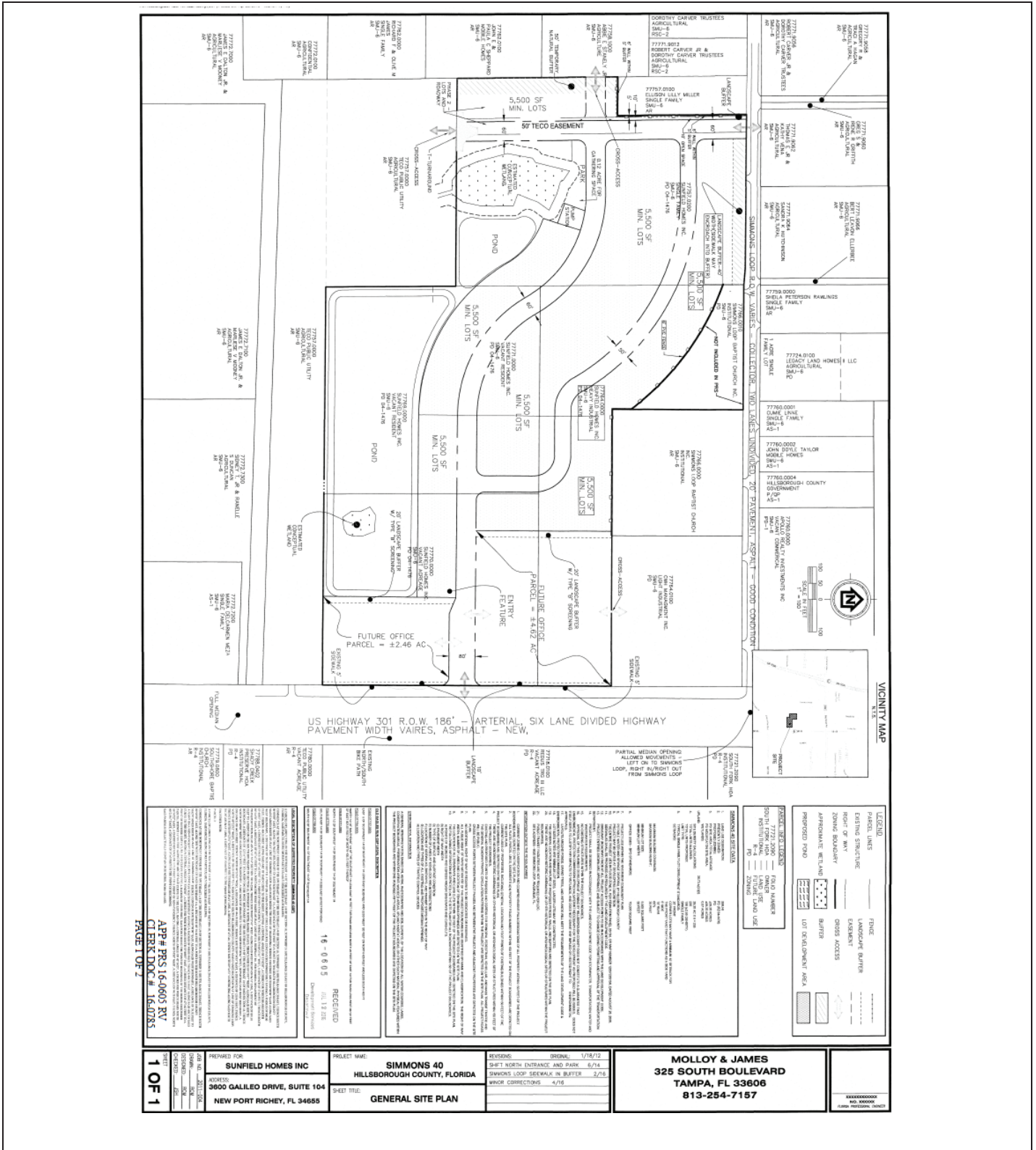
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

9.0 FULL TRANSPORTATION REPORT (see following pages)

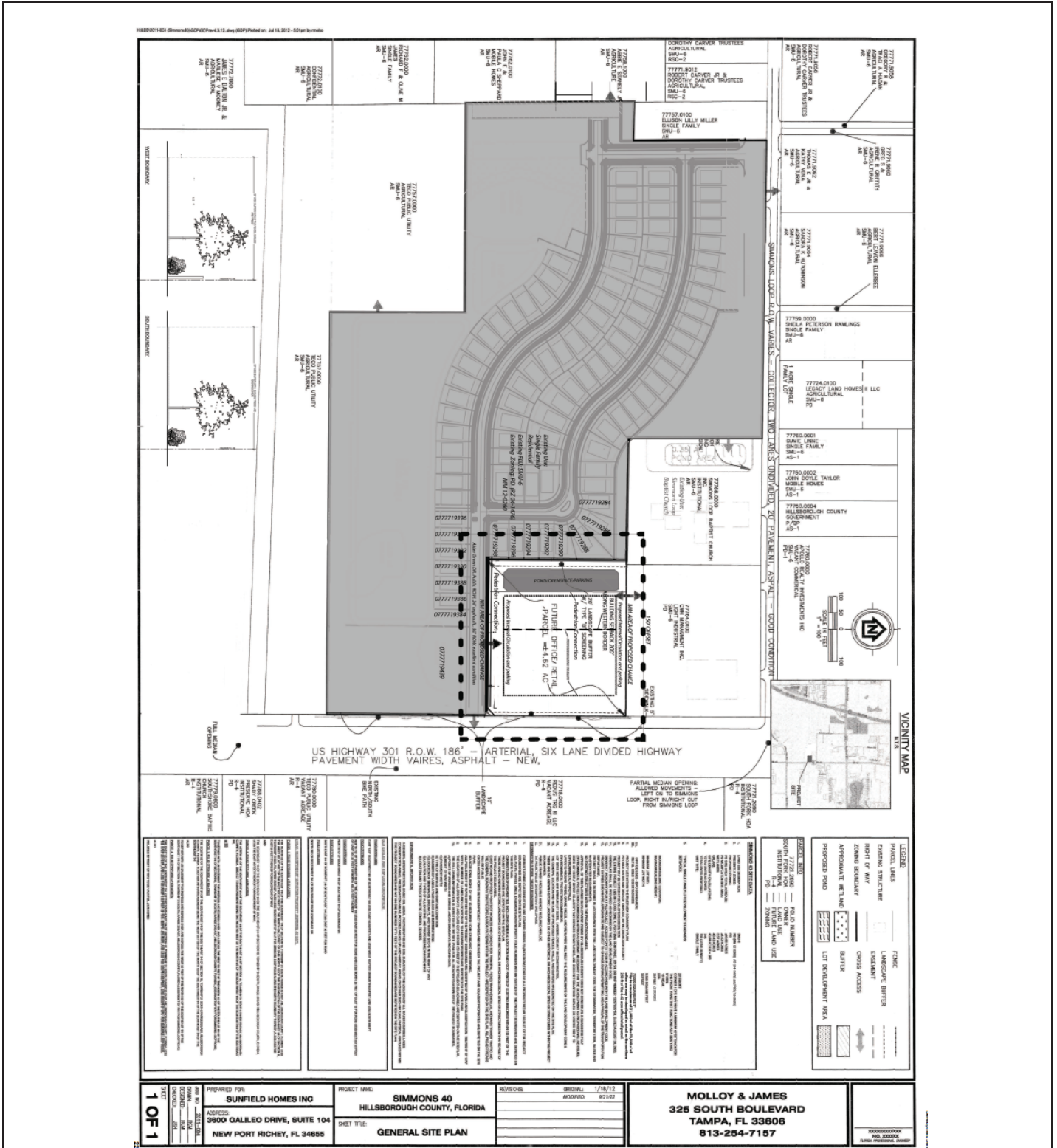
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 11/3/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0860

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Dr.
- Vehicular and pedestrian cross access shall be provided to folio# 77764.0100.
- Daycares, gas stations and convenience stores shall be prohibited.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.
- ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
- The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
- Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.

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

Revised Conditions:

~~6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

Other Conditions:

- At the time of the certified site plan review, the applicant shall show the location of the approved site construction plan access connection for the folio# 77771.9439 on the south side of Alder Green Dr.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 04-1476, as most recently amended by PRS 16-0605, to allow additional development options for Commercial Neighborhood uses and mixed uses on +/- 4.62-acre phase of the existing PD, designated SMU-6 future land use category.

The site is located at the northwest corner of US 301 and Alder Green Dr. and allows for 42,000 square feet of Business Professional Office (BPO) uses.

The larger PD includes 106 single family detached homes and 70,000 square feet of Professional Business Office (BPO) uses split between the subject property and a +/- 2.53-acre parcel on the south side of Alder Green Dr. The BPO use site on the south side of Alder Green Dr. (folio# 77771.9439) has site construction approval for a daycare with 280 students and a 15,271 sf medical office building.

Proposed Option B allows for 21,000 square feet of Commercial Neighborhood (CN) uses with the following restrictions:

- A maximum 3,000 square of foot fast food restaurant with drive thru, and
- Gas station/convenience stores are prohibited.

Proposed Option C allows for 42,000 square feet of mixed BPO and CN uses.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the

existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 40,000 sf Medical Office (ITE LUC 720)	1,440	124	157
PD: 30,000 sf Daycare /560 students (ITE LUC 565)	2,290	437	442
PD: 106 units, Single Family Detached (ITE LUC 210)	1,000	74	100
Total Trips	4,789	635	699

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 280 Student Daycare (ITE LUC 565)	1,145	218	221
PD: 36,271 sf Medical Office (ITE LUC 720)	1,306	112	143
PD: 106 units, Single Family Detached (ITE LUC 210)	1,000	74	100
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	99
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,007	44	122
Total Trips	5,860	583	684

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,071	-52	-15

The proposed rezoning would generally result in an increase of daily trips potentially generated by development of the subject site by +1,071 average daily trips and a decrease in the a.m. peak hour by -52 trips; and in the p.m. peak hour by -15 trips.

Additionally, the applicant's traffic study conducted a functional class assessment of Alder Green Dr. to evaluate Alder Green Drive from US 301 to the commercial access to determine if the roadway meets the collector road criteria with the full development of the project. The assessment demonstrates that, based on the trip distribution of the project and the generalized worst case scenario, total project traffic will not exceed the daily trip threshold for reclassification of Alder Green Drive to a collector roadway.

To provide additional assurance that no potential development scenario under the proposed range of entitlements results in trips generated beyond what was contemplated in the applicant's traffic study, a condition of approval is included that will cap the number of daily and peak hour trips and make the applicant/developer responsible for conducting the necessary analysis at the time of site construction and subsequent development phases to demonstrate that the trip cap is not exceeded.

Staff notes that the applicant is proposing to exclude convenience stores and gas stations from the proposed Commercial uses. Staff also recommends that no additional daycare uses be allowed on the subject property as it is a high trip generation use that was not analyzed or specifically proposed by the applicant.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301 and Alder Green Dr.

US Highway 301

US Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Alder Green Dr.

Alder Green Dr. is a recently constructed 2-lane, local road, characterized by a range +/-24 to 40 feet of pavement in average condition. The right-of-way on Alder Green Dr. in the vicinity of the project ranges from +/-60 to 76 feet. There are no bikelanes. There are sidewalks on both sides of the roadway.

SITE ACCESS

The PD site plan proposes a single full access connection on Alder Green Dr. In order to meet the intent of connection spacing criteria, staff is proposing a condition of approval that the project driveway align with the approved access connection (as shown in the approved site construction plan) for folio#77771.9439 on the south side of Alder Green Dr.

Cross access is provided to the folio# 77764.0100 to the north.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance because it is a local roadway.

Per LDC, Sec. 6.03.09. C. the developer is required to provide public transit facilities. Subject to HART approval, the applicant will be required to provide a transit accessory pad including shelter, seating, trash receptacle, and bicycle rack along the US 301 frontage. The applicant shall be required to coordinate with FDOT and HART at the time of site construction plan approval to comply with this requirement.

In accordance with LDC, Sec. 6.03.02, the developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.

Parking and loading shall be provided for consistent with LDC, Sec. 6.05 at the time of site construction plan review.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Alder Green Dr. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
Alder Green Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US Hwy 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,789	635	699
Proposed	5,860	583	684
Difference (+/-)	+1,071	-52	-15

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 22-0860

DATE OF HEARING: November 14, 2022

APPLICANT: Sunfield Homes, Inc. & Amberglen Dev.,
Inc.

PETITION REQUEST: The Major Modification request is to
modify PD 04-1476 to a portion of the
property to allow for a mix of BPO and
commercial land uses

LOCATION: Northwest corner of S. US Hwy. 301 &
Alder Green Drive

SIZE OF PROPERTY: 4.62 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 04-1476

FUTURE LAND USE CATEGORY: SMU-6

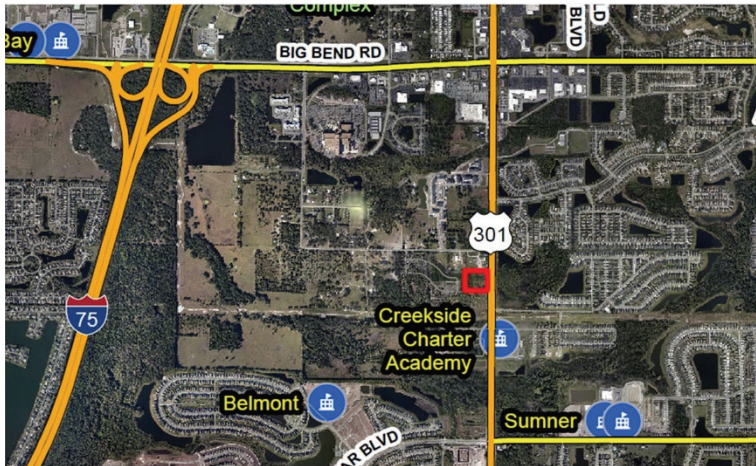
SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation.
Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant Sunfield Homes, Inc. and Amberglen Development, Inc.

FLU Category: Suburban Mixed Use – 6 (SMU-6)

Service Area: Urban

Site Acreage: 4.62

Community Plan Area: Riverview

Overlay: None

Introduction Summary:

Planned Development PD 04-1476 was approved in 2005 to allow for 106 single-family residential units. In 2012, major modification MM 12-0260 was approved in to allow for a parking area for an adjacent church property as well as 70,000 square feet (SF) of business professional office (BPO) use to be allowed on the located on the west side of US Highway 301 at the intersection of Alder Green Drive. Accordingly, the BPO uses are allowed on the two parcels located on the north and south side of Alder Green Drive currently identified with property folio numbers 77771.9438 and 77771.9439. The applicant requests modifications to the 4.62 acre parcel located at the northwest corner of Alder Green Road and US Highway 301, having property folio number 77771.9438, to allow for a mix of BPO uses with up to 21,000 square feet of specific commercial uses to be allowed such that the total gross floor area (GFA) for the subject property would be limited to 42,000 SF. The most recent modification was 16-0605, and the subject parcel is currently vacant.

Existing Approval(s):	Proposed Modification(s):
BPO uses with a maximum FAR of 0.25.	42,000 SF GFA to include BPO uses and up to 21,000 square feet of specific commercial use.
70,000 SF GFA of BPO uses total.	To allow the following uses: restaurant with drive up (not exceeding 3,000 square feet); furniture/home furnishings; florist shop; food product store; camera/photography store; drug store; dry cleaners; bank/credit union; bicycle sales; book store; apparel and shoe store; appliance store; art supply store; general business; grocery store; hardware store; shopping center; specialty food store; sporting goods store; jewelry store; mail and package services; news stand; novelty and souvenir shop; optician/optical supplies; photography studio; printing services; restaurant/eating establishment (sit down); supermarket; tobacco shop; travel agency; watch/clock/jewelry repair; and barber/beauty shop.

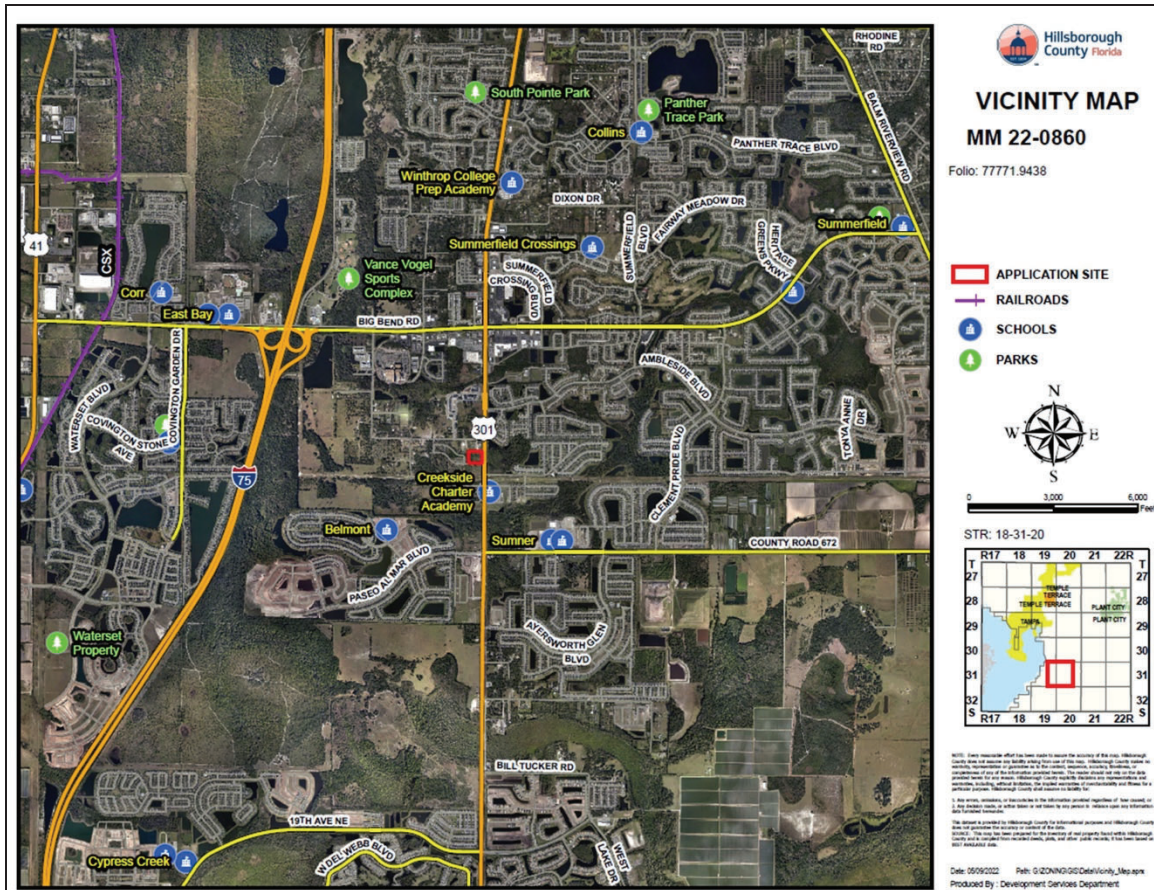
PD Variation(s): None Requested as part of this application

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

Development Services Department

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

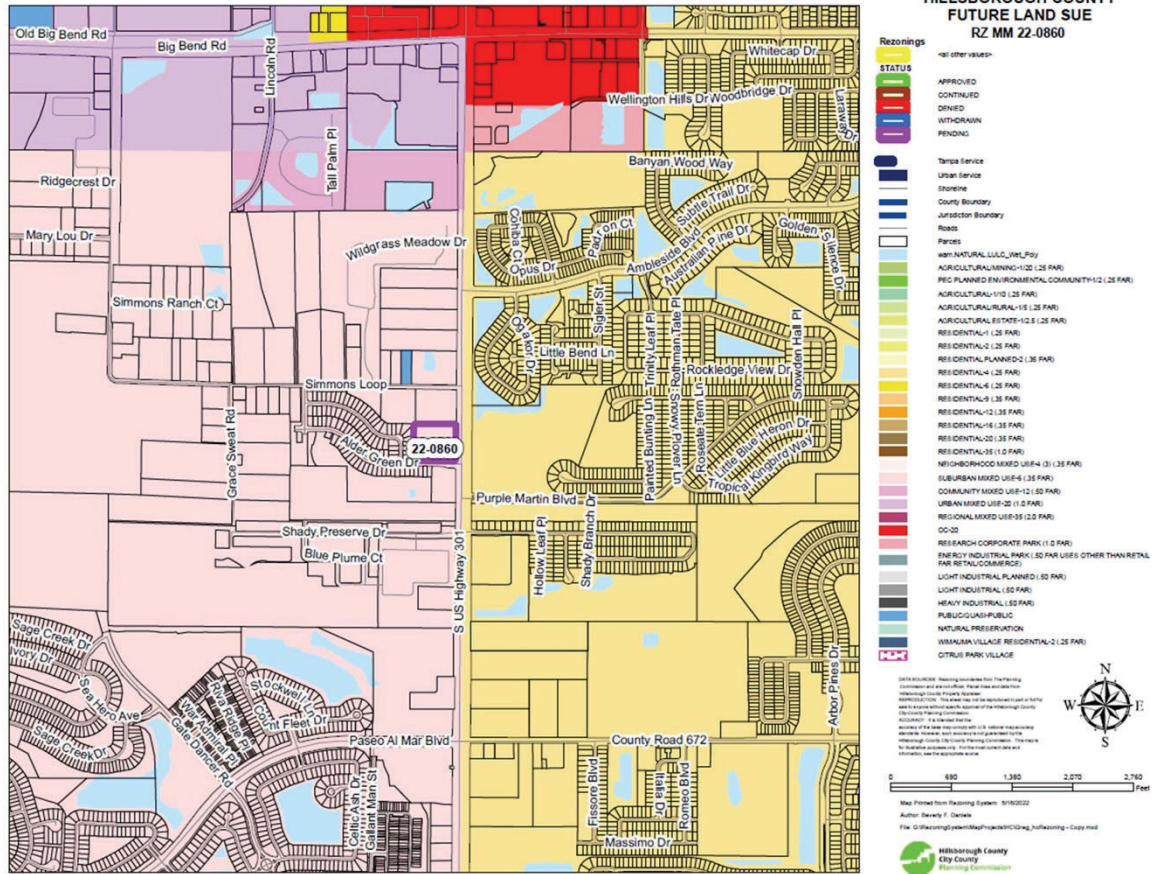


Context of Surrounding Area:

The subject property is located on the west side of US Highway 301 between Alder Green Road and Simmons Loop, approximately 0.8 miles south of the Big Bed Road and US Highway 301 intersection. The mix of uses in the vicinity include warehousing, a religious institution, and single-family residential. Opposite US Highway 301 to the east lies a PD with 380 single-family dwellings and 40.2 acres of wetlands. The 106 properties west of the subject property are developed for single-family dwellings are located within the same PD. The property to the south, currently vacant, was approved for a 10,127 SF child care facility and 15,271 SF office building; the property is also located within the same PD as the subject property. A charter school and multi-family development are also located within one-quarter of a mile of the subject property. The adjoining property to the north is currently used as a warehouse and is also the subject a rezoning application MM 22-0867.

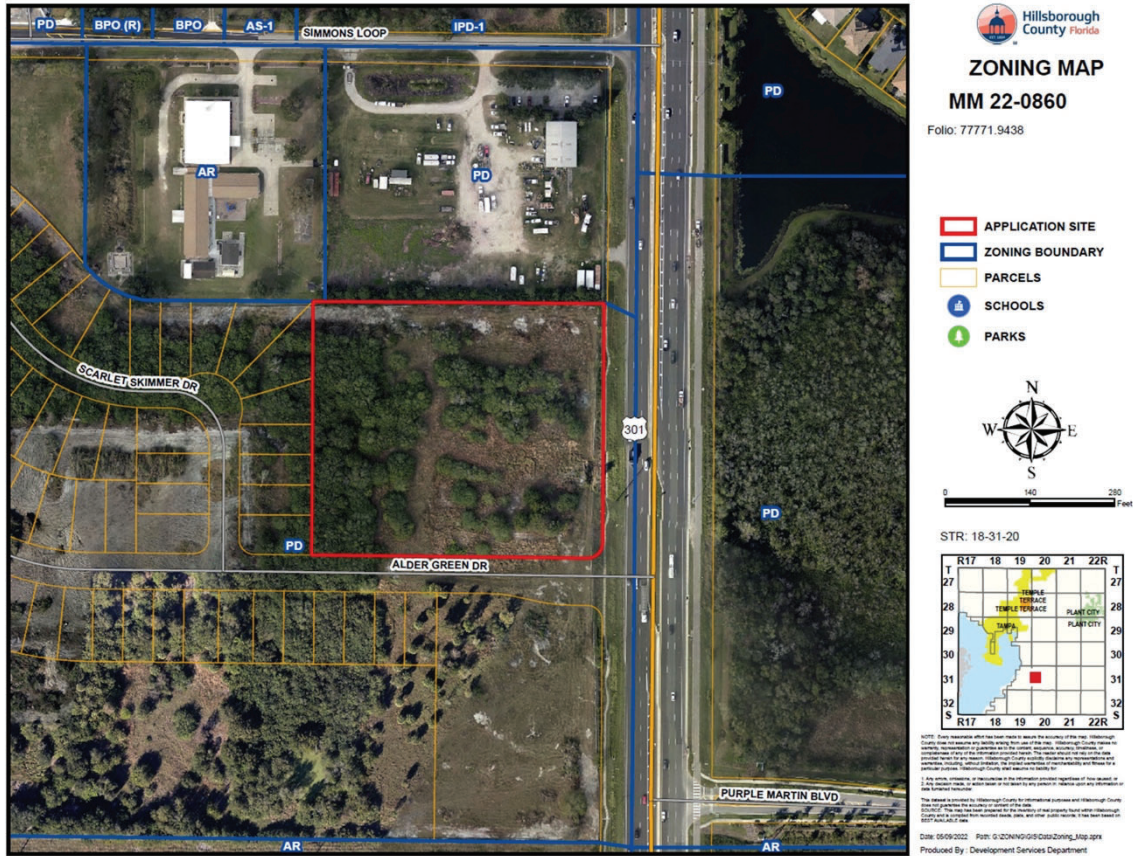
2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 DU per GA/FAR: 0.25
Typical Uses:	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed uses where appropriate.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

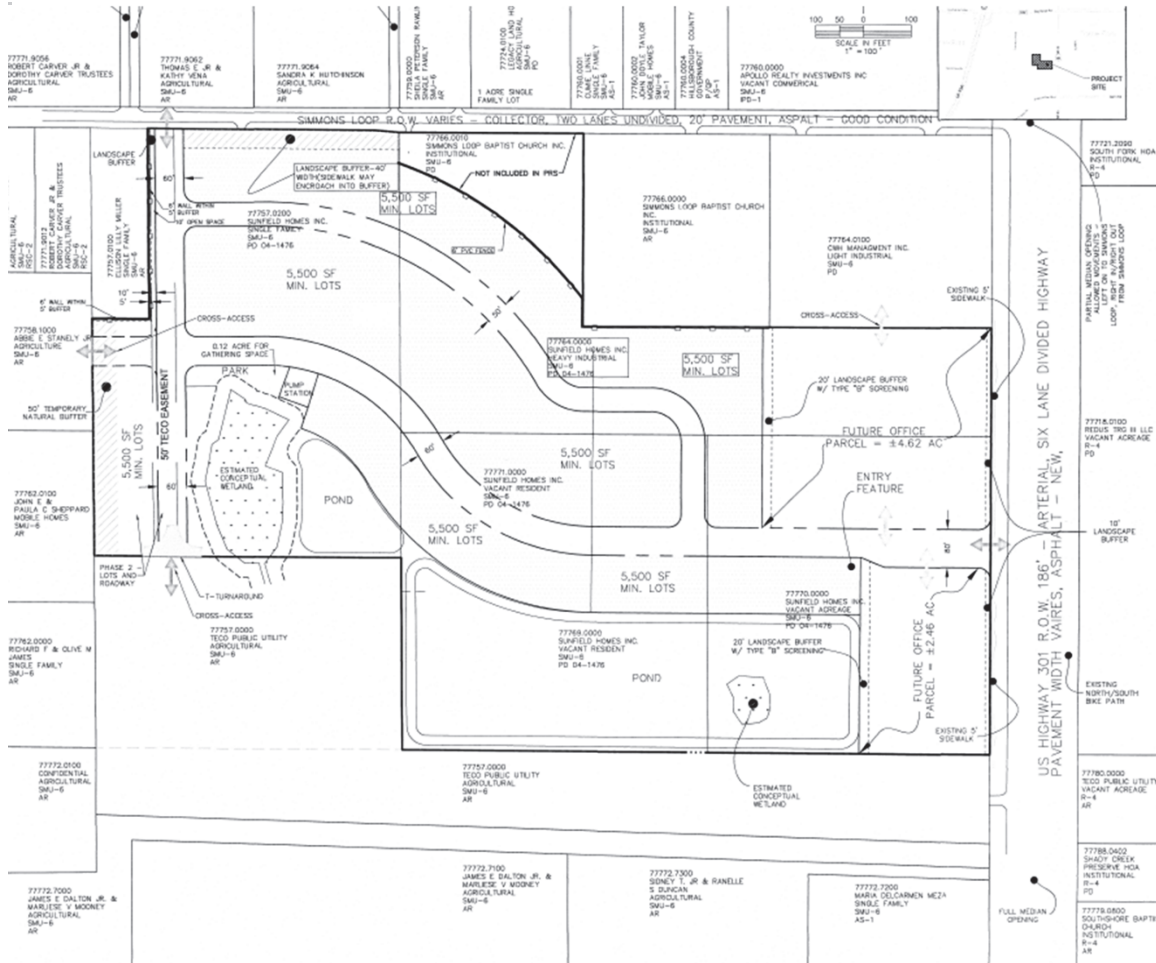


Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	PD 03-0764	NA/FAR: 0.25 (Horizontal Single Use) & 0.35 (Vertical Mixed Use)	Business Professional Office, Neighborhood Commercial, Restricted Outdoor Storage, and Restricted General Commercial	Warehousing
South	PD 04-1476	2.69 DU per GA/FAR: 0.25	Business Professional Office	Vacant; approved for daycare and office
East	PD 14-0422	4.0 Du per GA/FAR: NA	Residential, Single-Family	Wetland Preservation & Residential, Single-Family

West	PD 04-1476	2.69 DU per GA/FAR: 0.25	Residential, Single-Family	Residential, Single-Family
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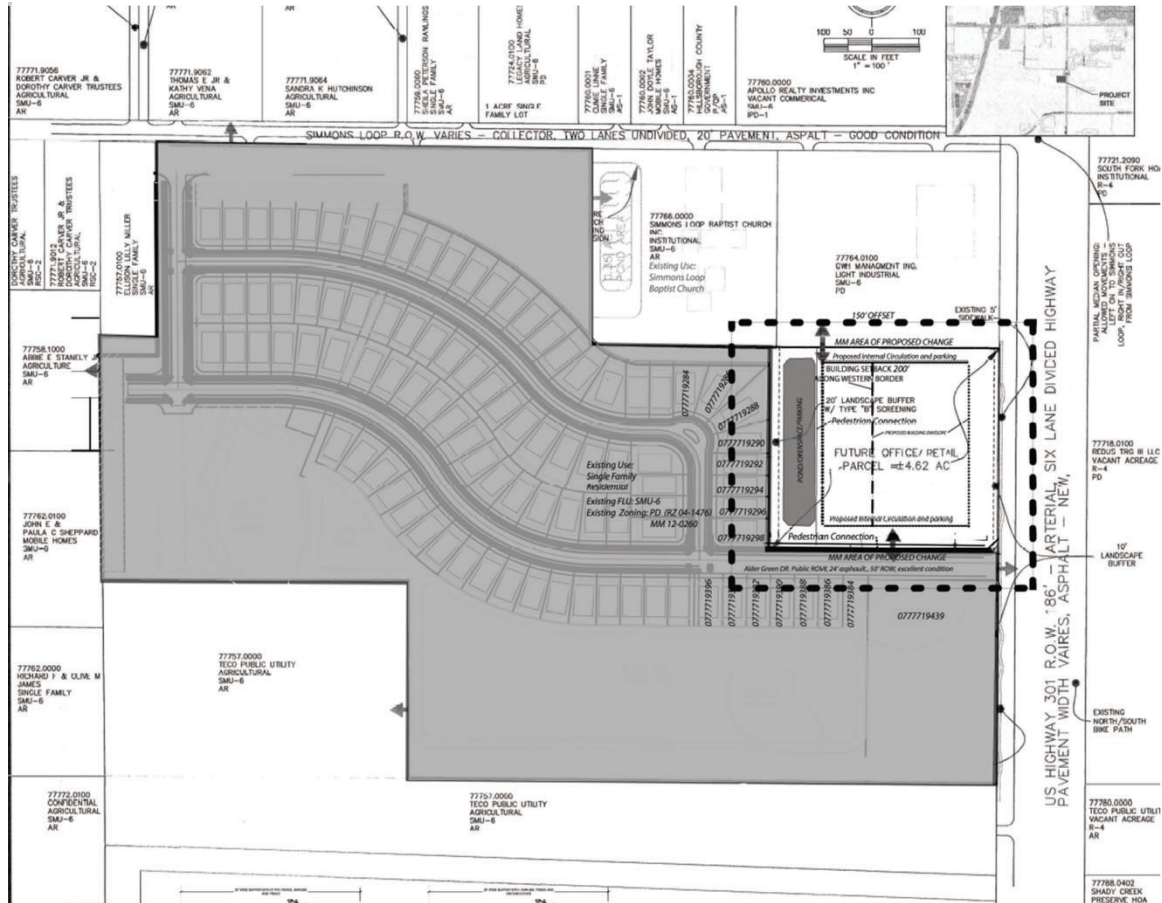
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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
Alder Green Dr.	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

US Highway 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,789	635	699
Proposed	5,860	583	684
Difference (+/-)	+1,071	-52	-15

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable:				
<input type="checkbox"/> Wetlands/Other Surface Waters				
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit				
<input type="checkbox"/> Wellhead Protection Area				
<input type="checkbox"/> Surface Water Resource Protection Area				
<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat				
<input type="checkbox"/> Coastal High Hazard Area				
<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property				
<input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	South County Statement of Record
Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Impact/Mobility Fees: Urban Mobility, South Fire - CG Max Single use 45,000 s.f., or 63,000 mixed use (at least 10k BPO) - not specified (Various use types allowed. Estimates are a sample of potential development).

General Office

(Per 1,000 s.f.) Mobility: \$8,336.00 Fire: \$158.00

Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313.00

Retail - Shopping Center (Per 1,000 s.f.)

Mobility: \$13,562.00

Fire: \$313.00

Retail - Fast Food w/Drive Thru (Per 1,000 s.f.)

Mobility: \$104,494.00

Fire: \$313.00

Warehouse

(Per 1,000 s.f.) Mobility: \$1377.00 Fire: \$34.00

Mini-Warehouse (Per 1,000 s.f.)

Mobility: \$653 * 90 = \$58,770 Fire: \$32 * 90 = \$2,880

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS 5.1 Compatibility

Based on the adjacent zonings, architectural enhancement requirements, and the proposed restrictions to be placed on the additional uses to include the limitation to one drive-through business and the limited hours of operation for high impact uses, staff finds the proposed major modification to PD 04-1476 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. William Molloy 325 South Boulevard Tampa testified on behalf of the applicant. Mr. Molloy stated that the project is 4.6 acres and located in South County at Simmons Loop on US 301. He stated that the original request was for all CN uses however the Board of County Commissioners changed their policy to have the applicant detail the land uses that are contemplated. The result is a detailed list of uses that were determined by meeting with the Planning Commission and Development Services Department. Mr. Molloy showed a graphic to discuss the list of proposed land uses and stated that the height will be limited to one-story with pitched roofs and the buildings will be architecturally finished. A pedestrian cross access will be provided between the subdivision and the commercial area.

Hearing Master Finch asked Mr. Molloy if the land uses identified in the revised staff report is the list that was shown at the hearing. Mr. Molloy replied that was correct.

Mr. Steve Henry 5023 West Laurel Street Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that proposed zoning condition #9 requires a transportation analysis be completed as parcels are developed to ensure that the traffic associated with the uses do not exceed the maximum number identified in the zoning condition. Mr. Henry testified that the condition provides for flexibility on the types of land uses but sets a maximum in terms of the traffic numbers.

Mr. Molloy continued the applicant's presentation by stating that the site plan

identifies the specific locations of buildings on-site. The CN uses are required to be located on the northern 250 feet of the parcel. He added that a 200-foot building setback to the west will be provided which will result in the buildings being located more toward the street and away from the residential land uses.

Hearing Master Finch asked Mr. Molloy about the identified split of the land uses for 106 single-family units and 70,000 square feet of BPO uses with a parking area for the church and if the Modification was to add 42,000 square feet of BPO with the option to substitute up to 21,000 square feet of BPO with the specified CN uses. Mr. Molloy replied that was correct.

Mr. Sam Ball of the Development Services Department, testified regarding the County staff report. Mr. Ball testified that the request is for a Major Modification to PD 04-1476 to increase the allowable uses for a specific parcel within the PD. He described the location of the property and the surrounding land uses. He testified that the modification would increase the BPO by 42,000 square feet with 21,000 square feet of specified neighborhood commercial uses. Mr. Ball stated that one drive-thru operation is allowed on-site. The minimum setbacks are 100 feet from the western boundary, zero feet from the northern and eastern boundary and 40 feet from the southern boundary. He added that the specified CN uses are restricted to the northern 250 feet of the parcel. The buildings are required to be architecturally finished. A Type B buffer will be required along the western boundary. The CN buildings are limited to one-story in height and required to have pitched roofs. The storm water pond is required to be located along the western boundary of the site. Mr. Ball concluded his presentation by stating that a pedestrian sidewalk will be located along the eastern edge of the stormwater pond and will connect to Alder Green Drive. Staff found the request approvable.

Hearing Master Finch asked Mr. Ball to confirm that the revised staff report includes the list described by Mr. Molloy at the hearing. Mr. Ball replied yes. He added that the revision to the staff report pertained to the transportation condition and addressed formatting issues.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated Suburban Mixed Use-6 by the Future Land Use Map and is located within the Urban Service Area and the Riverview and SouthShore Areawide Community Plan. She described the surrounding land uses and described the proposed modification. Ms. Papandrew added that the site does not need to meet commercial locational criteria per Policy 22.10 regarding large mixed-use developments within mixed use land use categories. She testified that the request meets the intent of Policy 1.4 regarding compatibility as well as Objective 1-1 of the Community Design Component which requires new development to complement the surrounding land uses. She concluded her presentation by detailing the proposed zoning conditions and stated that the modification is consistent with the Riverview Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Mr. Molloy testified during the rebuttal period that the proposed western setback is 100 feet and not 200 feet.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Timoteo submitted a revised County staff report into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 4.62 acres in size and is zoned Planned Development (04-1476). The property is designated Suburban Mixed Use-6 (SMU-6) and Residential-12 (RES-12) by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Planning Area.
2. The Planned Development (PD) is approved for 106 single-family dwelling units, 70,000 square feet of Business Professional Office (BPO) land uses and a parking area for a church.
3. The Major Modification request proposes to permit up to 42,000 square feet of BPO uses and may substitute up to 21,000 square feet of BPO uses with specified Commercial Neighborhood (CN) land uses on Parcel 77771.9438. The specified uses are listed in the proposed zoning conditions.
4. The specified CN uses are limited to the northern 250 feet of the parcel.
5. The applicant has agreed to limit the maximum height of the specified CN uses to a maximum of one-story in height and provide a Type B buffer and stormwater pond along the western boundary of the project to ensure compatibility with the adjacent residential development to the west.

6. The proposed zoning conditions require the installation of a pedestrian sidewalk along the eastern side of stormwater pond which will connect to Alder Green Drive.
7. No Planned Development variations or waivers are requested.
8. The Planning Commission staff that the site does not need to meet commercial locational criteria per Policy 22.10 regarding large mixed-use developments within mixed use land use categories. Staff found the request meets the intent of Policy 1.4 regarding compatibility as well as Objective 1-1 of the Community Design Component which requires new development to complement the surrounding land uses. The Planning Commission staff found that the modification is consistent with the Riverview Community Plan and the Comprehensive Plan.
9. No testimony in opposition was presented at the Zoning Hearing Master hearing.
10. The proposed modification to limit parcel 77771.9438 to permit up to 42,000 square feet of BPO uses with the option to substitute up to 21,000 square feet of BPO uses with specified Commercial Neighborhood (CN) land uses is compatible with the surrounding land uses given the applicant's commitment regarding buffering and screening and the placement of the stormwater pond. The modification is consistent with the Comprehensive Plan and Land Development Code.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

Planned Development 04-1476 is approved for 106 single-family dwelling units, 70,000 square feet of Business Professional Office (BPO) land uses and a parking area for a church. The property is designated SMU-6 by the Comprehensive Plan and located within the Riverview Community Planning Area.

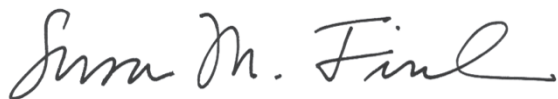
The Major Modification request proposes to permit up to 42,000 square feet of BPO uses and may substitute up to 21,000 square feet of BPO uses with specified Commercial Neighborhood (CN) land uses on Parcel 77771.9438. The specified uses are listed in the proposed zoning conditions.

The Planning Commission supports the modification and found it consistent with the Riverview Community Plan and the Comprehensive Plan.

The proposed modification to limit parcel 77771.9438 to permit up to 42,000 square feet of BPO uses with the option to substitute up to 21,000 square feet of BPO uses with specified Commercial Neighborhood (CN) land uses is compatible with the surrounding land uses given the applicant's commitment regarding buffering and screening and the placement of the stormwater pond. The modification is consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

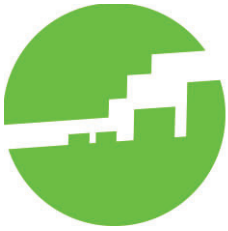
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 04-1476 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



Susan M. Finch, AICP
Land Use Hearing Officer

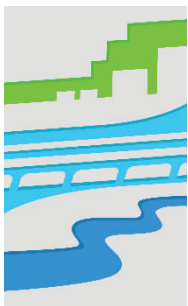
December 7, 2022

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 14, 2022	Petition: 22-0860
Report Prepared: November 2, 2022	<i>Southwest of the U.S. Highway 301 and Simmons Loop intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Riverview, SouthShore Areawide Systems
Requested Zoning:	Major Modification (MM) to a Planned Development (PD) to permit a maximum of 42,000 sq. ft. of Business Professional Office (BPO) with up to 21,000 square feet allowed for Commercial Neighborhood (CN) uses.
Parcel Size (Approx.):	4.15 +/- acres (180,774 sq. ft.)
Street Functional Classification:	Simmons Loop – Collector U.S. Highway 301 South – Principal Arterial
Locational Criteria	D
Evacuation Zone	N/A



Context

- The approximately 4.15+/- acre subject property is west of U.S. Highway 301, east of Grace Sweat Road and south of Simmons Loop. The site is in the Urban Service Area and is within the limits of the Riverview and SouthShore Areawide Systems Community Plans.
- The subject property is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use classification. Typical allowable uses in this Future Land Use category 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Suburban Mixed Use-6 (SMU-6) FLU category is located to the south, north, and west. East of the site is the Public/Quasi-Public (P/QP) and Residential-4 (RES-4) Future Land Use categories.
- The subject property is zoned Planned Development (PD) 04-1476. The properties immediately to the south, west, and east are zoned PD and are developed with vacant, single family residential, and public institutional. To the north is a PD 18-0176 zoning developed with light industrial. The site to the north is also a pending Major Modification application for additional Commercial General (CG) uses.
- The applicant is requesting a Major Modification (MM) to a Planned Development (PD) to permit a maximum of 42,000 sq. ft. of Business Professional Office (BPO) with up to 21,000 square feet allowed for Commercial Neighborhood (CN) uses with restrictions listed in the Conditions of Approval.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.4: 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.

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 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

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.*

MIXED USE LAND USE CATEGORIES

Objective 19: *All development in the mixed use categories shall be integrated and interconnected to each other.*

Policy 19.3: *Incentives for Mixed Use*

The following incentives are available to encourage mixed use and vertically integrated mixed use projects within the Urban Service Area:

Parking structures shall not count towards the FAR for projects that include 3 or more land uses or vertically integrate two land uses.

Projects that either include 3 or more land uses or vertically integrate two land uses may utilize a density bonus to the next higher land use category or the following FAR bonus:

Property with a Future Land Use Category of 35 units per acre and/or 1.00 FAR and higher and within the USA – may increase up to 50 units and/or an additional .50 FAR

Property within a Future Land Use Category of 9 units per acre and/or .5 FAR and higher and within the USA – Increase in FAR by .25

Property within a Future Land Use Category of 4 units per acre and/or .25 FAR and higher and within the USA – Increase in FAR by .10

When considering mixed use projects of 3 or more land uses, a different housing type (multi-family, attached single family or detached single family) may be considered as one of the uses.

Commercial-Locational Criteria

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.10: *The Locational Criteria outlined in Policy 22.2 will not apply in the following instances:*

where proposed neighborhood commercial uses are proposed as part of a Traditional Neighborhood Development meeting the requirements of this plan and the adopted land development regulations for Traditional Neighborhood Development; or

in large mixed use developments within the mixed use future land use categories (typically over 40 acres in size).

Community Design Component

4.0 COMMUNITY LEVEL DESIGN

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: *Avoid "strip" development patterns for commercial uses.*

Policy 9-1.3: *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

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.*

LIVABLE COMMUNITIES ELEMENT: Riverview

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the "Riverview District Concept Map". See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

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". (see Figure 10)

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.*

Goal 4 Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

- Protect the capacity of low-volume neighborhood and uncongested roads.*
- Explore opportunities for constructing a bridge across the Alafia as an alternative north-south transportation route.*
- Prioritize and improve major connector roadways and intersections to improve safety and efficiency concurrently as the community grows.*

- *Provide sidewalks, pedestrian crossings, bike lanes, and connections to the Hillsborough County Greenway and Trail Master Plan, and extend crossing signal times and use traffic calming techniques along major thoroughfares.*
- *Expand mass transit, such as more bus stops and routes and park and ride facilities.*
- *Diligently enforce traffic speed laws.*
- *Provide safe and efficient emergency evacuation routes.*
- *Continue to implement the Livable Roadways strategies and "Guidelines for Landscaping Hillsborough County Roadways" (or updated replacement documents) for enhancing the appearance of major roadways (such as Boyette Road, US 301, Riverview Drive and Balm-Riverview Road).*
- *Encourage increased participation in Keep Hillsborough County Beautiful Program (KHCB).*
- *Implement access management standards such as frontage roads, joint access points, rear lot access points, and managed turning movements.*
- *Discourage speeding and cut-through traffic by designing roadways with traffic calming measures and using appropriate design speeds to prevent implementation of reactive traffic calming techniques (i.e. speed humps) after construction).*
- *Coordinate with the Florida Department of Transportation and the County to ensure adequate notice, education and awareness of hazardous material truck and disposal routes and activities.*
- *Prepare and adopt a US Highway 301 Corridor Plan Overlay that also designates mixed-use town centers.*
- *Enhance the appearance of US Highway 301 with attractively landscaped medians, tree plantings, sidewalks and the provision of pedestrian-scale lighting.*
- *Establish east/west pedestrian crossings along US Highway 301 to facilitate access to retail opportunities and other destinations (i.e., library, school, neighborhoods). To this end, consider a pedestrian overpass and traffic calming techniques as options.*
- *Remove roadside vendors at busy intersections (Hwy. 301/Big Bend Road, Boyette Road and Balm Riverview Road).*

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*

- c. Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d. Analyze potential new economic sites,(e.g. Port Redwing) based on development*
- e. Support the potential Ferry Study and auxiliary services around Port Redwing*
- f. Utilize Hillsborough County Post Disaster Redevelopment Plan*

Staff Analysis of Goals, Objectives, and Policies:

The approximately 4.15+/- acre subject property is west of U.S. Highway 301, east of Grace Sweat Road and south of Simmons Loop. 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 a Planned Development (PD) to permit a maximum of 42,000 sq. ft. of Business Professional Office (BPO) with up to 21,000 square feet allowed for Commercial Neighborhood (CN) uses. The proposed CN uses are restricted to specific uses listed in the conditions of approval. The CN uses are conditioned to be placed within the 250 feet along the northern property boundary and only BPO uses may be placed along the southern property boundary.

Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. Suburban Mixed Use-6 (SMU-6) FLU category is found to the south, north, and west. East of the site is the Public/Quasi-Public (P/QP) and Residential-4 (RES-4) FLU categories. The subject property is zoned Planned Development (PD). The properties immediately to the south, west, and east are zoned PD and are developed with vacant, single family residential, and public institutional. To the north is a PD zoning developed with light industrial and this is a pending Major Modification application for additional Commercial General (CG) uses. The intent of the SMU-6 Future Land use category states the following: “urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Neighborhood retail commercial uses shall be clustered at arterial and collector intersections”. Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The site is within the Suburban Mixed Use-6 (SMU-6) FLU category, by which suburban scale neighborhood commercial is limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense. The project proposes two development options which could be maximum of 42,000 sq. ft. of BPO uses or a maximum 21,000 sq. ft. of CN uses with the remaining being BPO. The proposed development does not exceed the maximum FAR permitted under the SMU-6 FLU category. Therefore, the requested modification is consistent with development expected in the SMU-6 Future Land Use category.

Per Policy 22.10, large mixed-use developments within the mixed use future land use categories do not need to meet Commercial-Locational Criteria (CLC). The subject property is within the SMU-6 future land use category and is part of a larger mixed-use development. The commercial parcel the applicant is requesting to modify is connected to the PD zoning 04-1476, thus the subject property is exempt from CLC.

The proposed rezoning 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 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.”* The proposal does meet the intent of the Neighborhood Protection Policies (FLUE Objective 16 and FLUE Policies 16.1, 16.2, and 16.3. According to adopted policy direction, established neighborhoods should be protected by restricting the incompatible land uses through locational criteria for the placement of non-residential uses and limiting commercial development in residential land use categories to neighborhood scale (FLUE Policy 16.1). Objective 12-1 of the Community Design Component (CDC) requires new development to complement the surrounding land uses and be designed in a way that is compatible. FLUE Policy 17.7 also requires the mitigation of adverse effects of development on surrounding properties. There are existing single family residential properties immediately to the west, which poses a compatibility concern.

To address compatibility concerns, the applicant has proposed a variety of mitigation measures. The applicant has proposed a building setback of 100 feet. along the western border, a 20 foot landscape buffer with type B screening, and a buffer area for stormwater, parking, or open space along the entire western border. Per the conditions of approval, CN uses are restricted to the 250 feet of the northern portion of the property with the southern portion of the parcel is for BPO uses. The CN uses are limited as well as the scale and intensity of uses as specified in the Conditions of Approval. In summary, hardware stores, drug stores, specialty food stores, food product stores, sporting goods, grocery and supermarkets are limited to 10,000 sq. ft. maximum. Drugstores, restaurants or eating establishments with drive-thrus will be restricted to 3,000 sq. ft. maximum and will have hours of operation. Additionally, only one drive-thru is allowed on site. The applicant has agreed to a pedestrian sidewalk connection from the eastern edge of the property to the western residential, connecting to Alder Green Drive. All of these restrictions are documented in the conditions of approval and are essential to Planning Commission staff’s consistency finding. Based on these mitigation measures, the proposed is consistent with Objective 12-1 and Objective 16 and Policies 16.1, 16.2, 16.3, and 17.7.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. 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 subject site is located within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The site is located in the U.S. Highway 301 corridor district of the Riverview Community Plan, which is a mixed-use area with high densities, a variety of businesses, and provides a safe, attractive, and efficient corridor system. The proposed commercial uses would provide a mix of uses and a variety of businesses along the U.S. Highway 301 corridor. There is an existing sidewalk on Simmons Loop and the proposed will provide a pedestrian connection to the west, which meets the intent of Goal 4 of the Riverview Community Plan for the transportation system and the SouthShore Areawide Systems Plan transportation objective. The South Shore Areawide Systems Plan has no specific language relevant to commercial uses for this proposed development. However, it does have language per the Economic Development section on recognizing preferred development patterns and implementing the communities’ desires to the greatest extent possible (activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity). As stated above, the proposed intensity and scale of the development would be compatible with the existing adjacent single family residential development pattern.

Overall, the proposed rezoning would allow for development that is compatible with the existing development pattern found in the surrounding area. Therefore, it is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed major modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-0860

© All other values

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tempa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Reads

Parcels

Wm NATURAL LULC, Wet Poly

AGRICULTURAL/MINING-120 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL-RURAL-1/5 (.25 FAR)

AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

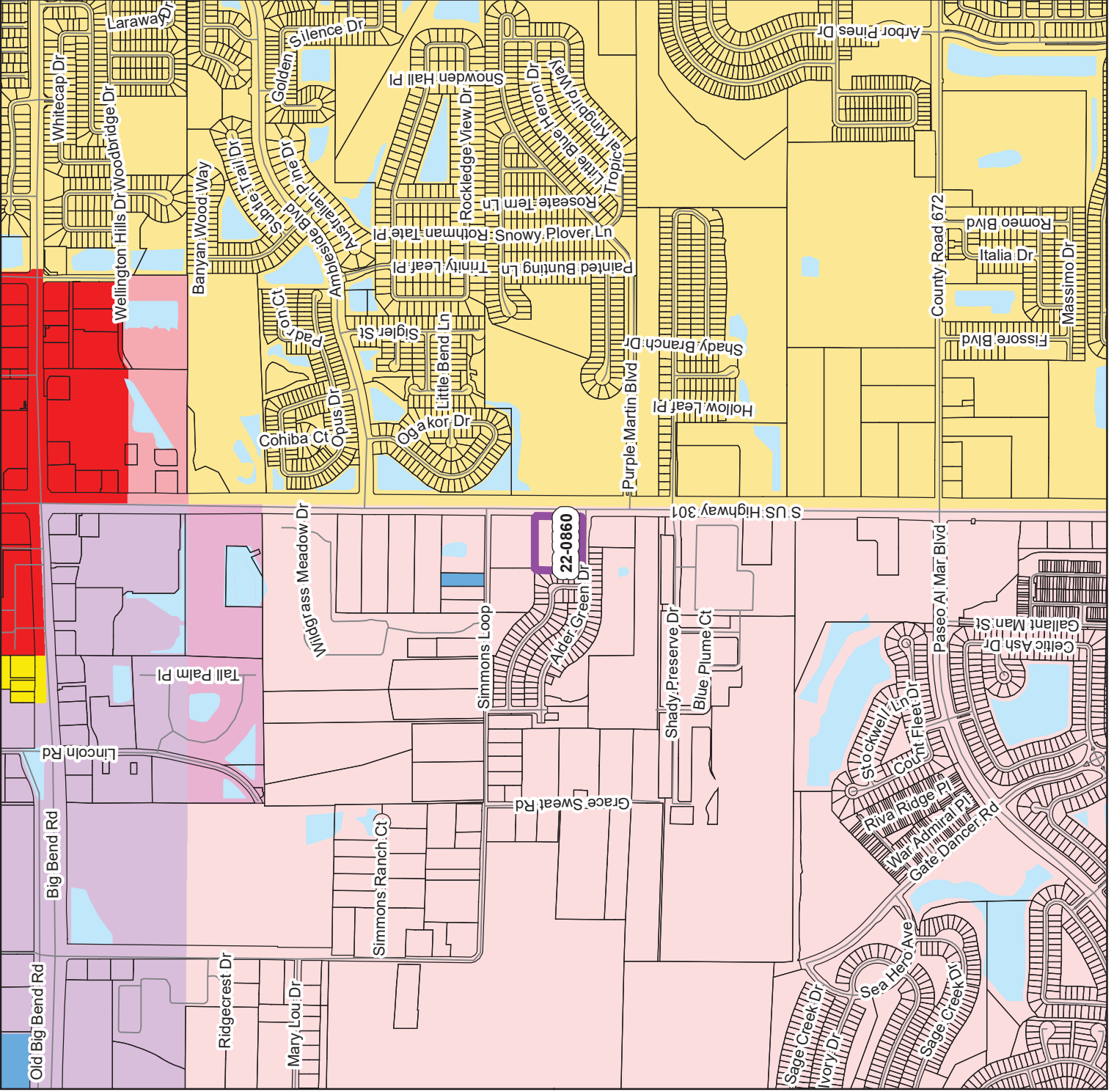
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status and other information is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/16/2022

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProjects\HC\Gis\Rezoning - Copy.mxd

Hillsborough County
City-County
Planning Commission





**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**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Simmons 40 Commercial

Zoning File: None Modification: MM (22-0860)

Atlas Page: None Submitted: 12/16/22

To Planner for Review: 12/16/22 Date Due: ASAP

Contact Person: William J. Molloy Phone: 813-629-8752/ wmolloy@mjlaw.us

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

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

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

Reviewed by: Sam Ball Date: 12-16-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 11/3/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0860

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Dr.
- Vehicular and pedestrian cross access shall be provided to folio# 77764.0100.
- Daycares, gas stations and convenience stores shall be prohibited.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.
- ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
- The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
- Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.

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

Revised Conditions:

~~6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

Other Conditions:

- At the time of the certified site plan review, the applicant shall show the location of the approved site construction plan access connection for the folio# 77771.9439 on the south side of Alder Green Dr.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 04-1476, as most recently amended by PRS 16-0605, to allow additional development options for Commercial Neighborhood uses and mixed uses on +/- 4.62-acre phase of the existing PD, designated SMU-6 future land use category.

The site is located at the northwest corner of US 301 and Alder Green Dr. and allows for 42,000 square feet of Business Professional Office (BPO) uses.

The larger PD includes 106 single family detached homes and 70,000 square feet of Professional Business Office (BPO) uses split between the subject property and a +/- 2.53-acre parcel on the south side of Alder Green Dr. The BPO use site on the south side of Alder Green Dr. (folio# 77771.9439) has site construction approval for a daycare with 280 students and a 15,271 sf medical office building.

Proposed Option B allows for 21,000 square feet of Commercial Neighborhood (CN) uses with the following restrictions:

- A maximum 3,000 square of foot fast food restaurant with drive thru, and
- Gas station/convenience stores are prohibited.

Proposed Option C allows for 42,000 square feet of mixed BPO and CN uses.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the

existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 40,000 sf Medical Office (ITE LUC 720)	1,440	124	157
PD: 30,000 sf Daycare /560 students (ITE LUC 565)	2,290	437	442
PD: 106 units, Single Family Detached (ITE LUC 210)	1,000	74	100
Total Trips	4,789	635	699

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 280 Student Daycare (ITE LUC 565)	1,145	218	221
PD: 36,271 sf Medical Office (ITE LUC 720)	1,306	112	143
PD: 106 units, Single Family Detached (ITE LUC 210)	1,000	74	100
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	99
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,007	44	122
Total Trips	5,860	583	684

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,071	-52	-15

The proposed rezoning would generally result in an increase of daily trips potentially generated by development of the subject site by +1,071 average daily trips and a decrease in the a.m. peak hour by -52 trips; and in the p.m. peak hour by -15 trips.

Additionally, the applicant's traffic study conducted a functional class assessment of Alder Green Dr. to evaluate Alder Green Drive from US 301 to the commercial access to determine if the roadway meets the collector road criteria with the full development of the project. The assessment demonstrates that, based on the trip distribution of the project and the generalized worst case scenario, total project traffic will not exceed the daily trip threshold for reclassification of Alder Green Drive to a collector roadway.

To provide additional assurance that no potential development scenario under the proposed range of entitlements results in trips generated beyond what was contemplated in the applicant's traffic study, a condition of approval is included that will cap the number of daily and peak hour trips and make the applicant/developer responsible for conducting the necessary analysis at the time of site construction and subsequent development phases to demonstrate that the trip cap is not exceeded.

Staff notes that the applicant is proposing to exclude convenience stores and gas stations from the proposed Commercial uses. Staff also recommends that no additional daycare uses be allowed on the subject property as it is a high trip generation use that was not analyzed or specifically proposed by the applicant.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301 and Alder Green Dr.

US Highway 301

US Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Alder Green Dr.

Alder Green Dr. is a recently constructed 2-lane, local road, characterized by a range +/-24 to 40 feet of pavement in average condition. The right-of-way on Alder Green Dr. in the vicinity of the project ranges from +/-60 to 76 feet. There are no bikelanes. There are sidewalks on both sides of the roadway.

SITE ACCESS

The PD site plan proposes a single full access connection on Alder Green Dr. In order to meet the intent of connection spacing criteria, staff is proposing a condition of approval that the project driveway align with the approved access connection (as shown in the approved site construction plan) for folio#77771.9439 on the south side of Alder Green Dr.

Cross access is provided to the folio# 77764.0100 to the north.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance because it is a local roadway.

Per LDC, Sec. 6.03.09. C. the developer is required to provide public transit facilities. Subject to HART approval, the applicant will be required to provide a transit accessory pad including shelter, seating, trash receptacle, and bicycle rack along the US 301 frontage. The applicant shall be required to coordinate with FDOT and HART at the time of site construction plan approval to comply with this requirement.

In accordance with LDC, Sec. 6.03.02, the developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.

Parking and loading shall be provided for consistent with LDC, Sec. 6.05 at the time of site construction plan review.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Alder Green Dr. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
Alder Green Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US Hwy 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,789	635	699
Proposed	5,860	583	684
Difference (+/-)	+1,071	-52	-15

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



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RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

October 3rd, 2022

SWC US 301 & Simmons Loop

SR 43

10 010 000

MP 10.415 Lt Rdwy

Class 3 @ 50 MPH

Folio #'s: 77764-0100 (northern)

77721-2090 (southern)

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 4/3/2023

Attendees:

Guests: Steve Henry, Fred Ball, and Rick Perez

FDOT: Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, Lindsey Mineer, Joel Provenzano, Andrew Perez, Amanda Serra, Tony Celani, Don Marco, and Luis Mejia

Proposed Conditions:

This development is proposing to keep existing access to **SR 43**, a **class 3** roadway with a posted speed limit of **50/55 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **660'** driveway spacing, **1320'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.

Two neighboring properties proposing to keep both right in/right out driveways on US 301 as well as existing full access on Simmons Loop that will serve two drive thru fast food restaurants, 36,000 ft² retail and medical office space, and possibly a daycare.



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Also proposing cross access to the 106 single-family units that are adjacent to the rear (west) of the subject properties.

FDOT Recommendations:

1. The 2 properties are separately owned
2. FDOT is not in favor of access to US 301
 - a. doesn't meet minimum spacing requirements, less than 850' from intersection
3. A traffic study will be required including,
 - a. NB & SB turn lane analysis
 - b. total build out traffic volume
 - c. signal warrant
 - d. possible deceleration lane
4. Traffic counts needed for Simmons Loop and Alder Green Dr.
5. A signal would be done under a separate construction agreement and would need to be bonded for the amount of the approved proposed cost of the construction of the signal, if added
6. Must have a sidewalk connection to state road from each building
7. May have to extend traffic separator on NB to Simmons Loop for left in from 301
8. Remove existing driveways and restore ROW on US 301
9. Allow for a bus stop on US 301 with a sidewalk connection from site
10. FDOT resurfacing project 445936-1 on schedule to start in this area 3/12/2025
 - a. Coordinate with PM, Eyra Cash, at eyra.cash@dot.state.fl.us for construction plans, details, and/or scheduling of construction activities
11. Provide existing and proposed drainage maps
12. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for
13. If applying for an exception, include the completed questionnaire in the submittal package



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14. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000
15. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200
16. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
 - drainage exception
- construction agreement
- utility
- general Use
- other _____



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Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3237
M-F 8:30 AM – 5:00 PM



Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar



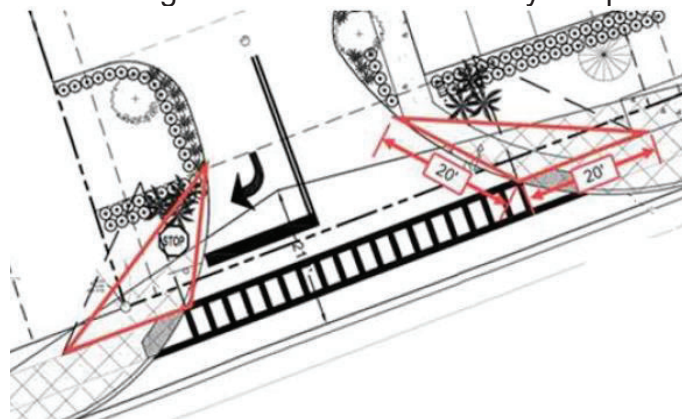
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- c. if applicable, a “right turn only” sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6” lane separation lines
 - e. 6’ wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25’ behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20’ x 20’ pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24” within the triangles. Also, no parking spaces can be in these triangles Measure 20’ up the sidewalk and 20’ up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:



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Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12
<p>Notes:</p> <p>(1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.</p> <p>(2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.</p> <p>(3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.</p> <p>(4) See FDM 260.2.2 for sidewalk width requirements on bridges.</p>	

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:



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https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 25, 2022</p> <p>PETITION NO.: 22-0860</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: June 17, 2022</p> <p>PROPERTY ADDRESS: West side of US Hwy 301 south of Simmons Loop Road</p> <p>FOLIO #: 0777719438</p> <p>STR: 18-31S-20E</p>
<p>REQUESTED ZONING: : Example Modification to an existing PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	06/17/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands on site
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site 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 the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>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.</p>	

kmh / app

ec: William J. Molloy, Agent - wmolloy@mjlaw.us



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: 11/03/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Sunfield Homes, Inc, and Amberglen Development, Inc **PETITION NO:** 22-0860

LOCATION: S/ Simmons Loop W/301

FOLIO NO: 77771.9438

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

General Office
(Per 1,000 s.f.)
Mobility: \$8,336.00
Fire: \$158.00

Retail - Shopping Center
(Per 1,000 s.f.)
Mobility: \$13,562.00
Fire: \$313.00

Warehouse
(Per 1,000 s.f.)
Mobility: \$1,377.00
Fire: \$34.00

Bank w/Drive Thru
(Per 1,000 s.f.)
Mobility: \$20,610.00
Fire: \$313.00

Retail - Fast Food w/Drive Thru
(Per 1,000 s.f.)
Mobility: \$104,494.00
Fire: \$313.00

Mini-Warehouse
(Per 1,000 s.f.)
Mobility: \$725 * 90 = \$65,250
Fire: \$32 * 90 = \$2,880

Project Summary/Description:

Urban Mobility, South Fire - CG Max Single use 45,000 s.f., or 63,000 mixed use (at least 10k BPO) - not specified

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

PETITION NO.: MM22-0860 REVIEWED BY: Randy Rochelle DATE: 6/6/2022

FOLIO NO.: 77771.9438

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of Alder Green Drive. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County 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 8 inch wastewater gravity main exists (adjacent to the site), (approximately 25 feet from the site) and is located within the Right-of-Way of Alder Green Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 31 May 2022

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

APPLICANT: William Molloy

PETITION NO: MM 22-0860

LOCATION: Not listed

FOLIO NO: 77771.9438

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 that, we'll close Rezoning 22-0461 and go to the next case.

2 MR. GRADY: The next item is Agenda Item D.2, major
3 mod application 22-0860. The applicant is Sunfield Homes. The
4 request is rezone -- is for major modification of existing plan
5 development. Sam Ball with County Staff will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER: Good evening.

8 MR. MOLLOY: Good evening. William Molly, 325 South
9 Boulevard, Tampa, Florida. This is a project on about 4.6 acres
10 in South County at Simmons Loop in 301. And it's actually just
11 south of the project we just looked at. The original request
12 here was to allow for all CN uses in this rapidly growing area
13 down in Riverview. However, we ran into a bit of a buzz saw
14 when the Board change their policy to say that you can't just
15 have CN. They want to know what uses specifically you're
16 contemplating. So what we wound up with is a highly detailed
17 set of conditions, which are the product of probably half a
18 dozen meetings with the planning condition -- Planning
19 Commission and Development Services. These are reflected here.

20 HEARING MASTER: Can I ask HTB staff -- oh, there you
21 go. So I could see it. Perfect. Thank you. All right. I see
22 it.

23 MR. MOLLOY: Okay. So again, what -- what we've done
24 here and I'm not going to say these were all proffered by us,
25 there was obviously some collaboration with staff, but this is

1 the list of uses that we came up with as acceptable and
2 compatible with the subdivision behind the project. You'll note
3 that on several of the uses, we've limited the square feet and
4 on the drive-thru uses and some of the bigger box uses, we've
5 also limited the operating hours. To go along with that, I'd
6 like to focus also for the uses that are going to be seen
7 potentially, we specified that they will not be taller than
8 one-story, that they shall have pitched roofs and will be
9 architecturally finished. That we're going to place a storm
10 water pond as a buffer between the development and the
11 subdivision behind it. And then we agreed to some terms on
12 pedestrian cross access between the subdivision and the
13 commercial. Are you -- I'm sorry, were you waiting for
14 something?

15 HEARING MASTER: No.

16 MR. MOLLOY: Okay. Very good.

17 HEARING MASTER: Keep going. Sorry. No. I'm just --
18 what I was doing was, they gave me a revised staff report.

19 MR. MOLLOY: Correct.

20 HEARING MASTER: Right. So I was comparing to see if
21 that was reflected in this.

22 MR. MOLLOY: It's largely consistent with the previous
23 one. We cleaned up a few things today.

24 HEARING MASTER: Okay.

25 MR. MOLLOY: Actually, to that point, I think

1 Steve Henry can speak to condition number nine, which is
2 probably the crux of this case and was also the reason we had a
3 few revisions today.

4 HEARING MASTER: Okay.

5 MR. MOLLOY: Okay.

6 HEARING MASTER: All right. But you're saying that
7 the conditions in terms of the limitations on the uses that
8 you're showing are in the staff report?

9 Mr. MOLLOY: Correct. Those are good. Yes, ma'am.

10 HEARING MASTER: Thank you very much. If you could
11 please sign in. Good evening.

12 MR. HENRY: Good evening. Steve Henry, Lincks &
13 Associates, 5023 West Lural, Tampa 33607. And yes, if -- if you
14 look at condition nine, which is a relatively new way of dealing
15 with -- with the traffic and the -- the Board's concern on -- on
16 the uses in what we're doing. And so what we've done there is
17 agreed for this particular parcel, the -- what the traffic
18 analysis was based on, those trips that are associated with that
19 that it is identified in this condition, the daily a.m. and p.m.
20 peak hour trips. What we have to do is as the development of
21 that parcel comes in, we've got to do a trip generation analysis
22 to evaluate either what's been built or what is going to be
23 built to be able to demonstrate that the traffic associated with
24 those uses do not exceed what was in the analysis that was done
25 as a part of this rezoning.

1 HEARING MASTER: So this is the -- in Condition nine,
2 this is the maximum?

3 MR. HENRY: Correct.

4 HEARING MASTER: And then as things come in, you
5 provide how many trips and they're just going to verify that you
6 don't exceed this number?

7 MR. HENRY: Correct. Absolutely.

8 HEARING MASTER: I see.

9 MR. HENRY: Correct.

10 HEARING MASTER: Okay. I understand.

11 MR. HENRY: So that way it gives us some flexibility
12 on the types of uses, although obviously there's a list of what
13 we can do already restrictive. But this then also provides from
14 a traffic standpoint to a further restriction.

15 HEARING MASTER: I see. All right. I understand.
16 Thank you so much. Please sign in.

17 MR. HENRY: Sure.

18 MR. MOLLOY: And then Ms. Finch, William Molloy again.
19 I neglected to point out in my initial presentation here that we
20 also agreed, and I think these are on the site plan, to some
21 very specific conditions as to the location of buildings on the
22 parcel. Any of the CN uses have to be on the northern 250 feet.
23 And then we also agreed to a 200-foot building setback from the
24 west -- to the west, pardon me. So that'll put the buildings
25 more street front and away from the residential.

1 HEARING MASTER: Okay. I just had a question. I just
2 went to page two the conditions real quick and get that split of
3 square footage. So you've got the 106 single family and the
4 70,000 of BPO uses and a parking area for the church. And then
5 the addition, what you're in the modification for is that 42,000
6 of BPO. And then that list of CN uses pertains to the perhaps
7 21,000 square feet that would be CN?

8 MR. MOLLOY: Correct.

9 HEARING MASTER: That's that's how it lays out.

10 MR. MOLLOY: Correct.

11 HEARING MASTER: Okay. I understand. Thank you.

12 MR. MOLLOY: Thank you.

13 HEARING MASTER: All right. Development Services.

14 MR. BALL: Okay. Good evening. Sam ball,
15 Hillsborough County Development Services. The applicant is
16 requesting a major modification to plan development PD 04-1476
17 to increase the allowable uses for a specific parcel within the
18 PD. The subject parcel covers 4.62 acres. It is located at the
19 northwest corner of Alder Green and U.S. Highway 301, which is
20 approximately .8 mile south of U.S. 301 and Big Bend Road
21 intersection. The surrounding zoning and development pattern
22 consists of a mix of uses that include warehousing, a religious
23 institution, single-family residential. Across U.S. 301 to the
24 east is a -- is a PD with 380 single-family dwellings. 106
25 properties west of the subject property are developed for single

1 family dwellings and are located within the same plan
2 development.

3 The property to the south is currently vacant, but was
4 approved for 10,127 square feet childcare facility and a 15,271
5 square foot office building. The of -- the property is also
6 located within the same PD as the subject property. A charter
7 school and multi-family development are also located within a
8 quarter mile of subject property. And the adjoining property to
9 the north is currently used as a warehouse and also the subject
10 of a rezoning application, major modification 22-0867.

11 The subject property currently allows for BPO uses
12 under the BPO development standards if major modification
13 22-0860 is approved. The modification restricts the site to
14 42,000 square feet of gross floor area and the BPO uses would
15 continue to be permitted -- permissible under the BPO standards.
16 This modification would allow for up to 21,000 -- 21,000 square
17 feet of the 42,000 square feet to have the -- the spec -- the
18 specified neighborhood commercial uses. Hang on, let me scroll
19 down. The -- the -- the allowable neighborhood -- the allowable
20 commercial neighborhood uses would be subject to the following
21 standards. Sorry. My screen keeps jumping on me. Only one
22 drive in -- one -- excuse me, one drive-thru operation business
23 shall be allowed on the site. Minimum setbacks are 100 feet
24 from the western boundary. The north and east setbacks would be
25 zero. The south setback would be 40 feet. However, the

1 specified CN uses are restricted to the northern 250 feet of the
2 parcel as the applicant described. The buildings must be
3 architecturally finished on all sides. A type B buffer will be
4 required along the western property boundary. Buildings that
5 have the specified CN uses shall not exceed one-story in height
6 and shall have pitched roofs, but also the storm water pond must
7 be located along the western boundary of the property. And a --
8 a pedestrian sidewalk shall be located along the eastern edge of
9 the storm water pond, which would connect to Alder Green Drive.

10 Based on the adjacent zoning's architectural
11 requirements and the proposed restrictions to be placed under
12 certain uses, Staff finds the proposed major modification to PD
13 04-1476 compatible with the existing zoning districts and
14 development pattern in the area.

15 That concludes my presentation. I'm available for any
16 questions.

17 HEARING MASTER: Mr. Ball, just real quick, I just
18 want to confirm, the revised staff report that I received
19 tonight that includes the -- all of the changes Mr. Mollory
20 cited on his list he presented in terms of the uses? I just
21 want to confirm that with you.

22 MR. BALL: Yes. Right. The -- the changes didn't
23 have anything anything to do with the uses. It was just
24 clarifying the -- the trips and there were some formatting
25 errors. The rest of it was just tied to the transportation.

1 HEARING MASTER: Okay. That's all I needed. Thank
2 you so much. All right. We'll go to the Planning Commission.

3 MS. PAPANDREW: Andrea Papandrew, Planning Commission
4 Staff. Subject property is within the suburban mixed use six
5 future land use category. The site is in the urban service area
6 and is within the limits of the Riverview and SouthShore
7 Areawide Systems Community Plans. The suburban mix use six
8 category is found to the south, north and west of the property.
9 East of the site is the public quasi-public and Residential-4
10 future land use categories. The subject property is zone plan
11 development. The properties immediately to the south, west and
12 east are zone plan development and are developed with a vacant
13 single-family residential and public institutional properties.
14 To the north is a plan -- plan development zoning developed with
15 light industrial and there's a pending major modification
16 application for additional commercial general uses. Per
17 Objective eight, future land use categories outline the maximum
18 level of intensity or density and range of permitted land uses
19 allowed in each category. Project proposes two development
20 options, which could be maximum of 42,000 square feet of
21 business professional office uses or a maximum of 21,000 square
22 feet of commercial neighborhood uses, with the remaining being
23 only business professional office. The proposed development
24 does not exceed the maximum F.A.R. permitted under the suburban
25 mixed use six category. Per Policy 22.10, large mixed use

1 developments within the mixed use future land use categories do
2 not need to meet commercial locational criteria. The subject
3 property is within the suburban mixed use six future land use
4 category and is part of a larger mixed use development. The
5 commercial parcel the applicant is requesting to modify is
6 connected to the plan development zoning 04-1476 and the
7 property is exempt from commercial locational criteria.

8 The proposed rezoning meets the intent of Policy 1.4
9 with respect to compatibility with surrounding area.
10 Compatibility does not mean the same as rather, it refers to the
11 sensitivity of development proposals and maintain the character
12 of existing development. According to adopted policy direction,
13 established neighborhood should be protected by restricting the
14 incompatible land uses through locational criteria, the
15 placement of non-residential uses and limiting commercial
16 development and residential land used categories neighborhood
17 scale.

18 Objective 12-1 of the community design component
19 requires new development to complement the surrounding land uses
20 and being designed in a way that is compatible. Future land use
21 settlement policy 17.7 also requires the mitigation of adverse
22 effects of development on surrounding properties. There are
23 existing single family properties immediately to the west, which
24 poses a compatibility concern. To address compatibility
25 concerns, the applicant has proposed a variety of mitigation

1 measures. The applicant will have a building setback of 100
2 feet along the western border, a 20-foot landscape buffer with
3 Type B screening and a buffer area for storm water, parking or
4 open space along the entire western border.

5 Per the conditions of approval, CM uses are restricted
6 to the 250 feet of the northern portion of the property with the
7 southern part the property for business, professional office.
8 The CN uses are also limited in scale and intensity, as
9 specifying the conditions of approval. Hardware store,
10 drugstores, specialty food stores, food products stores,
11 sporting goods, grocery and supermarkets are limited to 10,000
12 square foot maximum. Drugstores, restaurants or eating
13 establishments with drive-thrus will be restricted to 3,000
14 square feet maximum and will have hours of operation.

15 Additionally, only one drive-thru is allowed on site.
16 The applicant has also agreed to a pedestrian sidewalk
17 connection from the eastern edge of the property to the western
18 residential connecting the Alder Green Drive. All these
19 restrictions are documented in the conditions of approval and
20 are essential to Planning Commission Staff's consistency
21 finding.

22 Based on all these measures, the proposal is
23 consistent with Objective 12-1, Objective 16 and Policy 16.1,
24 16.2, 16.3 and 17.7. Per Policy 9.2 development must meet or
25 exceed the requirements of all land development regulations as

1 established and adopted by Hillsborough County, at the time of
2 uploading this report, the Transportation comments were not yet
3 available in the optics and were not taken into consideration
4 for analysis of this request. The subject site is located
5 within the limits of the Riverview and SouthShore Areawide
6 Systems Community Plans. The site is in the U.S. Highway 301
7 corridor district, which is a mixed use area with high
8 densities, a variety of businesses and provides a safe,
9 attractive and efficient corridor system. The proposed
10 commercial uses will provide a mix of uses and variety of
11 businesses along the U.S. Highway 301 corridor. There is an
12 existing sidewalk at Simmons Loop. And the proposal will
13 provide a pedestrian connection to the west, meeting the intent
14 of goal for the Riverview Community Plan and the SouthShore
15 Areawide Systems Plan Transportation Objective.

16 HEARING MASTER: Ms. Papandrew, that was five minutes.
17 If you could wrap it up, I'd appreciate it. Thank you.

18 MS. PAPANDREW: Yeah. SouthShore Areawide System has
19 no specific language, but the proposed does meet the economics
20 development section on recognizing development -- preferred
21 development patterns. So based upon the consideration, the
22 Planning Commission Staff finds the proposed major modification
23 consistent with the Unincorporated Hillsborough County
24 Comprehensive Plan, subject to conditions proposed by the
25 Development Services Department.

1 HEARING MASTER: You so much. I appreciate it. Is
2 there anyone in the room or online that would like to speak in
3 support? Anyone in favor? I'm seeing no one. Anyone in
4 opposition to this request? No.

5 All right. Mr. Grady, anything else? Nothing
6 further.

7 MR. GRADY: Nothing further.

8 HEARING MASTER: Mr. Molloy?

9 MR. MOLLOY: Yes, ma'am. Billy Molloy, again. I
10 misspoke right in front of my boss and I've been scolded. Our
11 western set back is actually 100 feet not two.

12 HEARING MASTER: Okay.

13 MR. MOLLOY: I needed to to clarify that.

14 HEARING MASTER: All right. Well, good to have him
15 there. All right. And so that is the rebuttal period. Did you
16 have anything else you wanted to add before we close?

17 MR. MOLLOY: I don't believe I have anything to rebut.

18 HEARING MASTER: Okay. Thank you so much. I
19 appreciate it. We'll close rezoning 22-0860 and go to the next
20 case.

21 MR. GRADY: The next item is item D.3 Rezoning PD
22 22-0943. The applicant is Beauchamp Properties LLC. The
23 request as a rezone from AI to a plan development.
24 Tania Chapela with county staff will provide staff
25 recommendation after presentation by the applicant. Thank you.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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LAND USE HEARING OFFICER)
HEARINGS)
)
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LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 Master Hearing.

2 Item A.8, Rezoning PD 22-0857. This
3 application is being continued by the applicant to
4 the November 14, 2022, Zoning Hearing Master
5 Hearing.

6 Item A.9, Major Mod Application 22-0860. This
7 application is being continued by the applicant to
8 the November 14, 2022, Zoning Hearing Master
9 Hearing.

10 Item A.10, Rezoning PD 22-0865. This
11 application is being continued by the applicant to
12 the November 14, 2022, Zoning Hearing Master
13 Hearing.

14 Item A.11, Major Mod Application 22-0867.
15 This application not awarded. The hearing is being
16 continued to the November 14, 2022, Zoning Hearing
17 Master Hearing.

18 Item A.12, Rezoning PD 22-0877. This
19 application is being continued by the applicant to
20 the November 14, 2022, Zoning Hearing Master
21 Hearing.

22 Item A.13, Major Mod Application 22-0884.
23 This application not awarded. The hearing is being
24 continued to the November 14, 2022, Zoning Hearing
25 Master Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Item A-10, Rezoning-PD 22-0856. This
2 application is out of order to be heard and is
3 being continued to the October 17, 2022, Zoning
4 Hearing Master Hearing.

5 Item A-11, Major Mod Application 22-0860.
6 This application is being continued by the
7 applicant to the October 17, 2022, Zoning Hearing
8 Master Hearing.

9 Item A-12, Rezoning-PD 22-0865. This
10 application is being continued by the applicant to
11 the October 17, 2022, Zoning Hearing Master
12 Hearing.

13 Item A-13, Rezoning-PD 22-0866. This
14 application is being continued by the applicant to
15 the November 14, 2022, Zoning Hearing Master
16 Hearing.

17 Item A-14, Major Mod Application 22-0867.
18 This application is being continued by the
19 applicant to the October 17, 2022, Zoning Hearing
20 Master Hearing.

21 Item A-15, Rezoning-PD 22-0877. This
22 application is out of order to be heard and is
23 being continued to the October 17, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-16, Major Mod Application 22-0884.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:09 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing.

2 Item A-12, Major Mod Application 22-0686.

3 This application is being continued by the
4 applicant to the September 19, 2022, Zoning Hearing
5 Master Hearing.

6 Item A-13, Rezoning-PD 22-0692. This
7 application is being continued by the applicant to
8 the September 19, 2022, Zoning Hearing Master
9 Hearing.

10 Item A-14, RZ-PD 22-0696. This application
11 is out of order to be heard and is being continued
12 to the September 19, 2022, Zoning Hearing Master
13 Hearing.

14 Item A-15, Rezoning-PD 22-0853. This
15 application is being continued by the applicant to
16 the September 19, 2022, Zoning Hearing Master
17 Hearing.

18 Item A-16, Major Mod Application 22-0860.
19 This application is being continued by the
20 applicant to the September 19, 2022, Zoning Hearing
21 Master Hearing.

22 Item A-17, Rezoning 22-0864. This
23 application is out of order to be heard and is
24 being continued to the September 19, 2022, Zoning
25 Hearing Master Hearing.

1 application is being continued by the applicant to
2 the August 15, 2022, Zoning Hearing Master Hearing.

3 Item A-27, Major Mod Application 22-0860.
4 This application is out of order to be heard and is
5 being continued to the August 15, 2022, Zoning
6 Hearing Master Hearing.

7 Item A-28, Major Mod Application 22-0863.
8 This application is being continued by staff to the
9 August 15, 2022, Zoning Hearing Master Hearing.

10 Item A-29, Rezoning 22-0864. This
11 application is out of order to be heard and is
12 being continued to the August 15, 2022, Zoning
13 Hearing Master Hearing.

14 Item A-30, Rezoning-PD 22-0865. This
15 application is being continued by the applicant to
16 the August 15, 2022, Zoning Hearing Master Hearing.

17 Item A-31, Rezoning-PD 22-0866. This
18 application is being continued by the applicant to
19 the August 15, 2022, Zoning Hearing Master Hearing.

20 Item A-32, Major Mod Application 22-0867.
21 This application is out of order to be heard and is
22 being continued to the August 15, 2022, Zoning
23 Hearing Master Hearing.

24 Item A-33, Rezoning-Standard 22-0926. This
25 application is out of order to be heard and is



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

PD Modification Application: 22-0860
Zoning Hearing Master Date: November 14, 2022
BOCC Land Use Meeting Date: January 10, 2023

Application No. MM 22-0860
 Name: Rosa Timoteo
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 11/14/22



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sunfield Homes, Inc. and Amberglen Development, Inc.
FLU Category: Suburban Mixed Use – 6 (SMU-6)
Service Area: Urban
Site Acreage: 4.62
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

Planned Development PD 04-1476 was approved in 2005 to allow for 106 single-family residential units. In 2012, major modification MM 12-0260 was approved in to allow for a parking area for an adjacent church property as well as 70,000 square feet (SF) of business professional office (BPO) use to be allowed on the located on the west side of US Highway 301 at the intersection of Alder Green Drive. Accordingly, the BPO uses are allowed on the two parcels located on the north and south side of Alder Green Drive currently identified with property folio numbers 77771.9438 and 77771.9439. The applicant requests modifications to the 4.62 acre parcel located at the northwest corner of Alder Green Road and US Highway 301, having property folio number 77771.9438, to allow for a mix of BPO uses with up to 21,000 square feet of specific commercial uses to be allowed such that the total gross floor area (GFA) for the subject property would be limited to 42,000 SF. The most recent modification was 16-0605, and the subject parcel is currently vacant.

Existing Approval(s):	Proposed Modification(s):
BPO uses with a maximum FAR of 0.25.	42,000 SF GFA to include BPO uses and up to 21,000 square feet of specific commercial use.
70,000 SF GFA of BPO uses total.	To allow the following uses: restaurant with drive up (not exceeding 3,000 square feet); furniture/home furnishings; florist shop; food product store; camera/photography store; drug store; dry cleaners; bank/credit union; bicycle sales; book store; apparel and shoe store; appliance store; art supply store; general business; grocery store; hardware store; shopping center; specialty food store; sporting goods store; jewelry store; mail and package services; news stand; novelty and souvenir shop; optician/optical supplies; photography studio; printing services; restaurant/eating establishment (sit down); supermarket; tobacco shop; travel agency; watch/clock/jewelry repair; and barber/beauty shop.

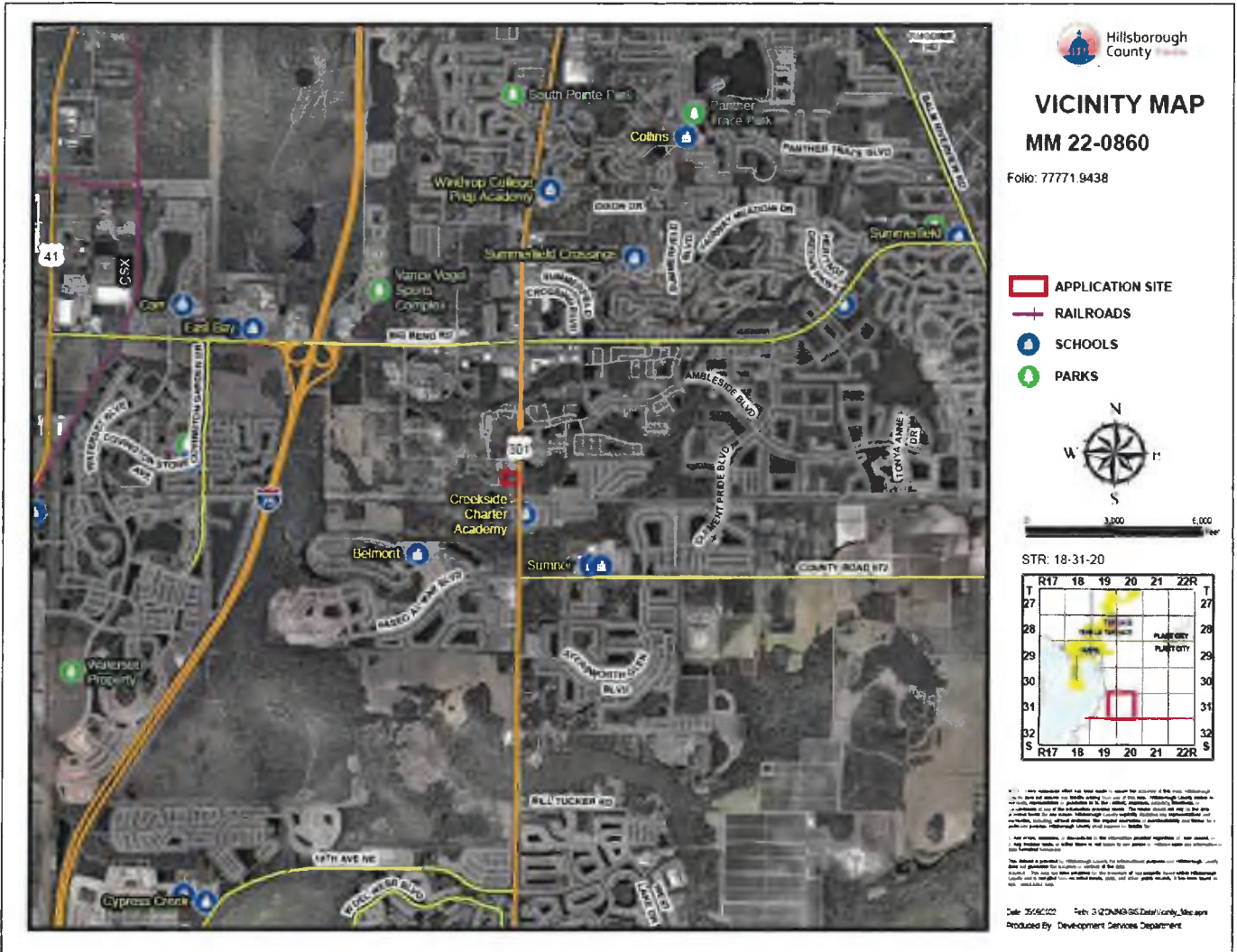
Additional Information:

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

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

2.1 Vicinity Map

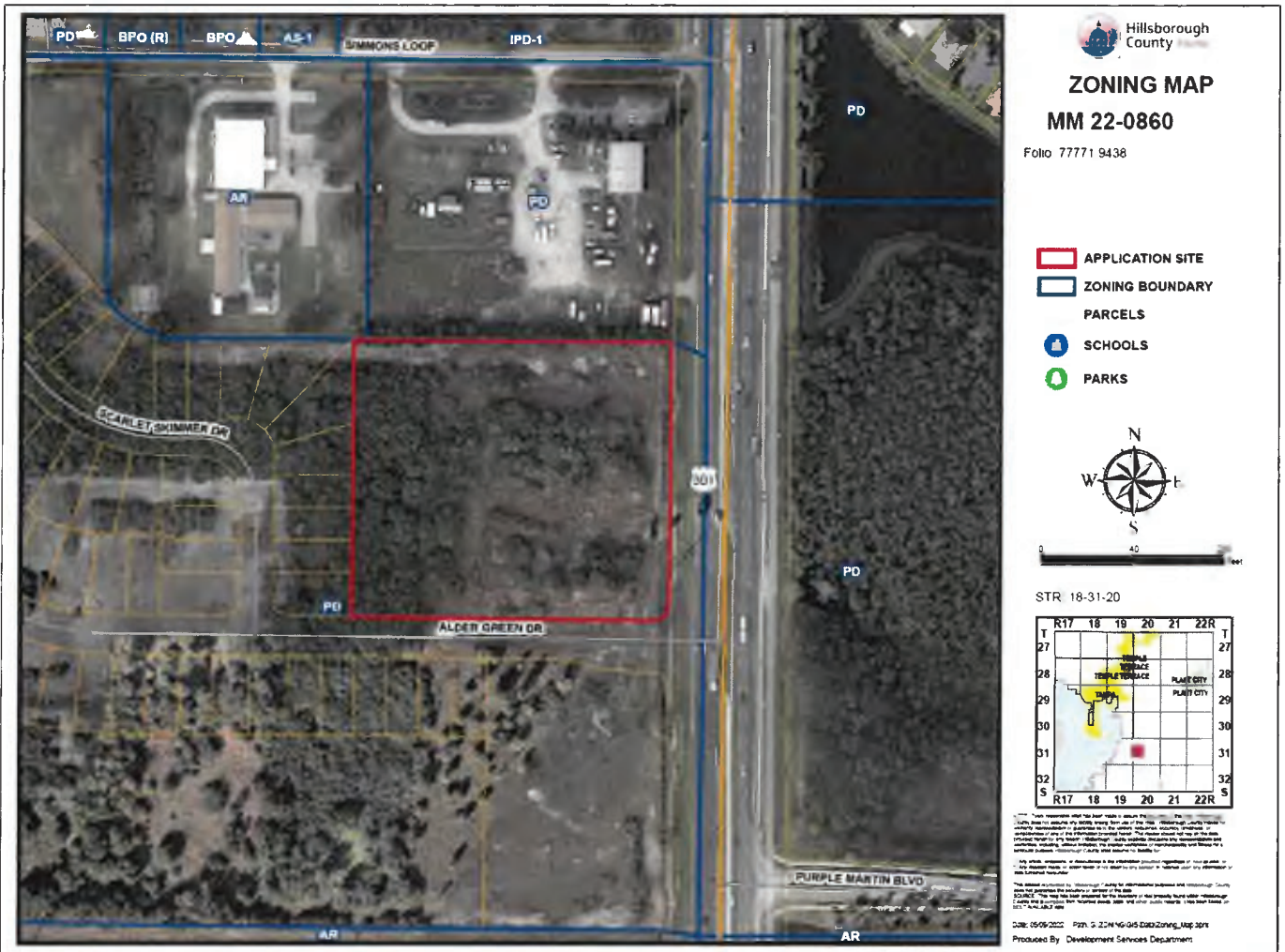


Context of Surrounding Area:

The subject property is located on the west side of US Highway 301 between Alder Green Road and Simmons Loop, approximately 0.8 miles south of the Big Bed Road and US Highway 301 intersection. The mix of uses in the vicinity include warehousing, a religious institution, and single-family residential. Opposite US Highway 301 to the east lies a PD with 380 single-family dwellings and 40.2 acres of wetlands. The 106 properties west of the subject property are developed for single-family dwellings are located within the same PD. The property to the south, currently vacant, was approved for a 10,127 SF child care facility and 15,271 SF office building; the property is also located within the same PD as the subject property. A charter school and multi-family development are also located within one-quarter of a mile of the subject property. The adjoining property to the north is currently used as a warehouse and is also the subject a rezoning application MM 22-0867.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

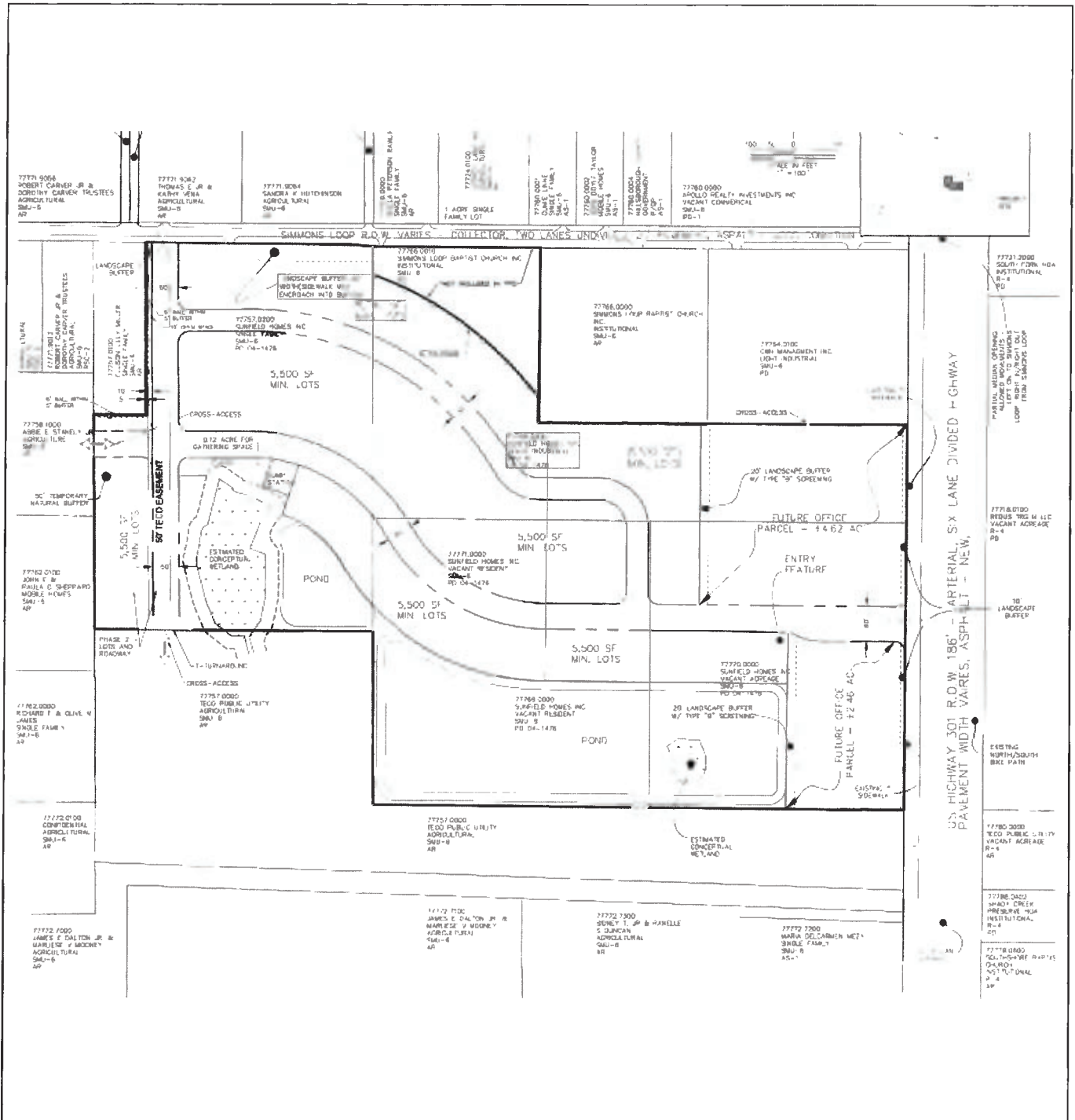


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	PD 03-0764	NA/FAR: 0.25 (Horizontal Single Use) & 0.35 (Vertical Mixed Use)	Business Professional Office, Neighborhood Commercial, Restricted Outdoor Storage, and Restricted General Commercial	Warehousing
South	PD 04-1476	2.69 DU per GA/FAR: 0.25	Business Professional Office	Vacant; approved for daycare and office
East	PD 14-0422	4.0 Du per GA/FAR: NA	Residential, Single-Family	Wetland Preservation & Residential, Single-Family
West	PD 04-1476	2.69 DU per GA/FAR: 0.25	Residential, Single-Family	Residential, Single-Family

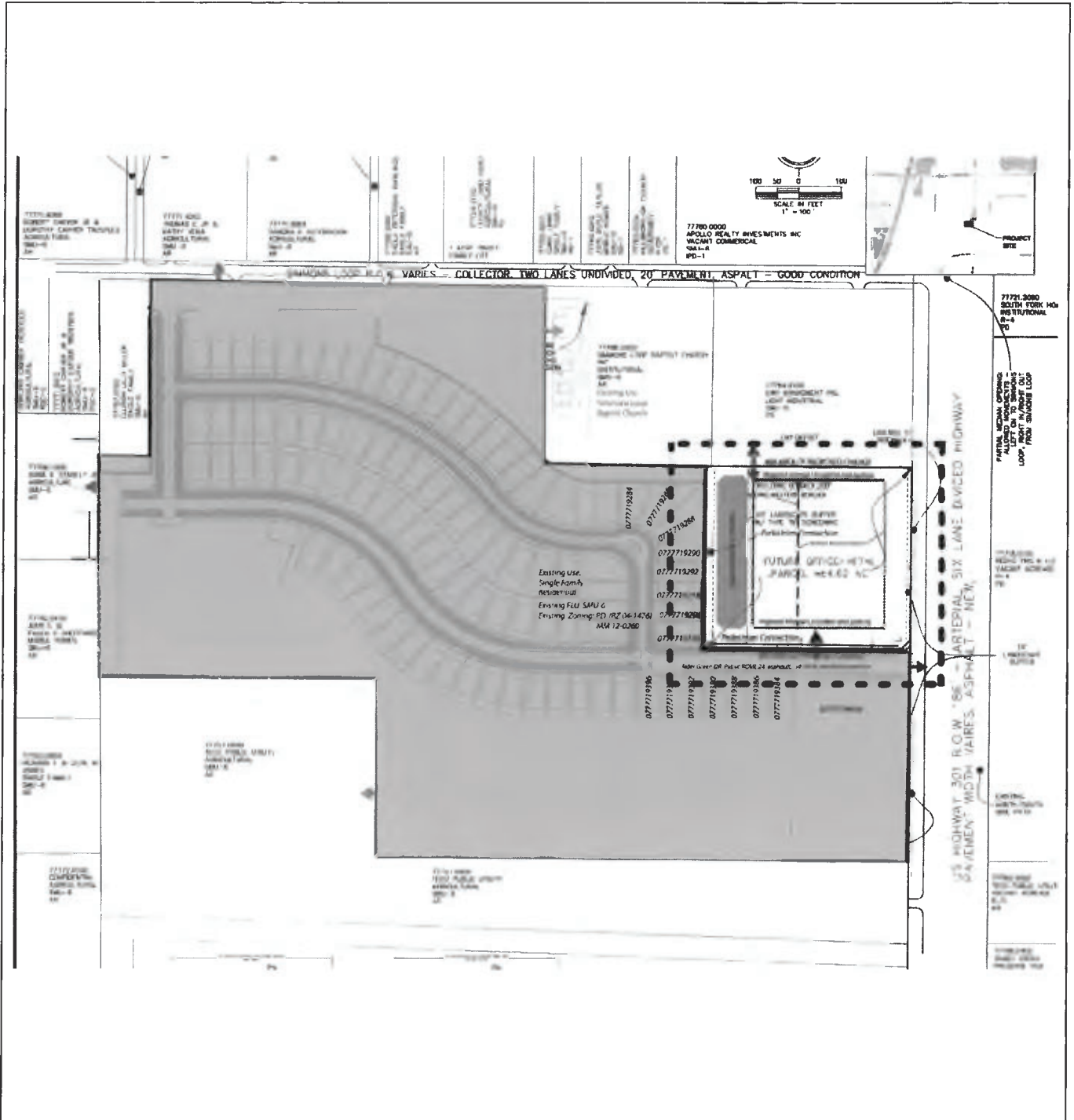
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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 22-0860

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023

Case Reviewer: Sam Ball

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
Alder Green Dr.	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US Highway 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,789	635	699
Proposed	5,860	583	684
Difference (+/1)	+1,071	-52	-15

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

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

Notes:

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding

Notes:

APPLICATION NUMBER: MM 22-0860

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023

Case Reviewer: Sam Ball

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	South County Statement of Record
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, South Fire - CG Max Single use 45,000 s.f., or 63,000 mixed use (at least 10k BPO) - not specified (Various use types allowed. Estimates are a sample of potential development).				
General Office (Per 1,000 s.f.) Mobility: \$8,336.00 Fire: \$158.00	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562.00 Fire: \$313.00	Warehouse (Per 1,000 s.f.) Mobility: \$1377.00 Fire: \$34.00		
Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313.00	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494.00 Fire: \$313.00	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653 * 90 = \$58,770 Fire: \$32 * 90 = \$2,880		

APPLICATION NUMBER: MM 22-0860

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023

Case Reviewer: Sam Ball

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, architectural enhancement requirements, and the proposed restrictions to be placed on the additional uses to include the limitation to one drive-through business and the limited hours of operation for high impact uses, staff finds the proposed major modification to PD 04-1476 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

At the time of the certified site plan review, the applicant shall show the location of the approved site construction plan access connection for the folio# 77771.9439 on the south side of Alder Green Dr.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 21, 2022.

1. The project shall be allowed a maximum of 106 single family conventional homes, a maximum of 70,000 square feet of business professional office use, and parking area for a church. The parcel with folio number 77771.9438~~40~~ shall be limited to 42,000 square feet of BPO uses, and may substitute up to 21,000 square feet of BPO uses with the specified CN uses listed below. The lot layout may be modified per the minor change provisions of the Land Development Code to accommodate right-of-way dedication for the road improvements that include a pond.

2.1 The following CN uses shall be permitted:

Apparel and shoe store;

Appliance store;

Art supply store;

Bank/credit union;

Barber/beauty shop;

Bicycle sales;

Book store;

Camera/photography store;

Drug store; with restricted hours of operation 6 am to 10 pm, and restricted to 10,000 sq. ft.;

Dry cleaners;

Eating establishments with drive-thrus shall be limited to 3,000 sq. ft. maximum, excluding kitchen/processing area; with restricted hours of operation 6 am to 10 pm

Furniture/home furnishings;

Florist shop;

Food product store up to 10,000 sq. ft.;

Grocery store up to 10,000 sq. ft.;

Hardware store up to 10,000 sq. ft.;

Jewelry store;

Mail and package services;

Newsstand;

Novelty and souvenir shop;

Optician/optical supplies;

Photography studio;

Printing services;

Restaurant/eating establishment (sit down);

Restaurant with drive-thru (not exceeding 3,000 square feet); with restricted hours of operation 6 am to 10 pm

Specialty Food store up to 10,000 sq. ft.;

Sporting good store up to 10,000 sq. ft.;

Supermarket up to 10,000 sq. ft.;

Tobacco shop;

Travel agency; and

Watch/clock/jewelry repair.

*Only one (1) drive through operation/business shall be allowed on the site.

2. Except as required in 2.1 below, development standards shall be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet (10 feet for front yards that function as side yards)
Minimum side yard setback:	5 feet (10 feet for 10,000-square-foot lots)
Minimum rear yard setback:	15 feet
Maximum lot coverage:	60 percent
Maximum height:	35 feet

Office use shall be developed per the Business Professional Office (BPO) development standards.

2.1 The following standards shall also apply to parcel with folio number 77771.9438.

2.1.1 Building setbacks shall be as follows:

West: 100'

South: 40'

East: 0'

North: 0'

2.1.2 Building(s) shall be architecturally finished on all sides.

2.1.3 A Type "B" buffer shall be installed along the western project boundary.

2.1.4 Buildings that have the specified CN uses shall not exceed one story in height.

2.1.5 Buildings that have the specified CN uses shall have pitched roofs.

2.1.6 The stormwater pond shall be located along the western boundary of the site.

2.1.7 A pedestrian sidewalk shall be located along the eastern edge of the stormwater pond(s), which shall connect to Alder Green Drive.

2.1.8 The specified CN uses are restricted to the northern 250 feet of the parcel.

3. A minimum .12-acre gathering space shall be provided within the development in the location indicated on the site plan. The project shall meet the community gathering space requirements of the LDC.

4. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.

4.1 A buffer is required as shown on the site plan with additional plantings of trees on thirty foot centers, six feet high at time of planting and a hedge three feet tall at time of planting with a 75% opacity. Minimum width of the buffer on the west side of the entrance shall be 5 feet and the minimum width of the buffer on the east side

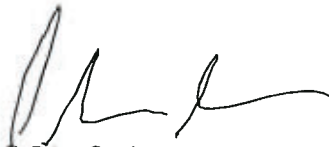
of the entrance shall be 40 feet. The required sidewalk along Simmons Loop Road shall be permitted to be located within the 40' buffer subject to the approval of Hillsborough County. The type of vegetation to be planted will be coordinated with Hillsborough County Natural Resources Section prior to approval of the preliminary plat. The buffer area shall not be platted as part of individual lots and shall be owned and maintained by the homeowner's association or similar entity.

- 4.2 Along the western property line adjacent to folio # 77757.0100, as shown on the general site plan, a minimum 5-foot buffer and the following screening shall be required: A 6-foot-high masonry wall setback a minimum of 3 feet from the property line. In the three feet between the property line and the masonry wall, Creeping Fig vines shall be planted every 3 feet on center with each plant having at least three runners at least 3 feet in length at the time of planting. Additionally, on the western property boundary adjacent to folio # 77757.0100, there shall be a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line. A 50-foot landscaped or natural vegetative buffer shall remain adjacent to the remainder of the western property boundary until such time the adjacent properties (folios 77758.1000 & 77762.0100) are redeveloped in the form of receiving a plated subdivision approval. Once these folios receive plat approval, the developer may remove the 50-foot landscaped or natural buffer. If the developer intends to plat lots for the subject property prior to the adjacent properties receiving plat approval, the 50-foot landscaped or natural buffer shall not be platted as part of the lots for the subject property. The wall shall be constructed prior to site development work commencing. The wall and the buffer shall be maintained by the homeowners association.
- 4.3 A 6-foot-high solid PVC fence shall be provided along the northern property boundary as shown on the site plan (adjacent to Simmons Loop Baptist Church).
5. The entrance to the development on U.S. 301 shall have a landscaped entrance median. At a minimum, an ornamental tree (as identified in the Hillsborough County Approved Tree and Hedge Material Lists) a minimum of 6 feet high at the time of planting and a Florida Grade #1 or better in quality shall be planted in the median. Lawn, low growing evergreen plants and evergreen ground cover shall cover the balance of the landscaped median.
6. The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Drive. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
7. Daycares, gas stations and convenience stores shall be prohibited on the parcel with folio number 77771.9438.
8. Vehicular and pedestrian cross access shall be provided from folio 77771.9438 to folio# 77764.0100.
9. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation for folio 77771.9438 shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.

10. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
11. A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
12. The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
13. Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.
- ~~6-14.~~ Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~7-15.~~ Cross-access for the development shall be required as shown as shown on the General Development Plan, unless otherwise approved by Hillsborough County.
- ~~8-16.~~ Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 100 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.
- ~~9-17.~~ If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
- ~~10-18.~~ Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, except along the forty (40) foot landscape buffer adjacent to the south Simmons Loop. The required sidewalk may be permitted within this buffer subject to the approval of Hillsborough County. There shall also be sidewalks with a minimum width of five (5) feet constructed along both sides of all internal roadways.
- ~~11-19.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~12-20.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals. As such, a proposal to incorporate a stormwater management pond with a wetland system shall be reviewed in accordance with Chapter 1-11, Rules of the EPC.
- ~~13-21.~~ Prior to issuance of any future building or land alteration permits or other development, the wetland/ other surface water lines must be delineated and surveyed. The special purpose survey must be submitted to EPC staff for approval and thereafter incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code (LDC).
- ~~14-22.~~ The acreage and/or location of the wetland areas and associated wetland setbacks may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the parcel configurations and infra-structure layout to avoid impacting the wetland/other surface water areas and their setbacks.
- ~~15-23.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

- ~~16-24.~~ 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.
- ~~17-25.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~18-26.~~ Water distribution system improvements will need to be completed prior to connection to the County's water system for the 21,000 square feet of specified CN uses approved through MM 22-0860 (folio number 77771.9438). No building permits for the specific commercial use facilities shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.
- ~~19-27.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Nov 14 2022 10:51:34

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

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

APPLICATION NUMBER: MM 22-0860

ZHM HEARING DATE: November 14, 2022

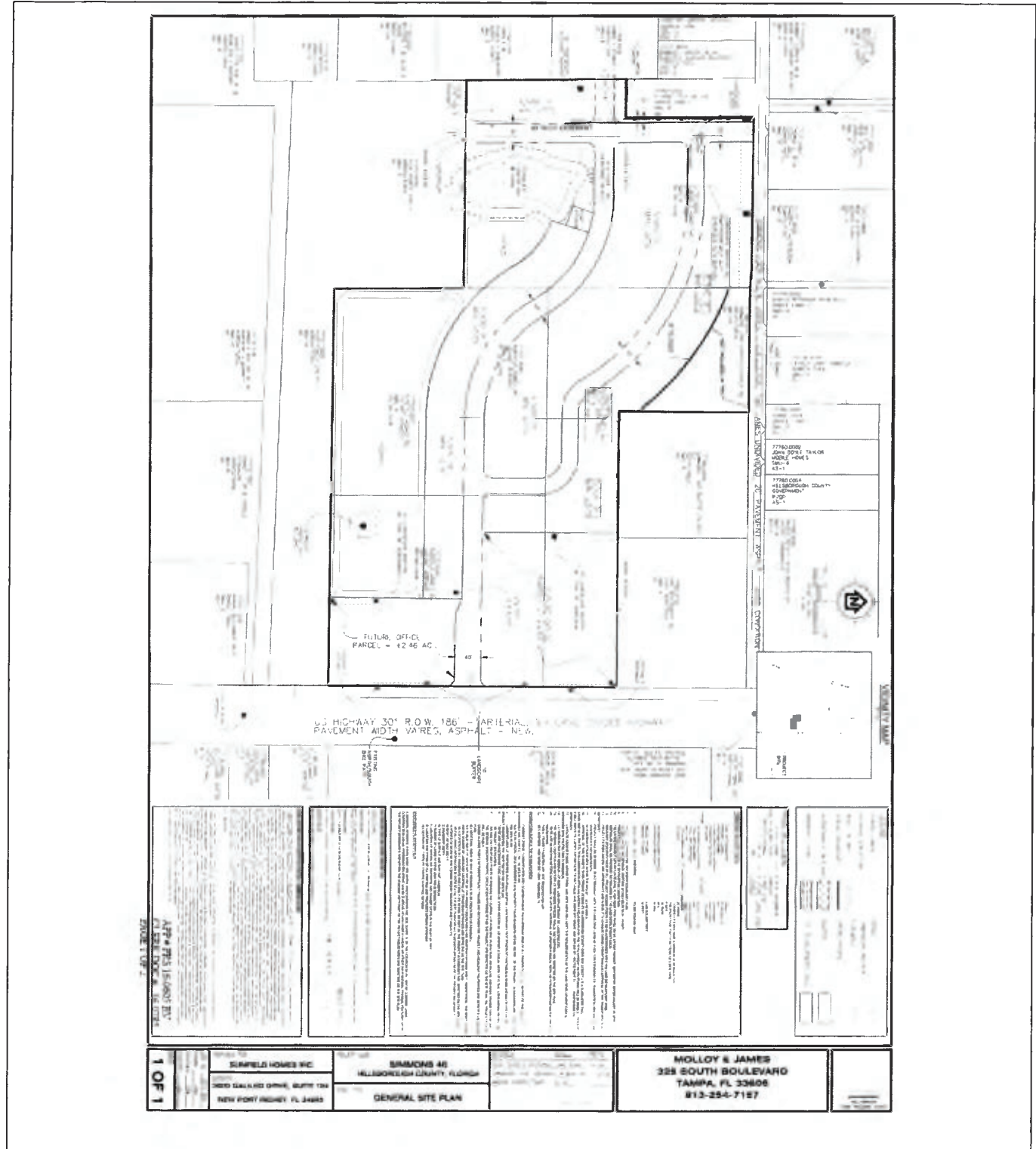
BOCC LUM MEETING DATE: January 10, 2023

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



APPLICATION NUMBER: MM 22-0860

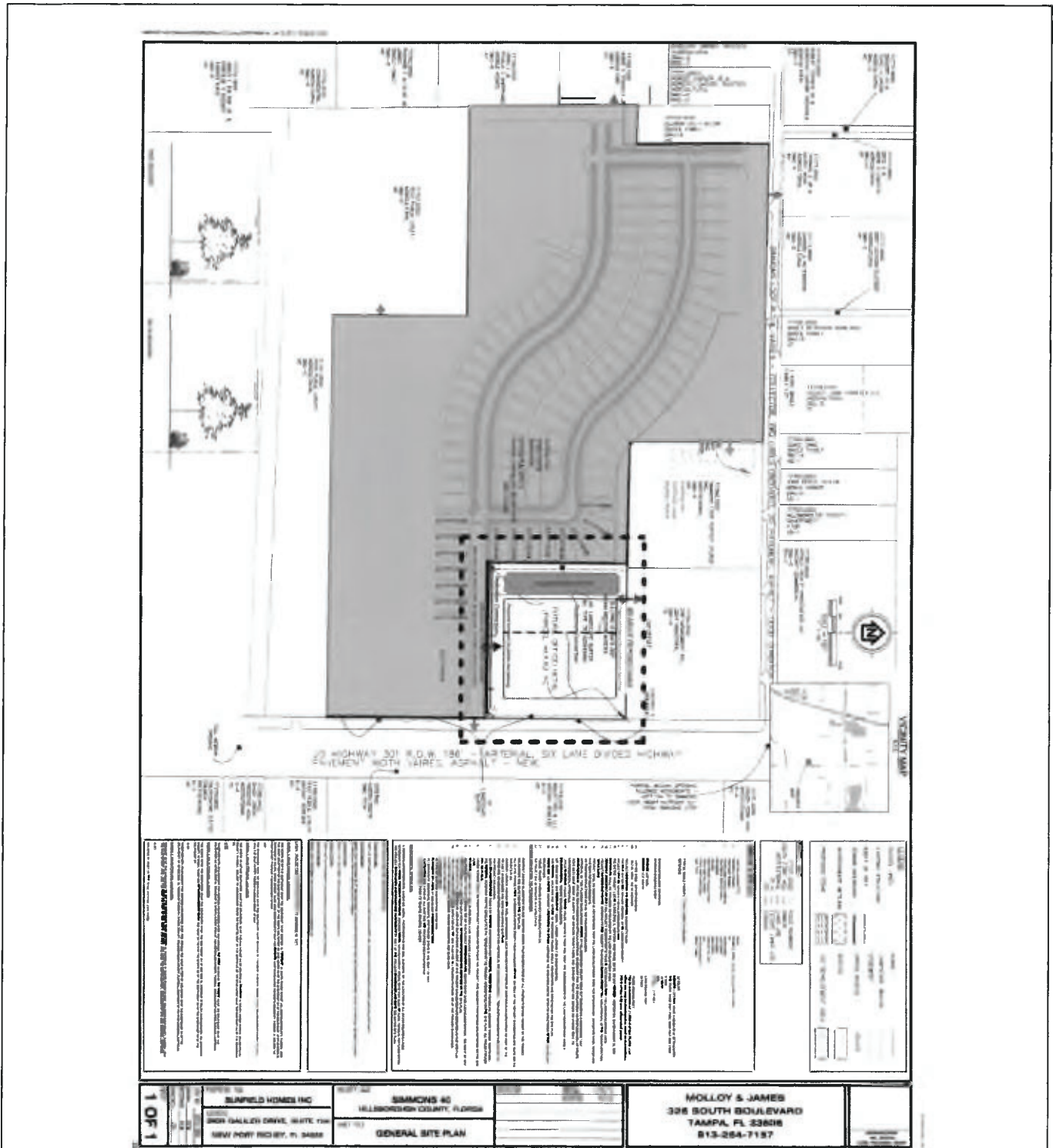
ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023

Case Reviewer: Sam Ball

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: MM 22-0860

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 11/3/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0860

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Dr.
- Vehicular and pedestrian cross access shall be provided to folio# 77764.0100.
- Daycares, gas stations and convenience stores shall be prohibited.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.
- ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
- A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
- The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
- Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.

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

Revised Conditions:

~~6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

Other Conditions:

- At the time of the certified site plan review, the applicant shall show the location of the approved site construction plan access connection for the folio# 77771.9439 on the south side of Alder Green Dr.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 04-1476, as most recently amended by PRS 16-0605, to allow additional development options for Commercial Neighborhood uses and mixed uses on +/- 4.62-acre phase of the existing PD, designated SMU-6 future land use category.

The site is located at the northwest corner of US 301 and Alder Green Dr. and allows for 42,000 square feet of Business Professional Office (BPO) uses.

The larger PD includes 106 single family detached homes and 70,000 square feet of Professional Business Office (BPO) uses split between the subject property and a +/- 2.53-acre parcel on the south side of Alder Green Dr. The BPO use site on the south side of Alder Green Dr. (folio# 77771.9439) has site construction approval for a daycare with 280 students and a 15,271 sf medical office building.

Proposed Option B allows for 21,000 square feet of Commercial Neighborhood (CN) uses with the following restrictions:

- A maximum 3,000 square of foot fast food restaurant with drive thru, and
- Gas station/convenience stores are prohibited.

Proposed Option C allows for 42,000 square feet of mixed BPO and CN uses.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the

existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 40,000 sf Medical Office (ITE LUC 720)	1,440	124	157
PD: 30,000 sf Daycare /560 students (ITE LUC 565)	2,290	437	442
PD: 106 units, Single Family Detached (ITE LUC 210)	1,000	74	100
Total Trips	4,789	635	699

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 280 Student Daycare (ITE LUC 565)	1,145	218	221
PD: 36,271 sf Medical Office (ITE LUC 720)	1,306	112	143
PD: 106 units, Single Family Detached (ITE LUC 210)	1,000	74	100
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	99
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,007	44	122
Total Trips	5,860	583	684

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,071	-52	-15

The proposed rezoning would generally result in an increase of daily trips potentially generated by development of the subject site by +1,071 average daily trips and a decrease in the a.m. peak hour by -52 trips; and in the p.m. peak hour by -15 trips.

Additionally, the applicant's traffic study conducted a functional class assessment of Alder Green Dr. to evaluate Alder Green Drive from US 301 to the commercial access to determine if the roadway meets the collector road criteria with the full development of the project. The assessment demonstrates that, based on the trip distribution of the project and the generalized worst case scenario, total project traffic will not exceed the daily trip threshold for reclassification of Alder Green Drive to a collector roadway.

To provide additional assurance that no potential development scenario under the proposed range of entitlements results in trips generated beyond what was contemplated in the applicant's traffic study, a condition of approval is included that will cap the number of daily and peak hour trips and make the applicant/developer responsible for conducting the necessary analysis at the time of site construction and subsequent development phases to demonstrate that the trip cap is not exceeded.

Staff notes that the applicant is proposing to exclude convenience stores and gas stations from the proposed Commercial uses. Staff also recommends that no additional daycare uses be allowed on the subject property as it is a high trip generation use that was not analyzed or specifically proposed by the applicant.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301 and Alder Green Dr.

US Highway 301

US Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Alder Green Dr.

Alder Green Dr. is a recently constructed 2-lane, local road, characterized by a range +/-24 to 40 feet of pavement in average condition. The right-of-way on Alder Green Dr. in the vicinity of the project ranges from +/-60 to 76 feet. There are no bikelanes. There are sidewalks on both sides of the roadway.

SITE ACCESS

The PD site plan proposes a single full access connection on Alder Green Dr. In order to meet the intent of connection spacing criteria, staff is proposing a condition of approval that the project driveway align with the approved access connection (as shown in the approved site construction plan) for folio#77771.9439 on the south side of Alder Green Dr.

Cross access is provided to the folio# 77764.0100 to the north.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance because it is a local roadway.

Per LDC, Sec. 6.03.09. C. the developer is required to provide public transit facilities. Subject to HART approval, the applicant will be required to provide a transit accessory pad including shelter, seating, trash receptacle, and bicycle rack along the US 301 frontage. The applicant shall be required to coordinate with FDOT and HART at the time of site construction plan approval to comply with this requirement.

In accordance with LDC, Sec. 6.03.02, the developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.

Parking and loading shall be provided for consistent with LDC, Sec. 6.05 at the time of site construction plan review.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Alder Green Dr. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
Alder Green Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
US Hwy 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,789	635	699
Proposed	5,860	583	684
Difference (+/-)	+1,071	-52	-15

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

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

Notes:

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item	Choose an item.
	Choose an item	Choose an item

Notes:

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

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

PAGE 1 OF 6

DATE/TIME: 11/14/22 6pm

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>RZ 22-0698</u> V.S.</p>	<p>PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 22-1303</u></p>	<p>PLEASE PRINT NAME <u>DAVID W MULLEN</u> MAILING ADDRESS <u>625 E. NORTH BROADWAY</u> CITY <u>COLUMBUS</u> STATE <u>OH</u> ZIP <u>43214</u> PHONE <u>614.936.6567</u></p>
<p>APPLICATION # <u>RZ 22-1303</u></p>	<p>PLEASE PRINT NAME <u>Tanner Taylor</u> MAILING ADDRESS <u>2112 Crosby Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 625 9182</u></p>
<p>APPLICATION # <u>RZ 22-1449</u> V.S.</p>	<p>PLEASE PRINT NAME <u>Kelli Conte</u> MAILING ADDRESS <u>P.O. Box 34</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 22-1452</u></p>	<p>PLEASE PRINT NAME <u>Richard Kusan</u> MAILING ADDRESS <u>330 Paul Drive, Suite 100</u> CITY <u>Bronx</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-653-3800</u></p>
<p>APPLICATION # <u>RZ 22-0461</u></p>	<p>PLEASE PRINT NAME <u>T. Truth Gads</u> MAILING ADDRESS <u>400 N. Arhly Drive, Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u></p>

DATE/TIME: 11/14/22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0461</u>	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Arnsley Dr. Ste. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>561-319-4759</u>
APPLICATION # <u>RZ 22-0461</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. Laurel</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-789-0039</u>
APPLICATION # <u>MM 22-0860</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 South Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-629-8752</u>
APPLICATION # <u>MM 22-0860</u>	PLEASE PRINT NAME <u>STEVEN HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>RZ 22-0943</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ 22-0949</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2800</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-676-7226</u>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Christopher Jordan</u> MAILING ADDRESS <u>1133 Myrtle Rd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 523-1301</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>DAVID SHERN</u> MAILING ADDRESS <u>1141 MYRTLE ROAD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-373-8873</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Joan Alegard</u> MAILING ADDRESS <u>4802 Grape Myrtle Ln</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-245-2414</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Michael D Roberts</u> MAILING ADDRESS <u>4820 GRAPE MYRTLE LANE</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>(813) 488-1213</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>ATTILA NAGY (Nagy)</u> MAILING ADDRESS <u>7814 CRAPE MYRTLE LN</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>941-356-3140</u>
APPLICATION # <u>R2 22</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-9421</u>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-1103</u>	PLEASE PRINT NAME <u>Stephen Spasato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-375-0616</u>
APPLICATION # <u>RZ 22-1103</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 South Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>Jason Kendall</u> MAILING ADDRESS <u>708 Lithia Precinct Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-361-7378</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>John Suk (Sullivan)</u> MAILING ADDRESS <u>PoBox 2638</u> CITY <u>Brad</u> STATE <u>FL</u> ZIP <u>33509</u> PHONE <u>8136014375</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>Steven Griffin</u> MAILING ADDRESS <u>6143 Cliffhouse Ln</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____

DATE/TIME: 11/14/22, 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING


APPLICATION # <u>R2 22-1223</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>R2 22-1223</u>	PLEASE PRINT NAME <u>Doris M. Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5050</u>
APPLICATION # <u>R222-1224</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>R2 22 1224</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5016</u>
APPLICATION # <u>R2 22-1301</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>R2 22-1301</u>	PLEASE PRINT NAME <u>Isabella Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-3310976</u>

DATE/TIME: 11/14/22, 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING


APPLICATION # <u>RZ 22-1301</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. Laurel</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # <u>SU 22-1222</u>	PLEASE PRINT NAME <u>DOUG DENBOER</u> MAILING ADDRESS <u>5953 MOHR LOOP</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>760-250-4191</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

NOVEMBER 14, 2022 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 14, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, introduces staff and reviews withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of oral argument/ZHM process.


 Susan Finch, ZHM, oath.

B. REMANDS

None.


C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0698

 Brian Grady, Development Services, calls RZ 22-0698.


 David Wright, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

 David Wright, applicant rep, answers ZHM questions.












 Isis Brown, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.






 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0698.

MONDAY, NOVEMBER 14, 2022




C.2. RZ 22-1303

-  Brian Grady, Development Services, calls RZ 22-1303.
-  David Mullen, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Isis Brown, Development Services, answers ZHM questions.
-  Alex Steady, Development Services Transportation, answers ZHM questions.
-  Brian Grady, Development Services, answers ZHM questions.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Taner Tavlan, applicant rep, gives rebuttal.
-  Susan Finch, ZHM, closes RZ 22-1303.

C.3. RZ 22-1449


-  Brian Grady, Development Services, calls RZ 22-1449.
-  Kelli Conte, applicant rep, presents testimony.
-  Brian Grady, Development Services, staff report.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1449

C.4. RZ 22-1452

-  Brian Grady, Development Services, calls RZ 22-1452.
-  Richard Kosan, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report

MONDAY, NOVEMBER 14, 2022


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1452.


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

D.1. RZ 22-0461


 Brian Grady, Development Services, calls RZ 22-0461.


 Truett Gardner, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Truett Gardner, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, questions to applicant rep.

 Truett Gardner, applicant rep, answers ZHM questions.

 Addie Clark, applicant rep, continues testimony.

 Steve Henry, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.

 Truett Gardner, applicant rep, continues testimony.


 Michelle Heinrich, Development Services, staff report.


 Susan Finch, ZHM, questions to development Services.

 Michelle Heinrich, Development Services, answers ZHM questions/continues staff report.


 James Ratliff, Development Services Transportation, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.


 Truett Gardner, applicant rep, answers ZHM questions.

MONDAY, NOVEMBER 14, 2022


 Susan Finch, ZHM, closes RZ 22-0461.


D.2. MM 22-0860

 Brian Grady, Development Services, calls MM 22-0860.

 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, continues testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.


 William Molly, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Sam Ball, Development Services, staff report.


 Susan Finch, ZHM, questions to Development Services.

 Sam Ball, Development Services, answers ZHM questions.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

 William Molloy, applicant rep, corrects record.

 Susan Finch, ZHM, closes MM 22-0860.


D.3. RZ 22-0943

 Brian Grady, Development Services, calls RZ 22-0943.

 Isabelle Albert, applicant rep, presents testimony/submits exhibits.


 Susan Finch, ZHM, questions to applicant rep.

MONDAY, NOVEMBER 14, 2022

 Isabelle Albert, applicant rep, answers ZHM questions.

 Tania Chapela, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0943.

D.4. RZ 22-0949

 Brian Grady, Development Services, calls RZ 22-0949.

 Colin Rice, applicant rep, presents testimony/submits exhibits.

 Tim Lampkin, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, questions to Planning Commission.

 Andrea Papandrew, Planning Commission, answers ZHM questions.

 Susan Finch, ZHM, calls proponents/opponents.

 Christopher Jordan, opponent, presents testimony/submits exhibits.


 David Shern, opponent, presents testimony.

 Joan Alagood, opponent, presents testimony.

 Vincent Roberson, opponent, presents testimony.

 Attila Nagy, opponent, presents testimony.

 Susan Finch, ZHM, questions to Development Services Transportation.

 Alex Steady, Development Services Transportation, answers ZHM questions.

 Susan Finch, ZHM, questions to Development Services Transportation.


 Alex Steady, Development Services Transportation, answers ZHM questions.


 Colin Rice, applicant rep, gives rebuttal.

 Susan Finch, ZHM, questions to applicant rep.

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 Colin Rice, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, closes MM 22-0949.

 Susan Finch, ZHM, breaks.


 Susan Finch, ZHM, resumes meeting.


D.5. RZ 22-1103


 Brian Grady, Development Services, calls RZ 22-1103.

 Kami Corbett, applicant rep, presents testimony.


 Steven Sposato, applicant rep, presents testimony/submits exhibits.

 Steve Henry, applicant rep, continues testimony.

 Kami Corbett, applicant rep, concludes testimony.


 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep closes RZ 22-1103.


D.6. MM 22-1112

 Brian Grady, Development Services, calls MM 22-1112.


 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Jason Kendal, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep

 Jason Kendall, applicant rep, answers ZHM questions.

 William Molloy, applicant rep, presents testimony.

 John Sullivan, applicant rep, presents testimony.


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 Michelle Heinrich, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents.

 Steven Griffin, opponent, presents testimony.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.

 William Molloy, applicant rep, gives closing remarks.

 Susan Finch, ZHM, closes MM 22-1112.

D.7. RZ 22-1223


 Brian Grady, Development Services, calls RZ 22-1223.

 Jacob Cremer, applicant rep, presents testimony.

 David Smith, applicant rep, presents testimony/submits exhibits.


 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1223.

D.8. RZ 22-1224


 Brian Grady, Development Services, calls RZ 22-1224.

 Jacob Cremer, applicant rep, presents testimony.

 David Smith, applicant rep, presents testimony/submits exhibit.

 Tim Lampkin, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1224.

MONDAY, NOVEMBER 14, 2022


D.9. MM 22-1301

-  Brian Grady, Development Services, calls MM 22-1301.
-  Kami Corbett, applicant rep, presents testimony/submits exhibits.
-  Isabelle Albert, applicant rep, presents testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Isabelle Albert, applicant rep, answers ZHM questions.
-  Kami Corbett, applicant rep, continues testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Isabelle Albert, applicant rep, answers ZHM questions.
-  Kami Corbett, applicant rep, answers ZHM questions.
-  Michelle Heinrich, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Michelle Heinrich, Development Services, answers ZHM questions.
-  James Ratliff, Development Services Transportation, staff report.
-  Susan Finch, ZHM, questions to Development Services Transportation.
-  James Ratliff, Development Services Transportation, answers ZHM questions.
-  Brian Grady, Development Services, answers ZHM questions.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Kami Corbett, applicant rep, questions to ZHM.
-  Susan Finch, ZHM, answers to applicant rep.
-  James Ratliff, Development Services Transportation, answers ZHM questions.


MONDAY, NOVEMBER 14, 2022

 Susan Finch, ZHM, questions to Development Services Transportation.

 James Ratliff, Development Services Transportation, answers ZHM questions.

 Kami Corbett, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, closing remarks.

 Susan Finch, ZHM, closes MM 22-1301.

E. ZHM SPECIAL USE


E.1. SU 22-1222

 Brian Grady, Development Services, calls SU 22-1222.

 Doug Denboer, applicant rep, presents testimony.

 Michelle Heinrich, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes SU 22-1222.

ADJOURNMENT

 Susan Finch, ZHM, adjourns the meeting.



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, June 27, 2022 12:32 PM
To: Timoteo, Rosalina; Rome, Ashley; Ball, Fred (Sam)
Subject: FW: Application # MM 22-0860

Importance: High

Sam,

Please respond to the customer.

Thank you,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Soto, Ashley <Ashley.Soto@wsfsmortgage.com>

Sent: Monday, June 27, 2022 11:14 AM

To: Hearings <Hearings@HillsboroughCounty.ORG>

Subject: Application # MM 22-0860

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello- I am writing to be provided with more information in regards to this zoning hearing that is taking place on July 25th?

I am a homeowner in the development of South Creek and wish to know the details of the Major Modification to the planned Development.

Please provide me with specific information on this modification.

Thank you



Ashley Soto NMLS #904118
Mortgage Processor

Wayne Corporate Office
724 West Lancaster Avenue, 2nd Floor | Wayne, PA 19087
O: 2152535572 | M: 3029433964 | F: 6105671415



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Rome, Ashley

From: Hearings
Sent: Monday, June 27, 2022 12:32 PM
To: Timoteo, Rosalina; Rome, Ashley; Ball, Fred (Sam)
Subject: FW: Application # MM 22-0860

Importance: High

Sam,

Please respond to the customer.

Thank you,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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To: Hearings <Hearings@HillsboroughCounty.ORG>

Subject: Application # MM 22-0860

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Please provide me with specific information on this modification.

Thank you



Ashley Soto NMLS #904118
Mortgage Processor

Wayne Corporate Office
724 West Lancaster Avenue, 2nd Floor | Wayne, PA 19087
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