

PD Modification Application: PRS 24-0104

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: March 19, 2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ron Cauthan, P.E. / Chastain-Skillman, Inc.

FLU Category: Office Commercial-20 (OC-20)

Service Area: Urban

Site Acreage: 1.03 MOL

Community Plan Area: Riverview

Overlay: None



Introduction Summary:

The subject site is located within PD 81-0339A which consists of approximately 1,885 acres. PD 81-0339A was approved in 1982 to allow for 985 acres of residential, 124 acres of commercial, 70 acres of office, and approximately 706 acres of community services. PRS 24-0104 is proposed to add an entitlement to folio# 77681.9672 of Minor Auto Repair, with the exception that the removal and re-installation of engine and /or transmission is allowed.

Existing Approval(s):

This portion of the PD is approved for C-2 Uses.

Proposed Modification(s):

Minor Auto Repair, with the exception that the removal and re-installation of engine and /or transmission is allowed.

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:

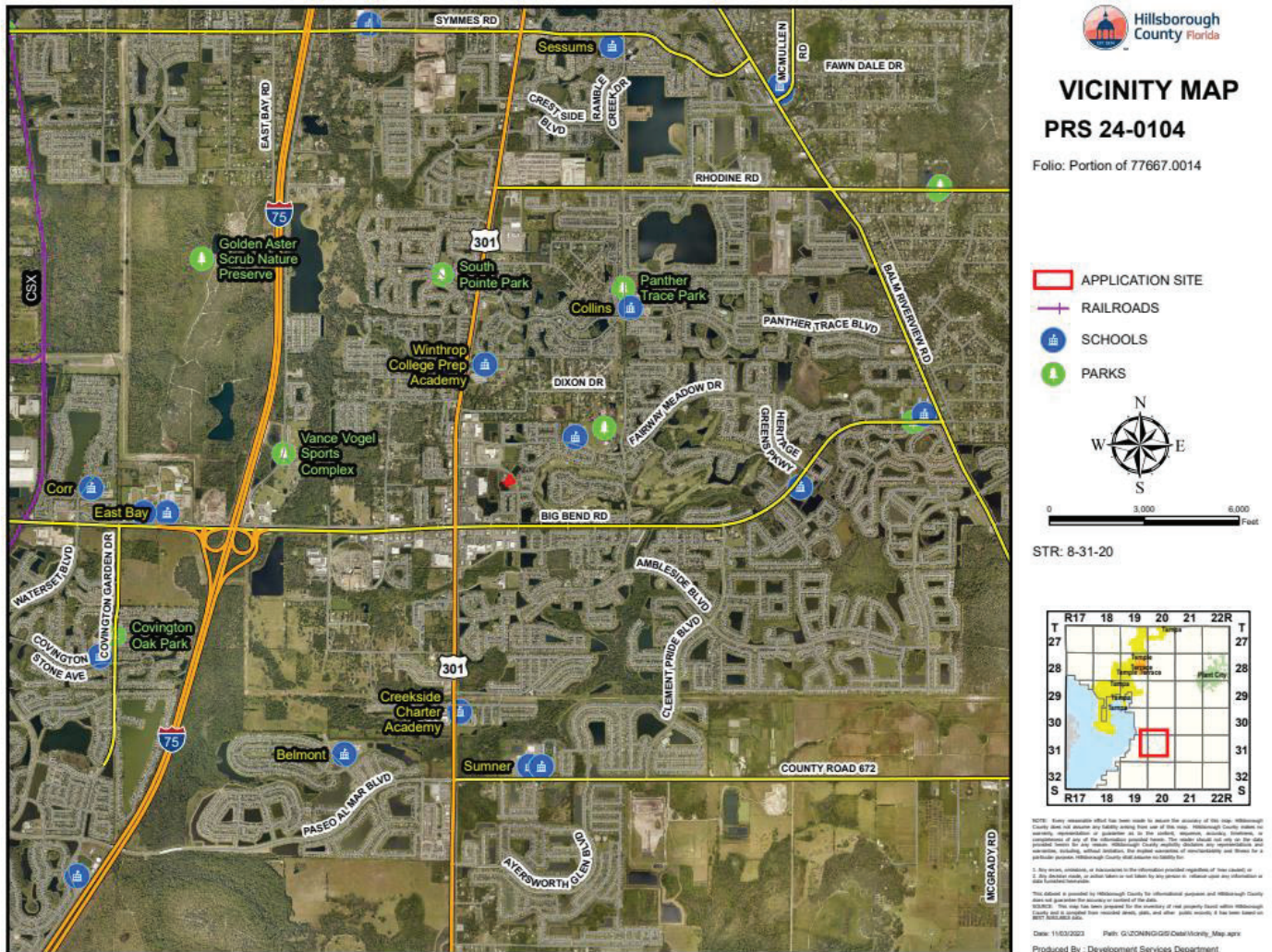
N/A

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

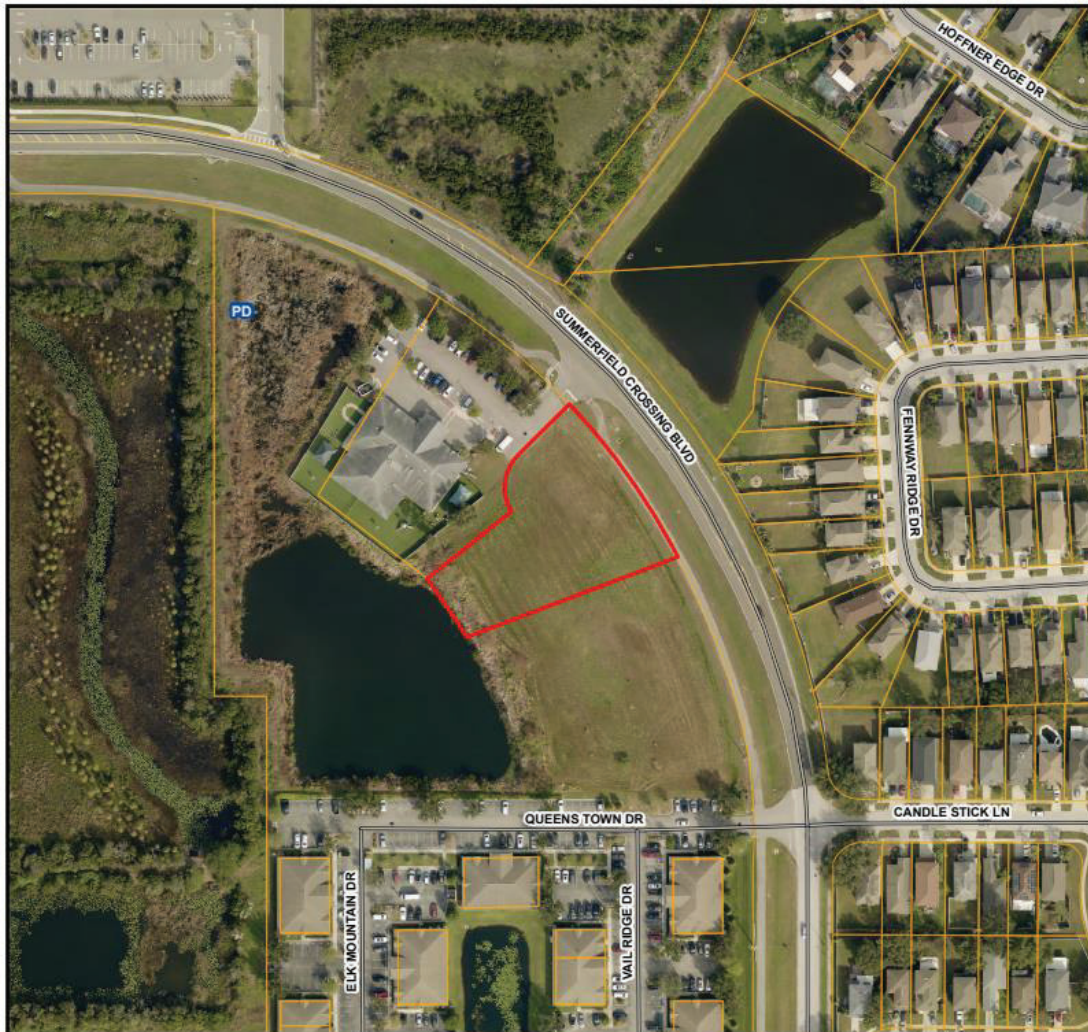


Context of Surrounding Area:

The area consists of commercial, residential, and institutional. To the north the subject parcel is directly adjacent to a day care zoned PD 81-0339A. To the south the subject property is adjacent to a vacant lot zoned PD 81-0339A. To the west the subject property is adjacent to a retention pond zoned PD 81-0339A. To the east across Summerfield Crossing Boulevard are residential lots zoned PD 81-0339A.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

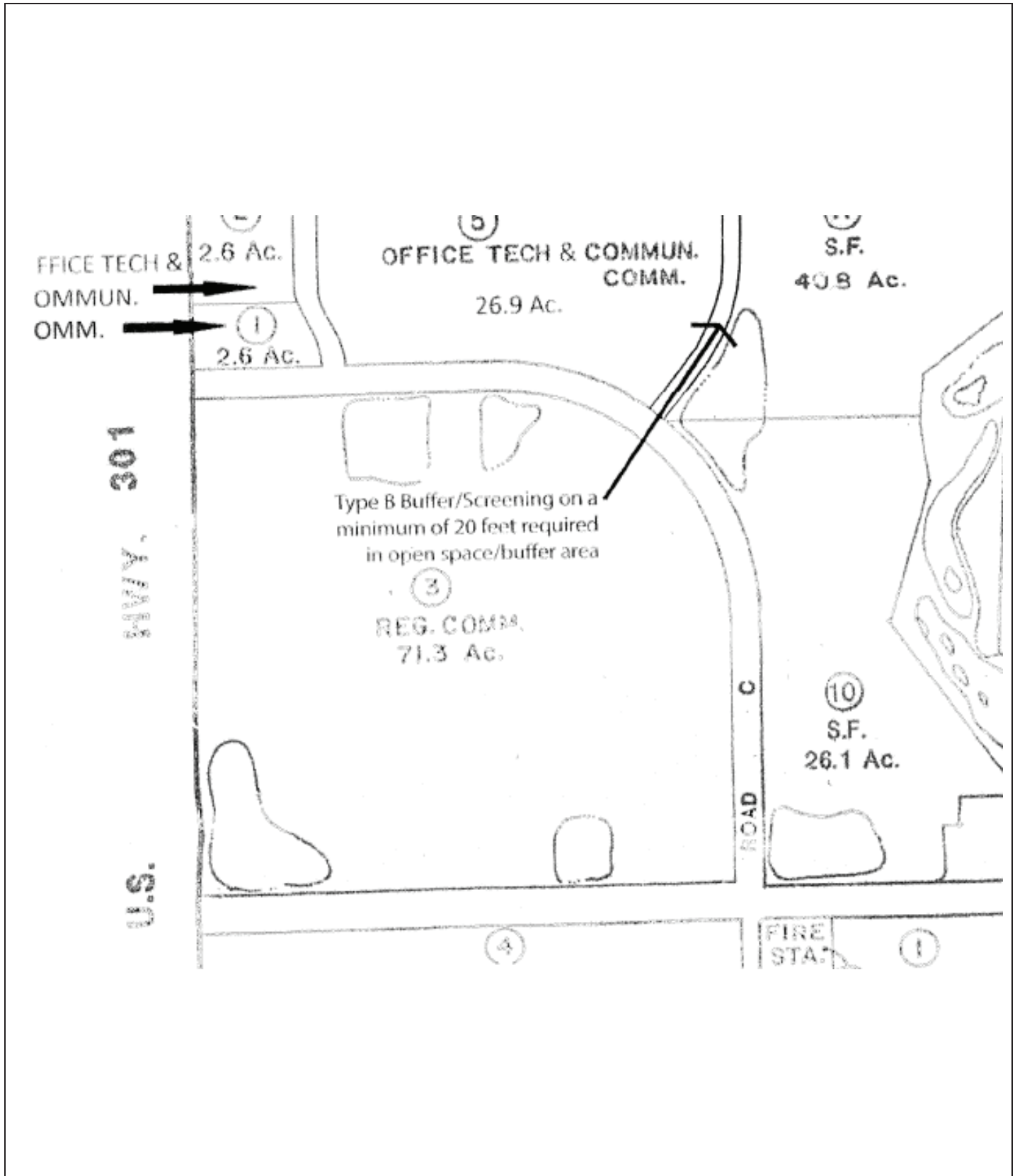


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 81-0339A	Per PD 81-0339A	Commercial	Day Care
South	PD 81-0339A	Per PD 81-0339A	Commercial	Vacant
East	PD 81-0339A	Per PD 81-0339A	Single-Family Residential	Single-Family Residential
West	PD 81-0339A	Per PD 81-0339A	Commercial	Retention Pond

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)



APPLICATION NUMBER: PRS 24-0104
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Case Reviewer: Chris Grandlienard, AICP

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
Summer Field Crossing Blvd	County Collector – Suburban C3-2U	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,805	268	198
Proposed	280	15	28
Difference (+/-)	(-)2,525	(-)253	(-)170

*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 & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes: The project access is designated a shared access facility for the adjacent uses to the north and south.				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Summer Field Crossing Blvd./Substandard Road	Design Exception Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Environmental Services	<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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Service Area/ Water & Wastewater <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes to construct an automotive repair shop on a vacant parcel with folio# 77681.9672 zoned PD 81-0339A. The subject application requests to add an entitlement to PD 81-0339A of Minor Auto Repair, with the exception that the removal and re-installation of engine and /or transmission is allowed.

The modification would only apply to folio# 77681.9672 within tract 3. No other changes are proposed to the entitlements or site plan layout for PD 81-0339A. Staff has not identified any compatibility issues related to the request.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 28, 2024.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order for Summerfield Crossings (DRI #73), as amended, the general site plan, the land use conditions set forth herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The parties recognize that in certain areas there is necessarily a lack of specificity in the General Site Plan and in the review criteria hereafter set forth. The lack of specificity shall not be deemed as implied approval, or used as grounds for challenging disapproval, of any detailed site plan submitted in connection with the Planned Development process, or revised general site plan.
3. Development of the site shall be restricted to 1,248,800 square feet of floor space for retail uses, 568,800 square feet of floor space for office uses and 4,393 residential units. Community services (e.g. schools, parks, medical, church, community service fire station/EMS) are permitted. The total number of dwelling units and square footage of each land use type as indicated previously shall be distributed over the site in development "tracts" as shown on the General Site Plan. Those portions of the project designated as neighborhood commercial in the application for development approval shall be restricted to C-1 uses. Those portions which are designated as community commercial shall be restricted to C-1 uses and those C- 2 uses found to be compatible by the Zoning Administrator upon review of applicable development standards or other such criteria usually referred to in determining appropriate lands uses. That portion of the project designated as the regional mall shall be restricted to C-2 uses.
 - 3.1 Those portions of the project designated as office/technical in the application for development approval shall be restricted to IP uses and those C-3A uses found to be compatible by the Zoning Administrator upon a review of applicable development standards or other such criteria usually referred to in determining appropriate land uses.
 - 3.2 Accessory temporary sales offices, construction trailers, guardhouses, and/or clubhouses and associated amenities shall be permitted.
 - 3.3 Tracts 1, 2, 3 and 4A shall be permitted Office Tech and Community Commercial uses with the following exceptions: Vehicle Sales, Indoor Firing Range, Free Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls, Temporary Labor Pool, Drive-in Theatre, and Outdoor Paintball. Development standards shall be per the Commercial General (CG) zoning district, with the exception that maximum building height for Tracts 1, 2 and 3 shall be 35 feet.
 - 3.3.1 Tract 2 shall prohibit the following uses: Convenience Store with Gas Pumps and Major or Minor Vehicle Repair.
 - 3.3.2 Tract 4B shall be limited to stormwater/floodplain uses.
 - 3.4 Consistent with the Community Commercial designation, residential uses shall be prohibited on Tracts 1, 2, 3, 4A and 4B.

- 3.5 Tract 5 shall be permitted Government, Clinical and Medical Services, Office, and Retail. Retail uses with Tract 5 shall be limited to Commercial General (CG) uses and developed per the CG Development Standards. CG uses shall be limited within 250 feet of the Summerfield Crossing Boulevard and along the north/south road between Tracts 1 / 2, and Tract 5. Accessory retail uses are permitted within Tract 5. Convenience Store with gas pumps are prohibited.
- 3.6 Buildings within Tracts 1, 2, 3 and 4A shall be architecturally finished on all sides. The facades of the primary buildings shall include a wall base, wall banding and/or expression line and a finish cornice.
- 3.7 Pursuant to Summerfield DRI Development Order Condition III.K.18.(a) (Transportation) which provides for trade-off between Office Tech, Commercial and Hotel uses, the following Tracts and/or folio numbers have the following entitlements:
- 3.7.1 Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard have the following entitlements:
- 67,000 square feet of Community Commercial
 - 230,000 square feet of Office Tech
- 3.7.2 Folios# 77719.0100 and 77719.0200 within Tract 4 of the commercial core south of Big Bend Road have the following entitlements:
- 83,787 square feet of Community Commercial
- 3.8 Tracts 1 through 4 of the commercial core north of Summerfield Crossings Boulevard have the following additional entitlements:
- 22,000 square feet of Community Commercial uses
- Remaining entitlements consisting of 13,452 square feet of Office Tech. are available for development in Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard, and Tract 4 (+35.9 acres) of the commercial core south of Big Bend Road as shown on the Summerfield Crossings General Development Site Plan.
- 3.9 The area subject to PRS 17-0616, within the parcels identified by folios# 77719.0100 and 77719.0200 (within Tract 4 of the commercial core south of Big Bend Road) shall permit the following:
- The outside storage and display areas for merchandise associated with a proposed 19,100 square feet retail building within Lot 7 only, and as shown in the submitted site plan.
- 3.9.1 The area labeled “Outdoor Storage Area” on the site plan, along the eastern boundary of Lot 7 (between the proposed structure and the right-of-way) shall not to exceed 11,102 square feet of space. In addition, it shall be screened with a 6-foot high PVC fence. This Outdoor Storage Area may include two (2) gates, one on each side (north and south).

3.9.2 The area labeled "Trailer and Display Area" on the site plan, along the eastern boundary of Lot 7, shall be used for parking and display of trailers only. This display area shall be limited to 3,376 square feet.

3.9.3 Screening shall be provided in accordance with LDC Section 6.06.06.C.7.b. (accessory open storage) for the display area labeled "Front Building Display Area" However, screening shall not be required if the merchandise is moved indoors during non-business hours.

3.9.4 Buffering and Screening shall be regulated by the Land Development Code.

3.10 The parcel identified with folio# 77719.0126 in Tract 4 of the commercial core, south of Big Bend Road, has the following entitlements:

- A maximum of 6,000 square feet of Community Commercial or Office Tech uses

3.11 Notwithstanding anything herein these conditions to the contrary, a right-in/right-out driveway on Summerfield Crossing Blvd. (serving folio 77667.0050) shall be permitted in a location approximately 290 feet east of US 301 (as generally shown on the PD site plan); however, in the event that on-site operations is being found to cause or contribute to the significant off-site queuing of vehicles onto Summerfield Crossings Blvd., the property owner shall be required (upon a request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the proposed Summerfield Blvd. access driveway, which shall be at the property owners sole cost and expense.

3.12 The parcel identified with folio# 77681.9672 in Tract 3 and PRS 24-0104 has the following entitlements:

- Minor Auto Repair, with the exception that the removal and re-installation of engine and /or transmission is allowed.

4. All land uses for this project shall comply with the development criteria set forth in the least intense Zoning classification permitting said uses, now and hereafter in force, including but not limited to height, setbacks, buffering, and site coverage; provided, that no building shall exceed fifty feet in height. However, such limitations may be waived or modified by the appropriate reviewing agency when deemed to be otherwise mitigated or compatible with surrounding uses, as reflected in detailed site plans.

5. Landscaping shall be per the Land Development Code and as shown on the General Certified Site Plan. In addition, landscaping along U.S. Hwy 301, as shown on Page 2 of 2 of the General Certified Site Plan, shall include a 20 foot buffer with 15 feet of Florida-friendly landscaping and 5 feet of grass. Trees shall be planted on 30 foot centers and can be grouped to meet design consideration. Otherwise, screening

requirement shall be a Type B per the Land Development Code with a 20 foot buffer. Screening can also be achieved within a 20 foot buffer by use of berm and hedge with trees at intervals, the hedge shall be a minimum of 3 foot in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval.

6. Net densities for areas designated as apartments shall be restricted to a maximum of 20 dwelling units per acre.
7. Construction of Fairway Meadow Drive from the current terminus as shown on Page 2 of 2 of the General Certified Site Plan to U.S. Hwy. 301 shall be per the following:
 - 7.1 No building permit applications for development within Tract 5 shall be submitted to or accepted by the County until such time as (1) Fairway Meadows Drive from current terminus to U.S. 301 is accepted for maintenance, and all of the improvements are completed and inspected, as required by Hillsborough County; or (2) A Letter of Credit in the amount of 125 percent of the cost to construct the said improvement is in proper order. The construction of Fairway Meadows Drive shall be completed within 12 months of construction plans approval; or
 - 7.2 The developer of Tract 5 shall contribute 50% of the cost to construct Fairways Meadows Drive to an escrow account. The developer(s) of Tracts 3 or 4 shall be responsible for constructing Fairway Meadows Drive from its current terminus to US Highway 301; or
 - 7.3 The developer of Tract 5 will be responsible for constructing a portion of Fairway Meadows Drive from its current terminus to the western boundary of folio #77667.0054 and from US Highway 301 east to the project's north/south road along the western edge of Tract 5 concurrent with site development. The segment from the western boundary of folio # 77667.0054 to the north/south road along the western edge of Tract 5 shall be constructed prior to the development of Tract 3 or Tract 4.
8. The number and appropriate locations of all points of ingress and egress for the entirety of each of the areas identified on the General Site Plan as Regional Mall, Community Commercial, Neighborhood Commercial, or Office Technical, shall be determined at the time the first detailed site plan is submitted for any portion of such area unless otherwise provided herein.
 - 8.1 In the event Village 2 Tract 41 develops as a park, the developer, developer's assignee or owner shall provide a minimum of one vehicular cross access to the abutting school site. Location of cross access shall be determined upon site development plan submittal.
 - 8.2 All internal streets within the project may be designated by the Developer as private streets or may be dedicated as public streets. Private streets may have controlled access via gates or other security arrangements.
 - 8.3 In the event any part of residential Tract 35 becomes a "gated community", the applicant is required to provide a turnaround or cul-de-sac at or before the security gate location.
9. The developer shall make the following improvements for Tracts 1 – 6 of Village III:

- 9.1 The developer shall construct the project's entry roadway on Big Bend Road as a collector facility from Big Bend Road to the proposed traffic circle within the site.
- 9.2 The developer shall construct left and right turn lanes at the project's entrance on Big Bend Road.
- 9.3 The developer shall construct a roadway connection from the proposed traffic circle to Balm Riverview Road (to be designed as a local road).
- 9.4 The developer shall construct left and right turn lanes at the project's entrance on Balm Riverview Road.
- 9.5 The developer shall provide cross-access to the adjacent southern property (PD 08-1270).
10. The developer of the tracts adjacent to Road "C" (south of Big bend Road) and along Woodbridge Drive (east of Road "C") shall:
 - 10.1 Construct Woodbridge Drive from the current terminus west of Laraway Drive to Road "C" south of Big Bend Road, as a 2 lane road.
 - 10.2 Construct Road "C" from current terminus south of Big Bend Road to the southern property boundary of Summerfield Crossings as a 2-lane road.
 - 10.3 No individual driveways for any residential development will have direct access onto either Woodbridge Drive or Road "C".
 - 10.4 The intersection of Road "C" and Woodbridge Drive shall be designed in such a manner to provide for the future connection of Woodbridge Road from the west; however, no turn lanes will be required at the intersection of Road "C" and Woodbridge Drive.
 - 10.5 At the intersection of Road "C" and Big Bend Road, construct northbound left turn lane and northbound through/right turn lane. This may be achieved by restriping the existing pavement on Road "C". The intent is to provide two northbound approach lanes at this intersection. In addition, if sufficient right-of-way on Big Bend Road exists, an exclusive eastbound right turn lane shall be constructed on Big Bend Road at its intersection with Road "C".
 - 10.6 If the developer of the tracts adjacent to Road "C" (south of Big Bend Road) and along Woodbridge Drive (east of Road "C") elects to develop these tracts by way of two (2) separate plats, with the first plat containing no more than 64 single family residential units, then the Developer may phase the construction of the aforementioned improvements as follows:
 - 10.6.1 First, construct Woodbridge Drive from the current terminus west of Laraway Drive to its intersection with Road "C" and construct "Road C" south from its current terminus just south of Big Bend Road to its intersection with Woodbridge Drive contemporaneous with the construction of the infrastructure required for the first plat; and
 - 10.6.2 Second, construct Road "C" from Woodbridge Drive to the southern boundary of Summerfield Crossings DRI, and to make the aforementioned improvements at the

intersection of Road “C” and Big Bend Road contemporaneous with the infrastructure required for the second plat.

The following shall apply to the area modified under PRS 17-0245 (Tracts 1-6 located at the southwest corner of Big Bend Road and Balm-Riverview Road):

11. Concurrent with construction of the required sidewalk along the project’s Balm Riverview Road frontage, the developer shall provide striping and any necessary signage for a pedestrian crosswalk connecting the southwest and northwest corners of the Big Bend Road and Balm Riverview Road intersection. Unless otherwise approved by Hillsborough County, the developer shall construct an additional pedestrian connection (connecting the internal sidewalk network with the sidewalk to be constructed within the Balm Riverview right-of-way) as far north on Balm Riverview Road (i.e. as close to the crosswalk) as possible.
12. The area modified under PRS 17-0245 permits a total of 583 units. Approval of any plats in excess of 530 units shall be subject to the Mobility Fee Ordinance.
13. The area modified under PRS 18-1236 shall provide pedestrian connectivity from external sidewalks into the site.

The following shall apply to the entire planned development:

14. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond the non-residential project boundaries.
15. 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. 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. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

The following shall apply to the area modified under PRS 23-0223 (a portion of Tract 7 located at the southwest corner of Big Bend Road and Clement Pride Boulevard, identified by folio #77716.0001).

18. Development shall be limited to a wireless communications facility or child care facility.
19. The area modified under PRS 23-0223, pursuant to Special Use Permit approval, will be permitted the construction of a 125-foot tall, tri-pole concealment clocktower as a development alternative to the

previously approved (but never developed) child care use, and the existing construction trailer for the purpose of supporting wireless communications equipment.

20. A compound area for the tower and its related ground equipment will be contained within a 40-foot by 40-foot leased area that will be enclosed with an 8-foot-tall, chain link fence. The 8-foot-tall chain link fence will be covered with green vinyl slats to limit and obscure visibility into the compound. In addition, a 10-foot-wide buffer with landscaping in accordance with a Type "B" buffer will be provided around the exterior perimeter of the compound.
21. A 10-foot buffer with Type "A" screening in accordance with LDC Section 6.06.06 shall be required along the western and southern property boundaries.
22. The area modified under PRS 23-0223 shall be developed as depicted on the general site plan for the use of a wireless communications facility.

Conditions that only apply to folio# 77681.9672 and PRS 24-0104.

23. If PRS 24-0104 is approved, the County Engineer will approve the Design Exception (dated March 1, 2024) and found approvable on March 4, 2024), for Summerfield Crossing Blvd. substandard road improvements. As Summerfield Crossing Blvd. is a substandard suburban undivided collector roadway, the developer will be required to construct +/- 1,030 linear feet of 5-foot sidewalk to complete the sidewalk gap on the east side of the roadway between Candle Stick Ln. and the existing sidewalk to the north consistent with the approved Design Exception and subject to potential right of way constraints along the northern most +/-310 to be determined at the time of site development.
24. The project access to Summerfield Crossing Blvd. shall be designated a shared access facility. At time of site development plan approval, the applicant shall record with the Hillsborough County Clerk of Courts a shared access easement along the internal project drive aisles between the adjacent properties to the north and south (folios #77667.0027 and #77681.9674) and the project access on Summerfield Crossing Blvd. allowing said properties vehicular and pedestrian ingress and egress.
25. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
26. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
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.


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ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

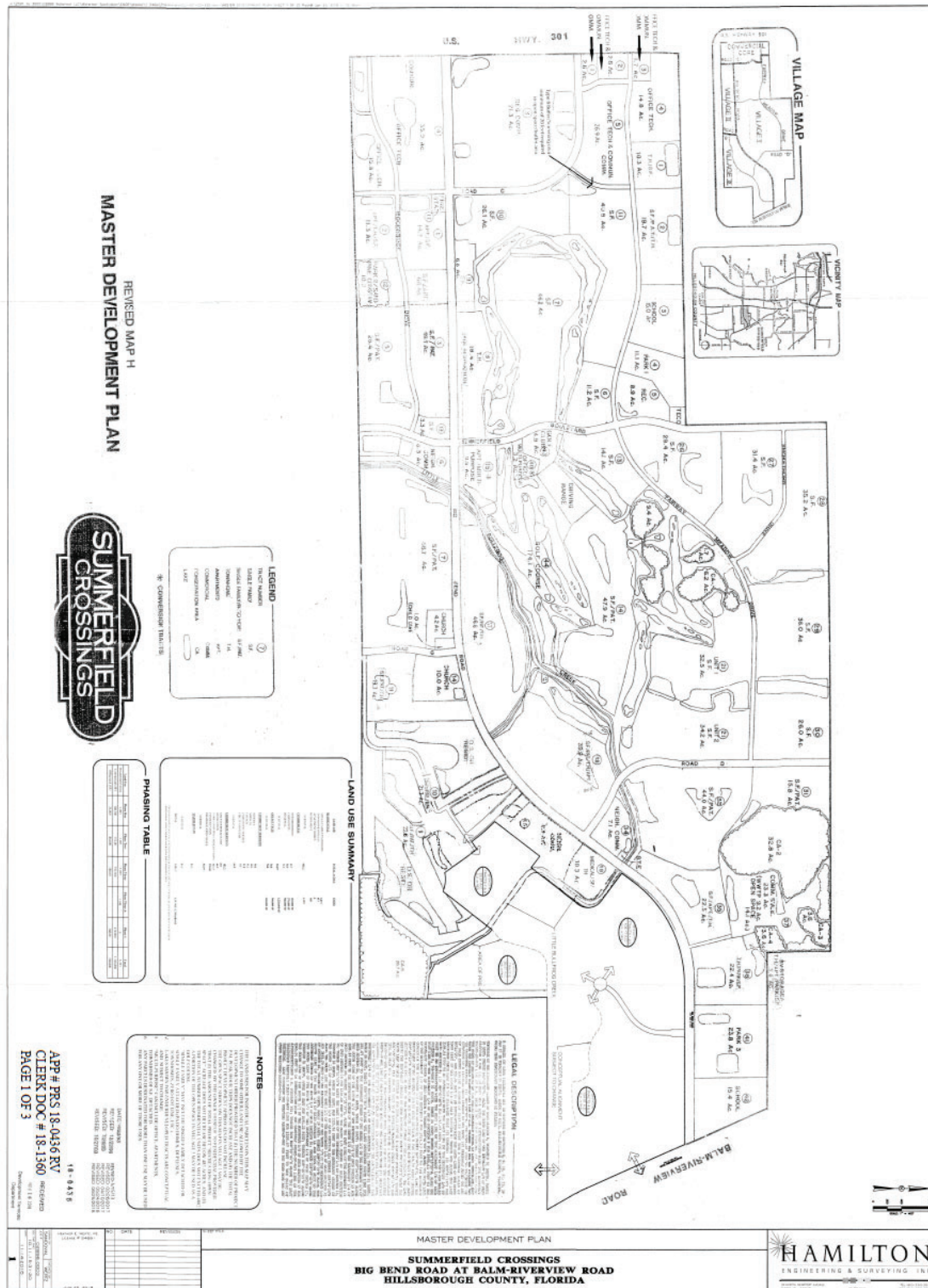

J. Brian Grady
Tue Mar 5 2024 12:20:59

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

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

7.0 SITE PLANS (FULL)

7.1 Approved Site Plan (Full)



7.2.2 Proposed Site Plan (Full)



8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 3/04/2024
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: RV/ South PETITION NO: PRS 24-0104

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

CONDITIONS OF APPROVAL

New Conditions (Applying only to folio 77681.9672)

- If PRS 24-0104 is approved, the County Engineer will approve the Design Exception (dated March 1, 2024) and found approvable on March 4, 2024), for Summerfield Crossing Blvd. substandard road improvements. As Summerfield Crossing Blvd. is a substandard suburban undivided collector roadway, the developer will be required to construct +/- 1,030 linear feet of 5-foot sidewalk to complete the sidewalk gap on the east side of the roadway between Candle Stick Ln. and the existing sidewalk to the north consistent with the approved Design Exception and subject to potential right of way constraints along the northern most +/-310 to be determined at the time of site development.
- The project access to Summerfield Crossing Blvd. shall be designated a shared access facility. At time of site development plan approval, the applicant shall record with the Hillsborough County Clerk of Courts a shared access easement along the internal project drive aisles between the adjacent properties to the north and south (folios #77667.0027 and #77681.9674) and the project access on Summerfield Crossing Blvd. allowing said properties vehicular and pedestrian ingress and egress.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 1.027 ac. portion of Planned Development (PD) #PD 81-0339A, most recently amended by PRS 23-0223. The existing PD is approved for a variety of uses residential and non-residential uses, and the subject property is approved for commercial uses with certain restrictions described in the PD. The proposed modification is to allow 6,654 sf of major automotive repair use.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a detailed site access analysis and trip generation study. Staff prepared a comparative analysis of a generalized potential worst-case scenario based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

Existing PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,000 sf, Restaurant with Drive Thru (ITE Code 934)	2,805	268	198

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,654 sf, Automotive Care Center (ITE Code 942)	280*	15	28

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-)2,525	(-)253	(-)170

*Estimate by County staff. ITE does not provide daily trip generation for this use.

The proposed modification will result in potential decrease in trip generation of -2,525 daily trips, -253 AM peak hour trips, and -170 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Summerfield Crossing Blvd is a publicly owned substandard, 2-lane, undivided, collector roadway with +/- 99 feet of right-of-way. It is characterized by +/- 12-foot wide lanes in above average condition. There are +/- 10-foot wide path and open drainage along the project frontage. There is curb and gutter and no sidewalk on the east side of the roadway in the vicinity of the proposed project. There are no bicycle lanes in the vicinity of the proposed project.

The Hillsborough County Transportation Design Manual characterizes this roadway as C3-2U suburban 2-lane undivided roadway typical section within 86 feet of right-of-way. The C3-2U typical section requires a minimum pavement width of 12.5-ft from the roadway centerline to the edge of pavement with type F curbs and 10-ft shared use paths along both sides of the roadway. The applicant has submitted a design exception request that includes a new 5-foot sidewalk along the east side of the roadway. See the section below titled Requested Design Exception for greater detail on the request.

SITE ACCESS AND CONNECTIVITY

The site currently has one (1) approved shared access connection to Summerfield Crossing Blvd. The shared access facility serves the adjacent properties to the north (folio# 77667.0027) and to the south (folio# 77681.9674). Staff notes that the applicant's transportation analysis includes the existing day care on folio# 77667.0027 and the daycare under construction on folio# 77681.9674 due to the shared access.

The applicant's site access analysis has confirmed that the existing northbound left turn is sufficient to serve all traffic accessing the site and that a southbound right turn lane is not warranted at the project access.

REQUESTED DESIGN EXCEPTION: SUMMERFIELD CROSSING BLVD

Given that Summerfield Crossing Blvd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Summerfield Crossing Blvd. (dated March 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found approvable a Roadway Design Exception (on March 4, 2024) authorizing deviations from the C3-2U (Suburban 2-Lane Undivided) Typical Section that provides for +/-1,030-linear feet of 5-foot sidewalk from Candle Stick Ln. to connect to the existing sidewalk to the north on the opposite side of the roadway to fill in the existing sidewalk gap subject to potential right of way constraints along the northern most +/-310 to be determined at the time of site development with a professional survey.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Summerfield Crossing Blvd is not a regulated roadway in the Hillsborough County Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, March 4, 2024 10:45 AM
To: dmorson@chastainskillman.com
CC: latoya.moten@cbac.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0104 - Design Exception Review
Attachments: 24-0104 DEReq 03-01-24.pdf

Importance: High

Drew,

I have found the attached Design Exception (DE) for PD 24-0104 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Friday, March 1, 2024 1:44 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: PRS 24-0104 - Design Exception Review

Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response email:

dmorson@chastainskillman.com

latoya.moten@cbac.com

grandlienardc@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Development Services



Hillsborough
County Florida
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Substandard Road 1st resubmittal <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. Substandard Road 2nd resubmittal <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	CBA Riverview – Summerfield Crossing Blvd Design Exception Request
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	Folio 077667- 0014 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".	
Name of Person Submitting Request	Drew F. Morson, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PRS 24-0104
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	Site application id 6737
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

Received March 1, 2024
Development Services



205 East Orange Street, Suite #110
Lakeland, FL 33801
888-646-1402

March 1, 2024

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

RE: CBA Riverview – Summerfield Crossing Blvd Design Exception Request
PRS 24-0104
Folio 077667- 0014
CS Project No. 10276.03

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7.2 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facilities) in association with the proposed modification to the existing PD 81-0339A for the allowance of additional automotive repair activities use to develop an automotive repair shop in the location shown in the attached **Figure 1**.

This request is made based on our virtual meeting on February 14th, 2024 with Hillsborough County staff.

The site has two (2) full access locations to Summerfield Crossing Blvd to the north at an existing entrance drive and to the south at Queens Town Dr. Summerfield Crossing Blvd has been identified as a collector road with typical section C3-2U as its standard section and determined to be substandard. Summerfield Crossing Blvd has a posted speed of 30 MPH. The roadway currently has 11.5+ foot travel lanes, open ditch drainage, curb and gutter along its east side, and a 10' shared use path on its west side in approximately 90-100 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for a portion of Summerfield Crossing Blvd from its intersection with Queens Town Dr & Candle Stick Ln at the south end to its intersection with US 301 S as shown in **Figure 2**. The requested exceptions to the C3-2U typical section and justifications are as follows:

- The C3-2U typical section requires a minimum pavement width of 12.5-ft from road centerline to edge of pavement.
 - This request is to maintain the existing travel lanes and pavement width which varies from 11.5 feet to 12.5 feet in this portion of the roadway. It is my recommendation that the existing width be maintained as the addition of only up to a foot of additional pavement is not a meaningful safety improvement.
- The C3-2U typical section requires a type F curb at edge of pavement and 8' planting area between the back of curb and shared use path along both sides of the roadway.

Received March 1, 2024
Development Services



- This request is to maintain the existing swale/green space along the west side of the roadway in place of the type F curb and 8' planting area and to maintain the existing type F curb on the east side of the roadway. The existing swale/green space between the roadway and shared use path provides adequate separation for pedestrians which would not be substantially improved by the addition of curbing. The entire road width slopes towards the swale which is used as the primary drainage feature for this portion of the road. The installation of the typical curb on the west side of the road would reduce the capacity of the existing swale which is 1.5-ft deep with no bottom width versus the minimum typical swale size of 2.5-feet deep and 4-ft bottom width. It is my recommendation that a type F curb not be installed on the western edge of pavement given the potential impact to drainage capacity and lack of significant safety improvement it would provide.
- The C3-2U typical section requires a 10-ft shared use path along both sides of the roadway.
 - This request is to maintain the existing 10-ft shared use path along the west side of the roadway, maintain existing 5-ft sidewalk along the east side of the roadway, and to provide a 5-ft sidewalk along the east side of the roadway where not currently present. Existing utilities and width of available ROW do not allow for the installation of a 10-ft shared use path and as such, a 5-ft sidewalk to close the gap between existing facilities is a reasonable safety improvement. The gap between existing 5-ft sidewalk on the east side of the roadway is approximately 1,030 feet long; however, the available ROW width outside the roadway is unclear for roughly 310 feet at its northern end. It is my recommendation that a 5-ft sidewalk be installed along the east side of the road to close the gap between existing facilities where available ROW allows. Survey should be completed to confirm the actual available ROW width.

A marked up version of the C3-2U typical section with the proposed details is provided in **Figure 3**.

Received March 1, 2024
Development Services



Please contact us if you have any questions or need any additional information for this request.

Sincerely,

CHASTAIN-SKILLMAN, INC.

Drew F. Morson, P.E.
Sr. Project Engineer



Digitally signed by
Drew F Morson
Date: 2024.03.01
08:48:42-05'00'

Enclosure:

- Figure 1 – Vicinity Map
- Figure 2 – Roadway Area Map
- Figure 3 – Proposed Typical Section
- Figure 4 – Original Typical Section C3-2U

Drew F. Morson, State of Florida, Professional Engineer, License No. 85396
This item has been digitally signed and sealed by Drew F. Morson, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

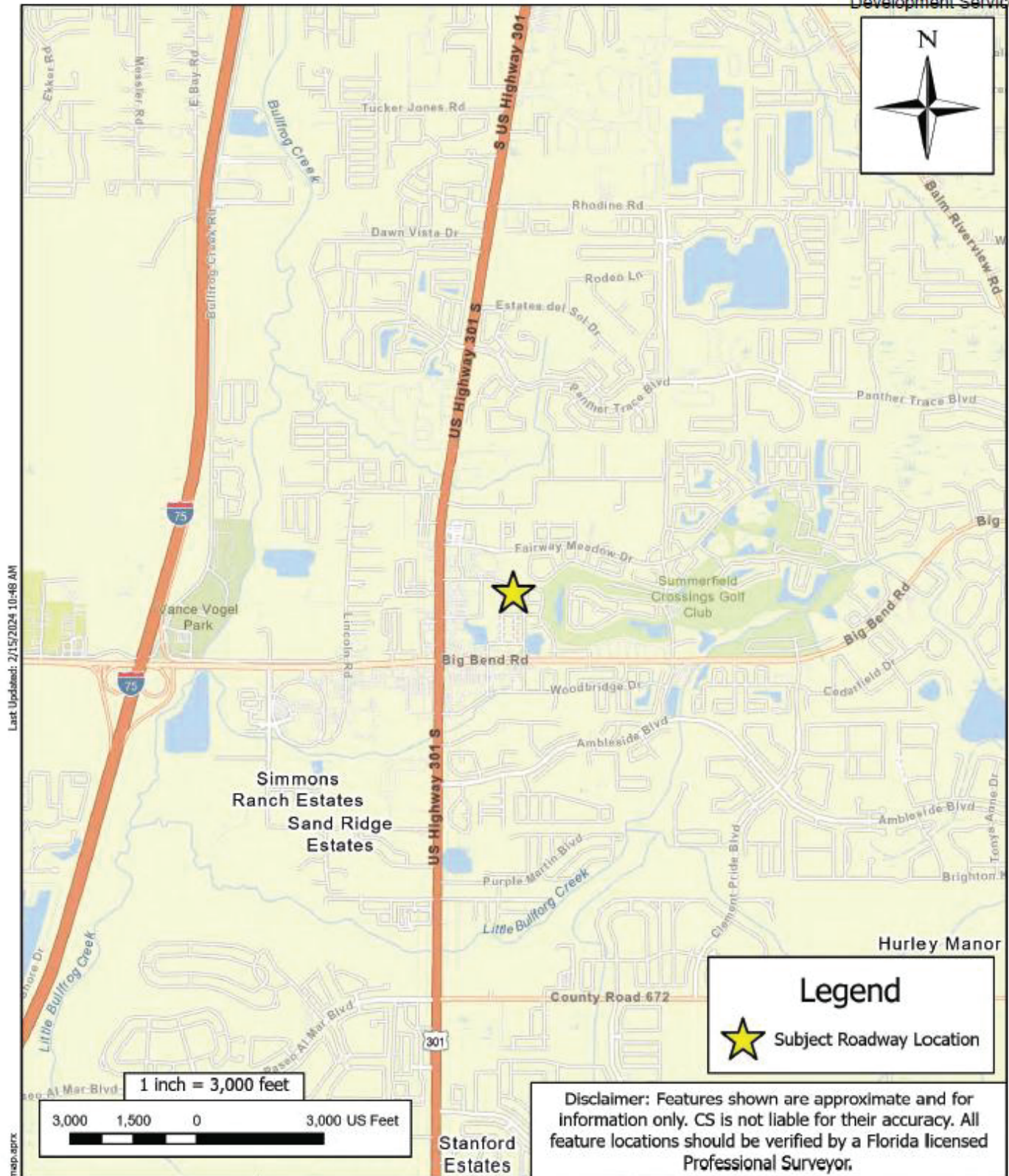
- _____ Disapproved
- _____ Approved
- _____ Approved with Conditions

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Received March 1, 2024
Development Services



Pedh: P:\1027603\GIS\Bazemap.aprx
Last Updated: 2/15/2024 10:48 AM



CBA - Riverview
Christian Brothers Automotive
Riverview, Florida

Vicinity Map

DRAFTED BY: DFM (February 15, 2024)

CSI PROJ. NO 10276.03

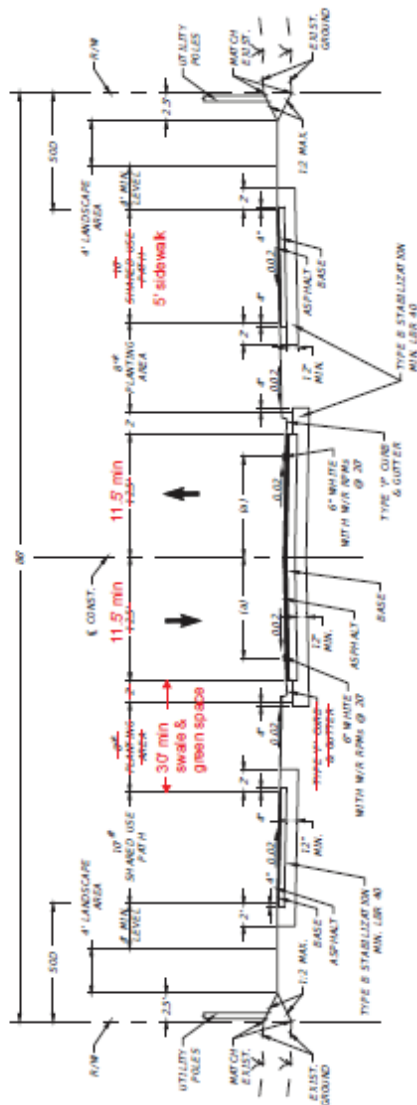
Figure 1

Received March 1, 2024
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Figure 3 - Proposed Typical Section



DIMENSION LEGEND

DESIGN SPEED ^a	LANE WIDTH (ft)
25-35 MPH	10'
40-45 MPH	11'

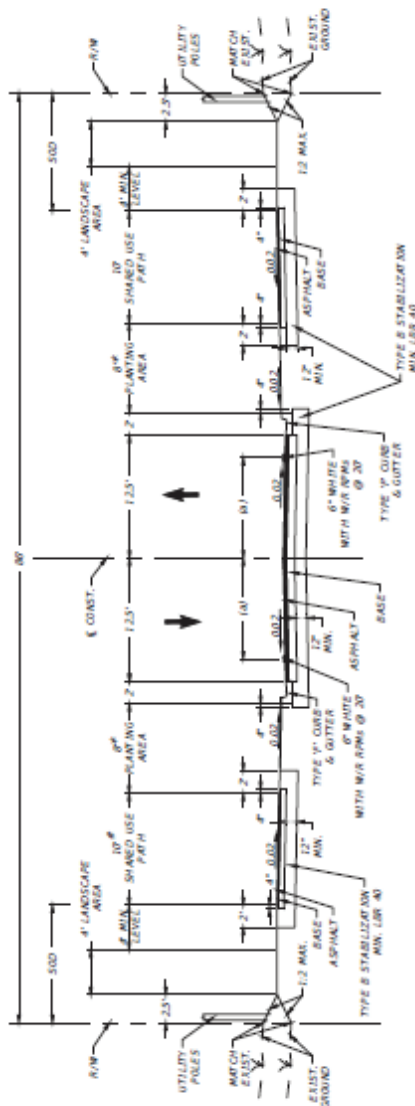
NOTES

- ^a DESIGN SPEED = POSTED SPEED
- BASE CAN BE INTEGRATED WITHIN THE ROADWAY FOR ADJACENT WITH DESIGN SPEED 40 MPH AND ADJ 45 MPH.
- THIS TYPICAL SECTION APPLIES TO CDR AND CDR CONTEXT CLASSIFICATIONS ONLY.
- FOR CDR INDUSTRIAL USES, A SECOND SHARED USE PATH IS OPTIONAL, BUT A SIDEWALK MUST BE PROVIDED.
- POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES. SEE NOTES FOR GREEN INFRASTRUCTURE SECTION.

REVISION DATE	10/20/23	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO. C3-2U	SHEET NO. 4 OF 15
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Received March 1, 2024
 Development Services

Figure 4 - Original Typical Section

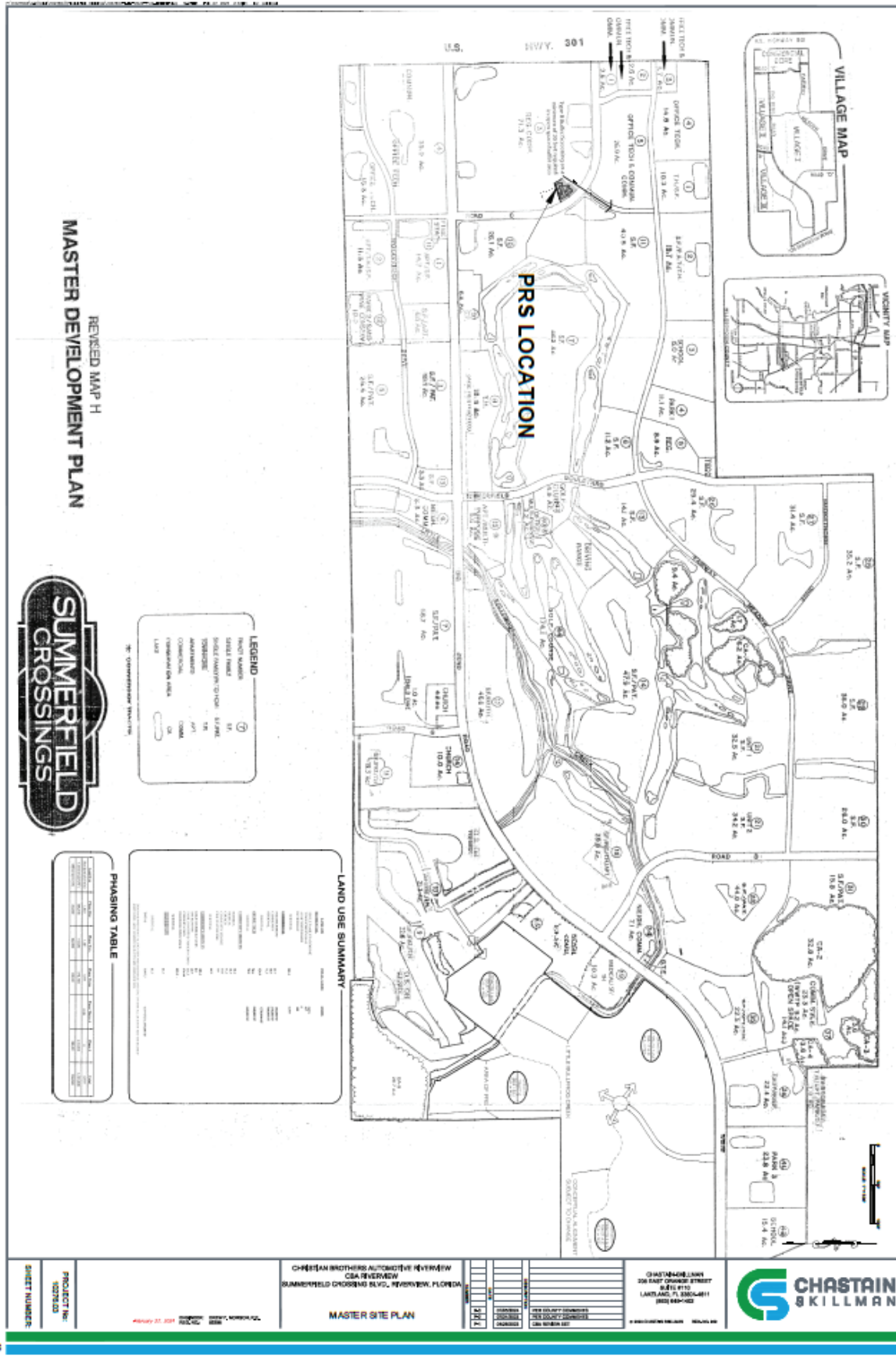


DIMENSION LEGEND

DESIGN SPEED ¹	LANE WIDTH (ft)
25-35 MPH	10'
40-45 MPH	11'

- NOTES:
- ¹ DESIGN SPEED = POSTED SPEED
 - BASES CAN BE INTEGRATED WITH THE ROADWAY FOR ROADWAYS WITH DESIGN SPEED 60 MPH AND ABOVE.
 - THIS TYPICAL SECTION APPLIES TO C&R AND C&C CONTEXT CLASSIFICATIONS ONLY.
 - ² FOR C&C INDUSTRIAL USES, A SECOND SHARED-USE PATH IS OPTIONAL, BUT A SHOULDER MUST BE PROVIDED.
 - ³ POTENTIAL AREAS TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES: SEE ACTION FOR GREEN INFRASTRUCTURE SECTION.

REVISED DATE	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
10/2023				C3-2U	4 OF 15





**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 24, 2023.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order for Summerfield Crossings (DRI #73), as amended, the general site plan, the land use conditions set forth herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The parties recognize that in certain areas there is necessarily a lack of specificity in the General Site Plan and in the review criteria hereafter set forth. The lack of specificity shall not be deemed as implied approval, or used as grounds for challenging disapproval, of any detailed site plan submitted in connection with the Planned Development process, or revised general site plan.
3. Development of the site shall be restricted to 1,248,800 square feet of floor space for retail uses, 568,800 square feet of floor space for office uses and 4,393 residential units. Community services (e.g. schools, parks, medical, church, community service fire station/EMS) are permitted. The total number of dwelling units and square footage of each land use type as indicated previously shall be distributed over the site in development "tracts" as shown on the General Site Plan. Those portions of the project designated as neighborhood commercial in the application for development approval shall be restricted to C-1 uses. Those portions which are designated as community commercial shall be restricted to C-1 uses and those C-2 uses found to be compatible by the Zoning Administrator upon review of applicable development standards or other such criteria usually referred to in determining appropriate lands uses. That portion of the project designated as the regional mall shall be restricted to C-2 uses.
 - 3.1 Those portions of the project designated as office/technical in the application for development approval shall be restricted to IP uses and those C-3A uses found to be compatible by the Zoning Administrator upon a review of applicable development standards or other such criteria usually referred to in determining appropriate land uses.
 - 3.2 Accessory temporary sales offices, construction trailers, guardhouses, and/or clubhouses and associated amenities shall be permitted.
 - 3.3 Tracts 1, 2, 3 and 4A shall be permitted Office Tech and Community Commercial uses with the following exceptions: Vehicle Sales, Indoor Firing Range, Free Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls, Temporary Labor Pool, Drive-in Theatre, and Outdoor Paintball. Development standards shall be per the Commercial General (CG) zoning district, with the exception that maximum building height for Tracts 1, 2 and 3 shall be 35 feet.
 - 3.3.1 Tract 2 shall prohibit the following uses: Convenience Store with Gas Pumps and Major or Minor Vehicle Repair.
 - 3.3.2 Tract 4B shall be limited to stormwater/floodplain uses.
 - 3.4 Consistent with the Community Commercial designation, residential uses shall be prohibited on Tracts 1, 2, 3, 4A and 4B.
 - 3.5 Tract 5 shall be permitted Government, Clinical and Medical Services, Office, and Retail. Retail uses with Tract 5 shall be limited to Commercial General (CG) uses and developed per the CG

Development Standards. CG uses shall be limited within 250 feet of the Summerfield Crossing Boulevard and along the north/south road between Tracts 1 / 2, and Tract 5. Accessory retail uses are permitted within Tract 5. Convenience Store with gas pumps are prohibited.

3.6 Buildings within Tracts 1, 2, 3 and 4A shall be architecturally finished on all sides. The facades of the primary buildings shall include a wall base, wall banding and/or expression line and a finish cornice.

3.7 Pursuant to Summerfield DRI Development Order Condition III.K.18.(a) (Transportation) which provides for trade-off between Office Tech, Commercial and Hotel uses, the following Tracts and/or folio numbers have the following entitlements:

3.7.1 Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard have the following entitlements:

- 67,000 square feet of Community Commercial
- 230,000 square feet of Office Tech

3.7.2 Folios# 77719.0100 and 77719.0200 within Tract 4 of the commercial core south of Big Bend Road have the following entitlements:

- 83,787 square feet of Community Commercial

3.8 Tracts 1 through 4 of the commercial core north of Summerfield Crossings Boulevard have the following additional entitlements:

- 22,000 square feet of Community Commercial uses

Remaining entitlements consisting of 13,452 square feet of Office Tech. are available for development in Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard, and Tract 4 (+35.9 acres) of the commercial core south of Big Bend Road as shown on the Summerfield Crossings General Development Site Plan.

3.9 The area subject to PRS 17-0616, within the parcels identified by folios# 77719.0100 and 77719.0200 (within Tract 4 of the commercial core south of Big Bend Road) shall permit the following:

The outside storage and display areas for merchandise associated with a proposed 19,100 square feet retail building within Lot 7 only, and as shown in the submitted site plan.

3.9.1 The area labeled "Outdoor Storage Area" on the site plan, along the eastern boundary of Lot 7 (between the proposed structure and the right-of-way) shall not to exceed 11,102 square feet of space. In addition, it shall be screened with a 6-foot high PVC fence. This Outdoor Storage Area may include two (2) gates, one on each side (north and south).

-
- 3.9.2 The area labeled "Trailer and Display Area" on the site plan, along the eastern boundary of Lot 7, shall be used for parking and display of trailers only. This display area shall be limited to 3,376 square feet.
- 3.9.3 Screening shall be provided in accordance with LDC Section 6.06.06.C.7.b. (accessory open storage) for the display area labeled "Front Building Display Area" However, screening shall not be required if the merchandise is moved indoors during non-business hours.
- 3.9.4 Buffering and Screening shall be regulated by the Land Development Code.
- 3.10 The parcel identified with folio# 77719.0126 in Tract 4 of the commercial core, south of Big Bend Road, has the following entitlements:
- A maximum of 6,000 square feet of Community Commercial or Office Tech uses
- 3.11 Notwithstanding anything herein these conditions to the contrary, a right-in/right-out driveway on Summerfield Crossing Blvd. (serving folio 77667.0050) shall be permitted in a location approximately 290 feet east of US 301 (as generally shown on the PD site plan); however, in the event that on-site operations is being found to cause or contribute to the significant off-site queuing of vehicles onto Summerfield Crossings Blvd., the property owner shall be required (upon a request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the proposed Summerfield Blvd. access driveway, which shall be at the property owners sole cost and expense.
4. All land uses for this project shall comply with the development criteria set forth in the least intense Zoning classification permitting said uses, now and hereafter in force, including but not limited top height, setbacks, buffering, and site coverage; provided, that no building shall exceed fifty feet in height. However, such limitations may be waived or modified by the appropriate reviewing agency when deemed to be otherwise mitigated or compatible with surrounding uses, as reflected in detailed site plans.
5. Landscaping shall be per the Land Development Code and as shown on the General Certified Site Plan. In addition, landscaping along U.S. Hwy 301, as shown on Page 2 of 2 of the General Certified Site Plan, shall include a 20 foot buffer with 15 feet of Florida-friendly landscaping and 5 feet of grass. Trees shall be planted on 30 foot centers and can be grouped to meet design consideration. Otherwise, screening requirement shall be a Type B per the Land Development Code with a 20 foot buffer. Screening can also be achieved within a 20 foot buffer by use of berm and hedge with trees at intervals, the hedge shall be a minimum of 3 foot in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval.
6. Net densities for areas designated as apartments shall be restricted to a maximum of 20 dwelling units per acre.

-
7. Construction of Fairway Meadow Drive from the current terminus as shown on Page 2 of 2 of the General Certified Site Plan to U.S. Hwy. 301 shall be per the following:
- 7.1 No building permit applications for development within Tract 5 shall be submitted to or accepted by the County until such time as (1) Fairway Meadows Drive from current terminus to U.S. 301 is accepted for maintenance, and all of the improvements are completed and inspected, as required by Hillsborough County; or (2) A Letter of Credit in the amount of 125 percent of the cost to construct the said improvement is in proper order. The construction of Fairway Meadows Drive shall be completed within 12 months of construction plans approval; or
 - 7.2 The developer of Tract 5 shall contribute 50% of the cost to construct Fairways Meadows Drive to an escrow account. The developer(s) of Tracts 3 or 4 shall be responsible for constructing Fairway Meadows Drive from its current terminus to US Highway 301; or
 - 7.3 The developer of Tract 5 will be responsible for constructing a portion of Fairway Meadows Drive from its current terminus to the western boundary of folio #77667.0054 and from US Highway 301 east to the project's north/south road along the western edge of Tract 5 concurrent with site development. The segment from the western boundary of folio # 77667.0054 to the north/south road along the western edge of Tract 5 shall be constructed prior to the development of Tract 3 or Tract 4.
8. The number and appropriate locations of all points of ingress and egress for the entirety of each of the areas identified on the General Site Plan as Regional Mall, Community Commercial, Neighborhood Commercial, or Office Technical, shall be determined at the time the first detailed site plan is submitted for any portion of such area unless otherwise provided herein.
- 8.1 In the event Village 2 Tract 41 develops as a park, the developer, developer's assignee or owner shall provide a minimum of one vehicular cross access to the abutting school site. Location of cross access shall be determined upon site development plan submittal.
 - 8.2 All internal streets within the project may be designated by the Developer as private streets or may be dedicated as public streets. Private streets may have controlled access via gates or other security arrangements.
 - 8.3 In the event any part of residential Tract 35 becomes a "gated community", the applicant is required to provide a turnaround or cul-de-sac at or before the security gate location.
9. The developer shall make the following improvements for Tracts 1 – 6 of Village III:
- 9.1 The developer shall construct the project's entry roadway on Big Bend Road as a collector facility from Big Bend Road to the proposed traffic circle within the site.
 - 9.2 The developer shall construct left and right turn lanes at the project's entrance on Big Bend Road.
 - 9.3 The developer shall construct a roadway connection from the proposed traffic circle to Balm Riverview Road (to be designed as a local road).

-
- 9.4 The developer shall construct left and right turn lanes at the project's entrance on Balm Riverview Road.
- 9.5 The developer shall provide cross-access to the adjacent southern property (PD 08-1270).
10. The developer of the tracts adjacent to Road "C" (south of Big bend Road) and along Woodbridge Drive (east of Road "C") shall:
- 10.1 Construct Woodbridge Drive from the current terminus west of Laraway Drive to Road "C" south of Big Bend Road, as a 2 lane road.
- 10.2 Construct Road "C" from current terminus south of Big Bend Road to the southern property boundary of Summerfield Crossings as a 2-lane road.
- 10.3 No individual driveways for any residential development will have direct access onto either Woodbridge Drive or Road "C".
- 10.4 The intersection of Road "C" and Woodbridge Drive shall be designed in such a manner to provide for the future connection of Woodbridge Road from the west; however, no turn lanes will be required at the intersection of Road "C" and Woodbridge Drive.
- 10.5 At the intersection of Road "C" and Big Bend Road, construct northbound left turn lane and northbound through/right turn lane. This may be achieved by restriping the existing pavement on Road "C". The intent is to provide two northbound approach lanes at this intersection. In addition, if sufficient right-of-way on Big Bend Road exists, an exclusive eastbound right turn lane shall be constructed on Big Bend Road at its intersection with Road "C".
- 10.6 If the developer of the tracts adjacent to Road "C" (south of Big Bend Road) and along Woodbridge Drive (east of Road "C") elects to develop these tracts by way of two (2) separate plats, with the first plat containing no more than 64 single family residential units, then the Developer may phase the construction of the aforementioned improvements as follows:
- 10.6.1 First, construct Woodbridge Drive from the current terminus west of Laraway Drive to its intersection with Road "C" and construct "Road C" south from its current terminus just south of Big Bend Road to its intersection with Woodbridge Drive contemporaneous with the construction of the infrastructure required for the first plat; and
- 10.6.2 Second, construct Road "C" from Woodbridge Drive to the southern boundary of Summerfield Crossings DRI, and to make the aforementioned improvements at the intersection of Road "C" and Big Bend Road contemporaneous with the infrastructure required for the second plat.

The following shall apply to the area modified under PRS 17-0245 (Tracts 1-6 located at the southwest corner of Big Bend Road and Balm-Riverview Road):

11. Concurrent with construction of the required sidewalk along the project's Balm Riverview Road frontage, the developer shall provide striping and any necessary signage for a pedestrian crosswalk connecting the southwest and northwest corners of the Big Bend Road and Balm Riverview Road intersection. Unless otherwise approved by Hillsborough County, the developer shall construct an additional pedestrian

connection (connecting the internal sidewalk network with the sidewalk to be constructed within the Balm Riverview right-of-way) as far north on Balm Riverview Road (i.e. as close to the crosswalk) as possible.

12. The area modified under PRS 17-0245 permits a total of 583 units. Approval of any plats in excess of 530 units shall be subject to the Mobility Fee Ordinance.
13. The area modified under PRS 18-1236 shall provide pedestrian connectivity from external sidewalks into the site.

The following shall apply to the entire planned development:

14. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond the non-residential project boundaries.
15. 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. 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. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

The following shall apply to the area modified under PRS 23-0223 (a portion of Tract 7 located at the southwest corner of Big Bend Road and Clement Pride Boulevard, identified by folio #77716.0001).

18. Development shall be limited to a wireless communications facility or child care facility.
19. The area modified under PRS 23-0223, pursuant to Special Use Permit approval, will be permitted the construction of a 125-foot tall, tri-pole concealment clocktower as a development alternative to the previously approved (but never developed) child care use, and the existing construction trailer for the purpose of supporting wireless communications equipment.
20. A compound area for the tower and its related ground equipment will be contained within a 40-foot by 40-foot leased area that will be enclosed with an 8-foot-tall, chain link fence. The 8-foot-tall chain link fence will be covered with green vinyl slats to limit and obscure visibility into the compound. In addition, a 10-foot-wide buffer with landscaping in accordance with a Type "B" buffer will be provided around the exterior perimeter of the compound.
21. A 10-foot buffer with Type "A" screening in accordance with LDC Section 6.06.06 shall be required along the western and southern property boundaries.

22. The area modified under PRS 23-0223 shall be developed as depicted on the general site plan for the use of a wireless communications facility.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/04/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: PRS 24-0104

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

CONDITIONS OF APPROVAL

New Conditions (Applying only to folio 77681.9672)

- If PRS 24-0104 is approved, the County Engineer will approve the Design Exception (dated March 1, 2024) and found approvable on March 4, 2024), for Summerfield Crossing Blvd. substandard road improvements. As Summerfield Crossing Blvd. is a substandard suburban undivided collector roadway, the developer will be required to construct +/- 1,030 linear feet of 5-foot sidewalk to complete the sidewalk gap on the east side of the roadway between Candle Stick Ln. and the existing sidewalk to the north consistent with the approved Design Exception and subject to potential right of way constraints along the northern most +/-310 to be determined at the time of site development.
- The project access to Summerfield Crossing Blvd. shall be designated a shared access facility. At time of site development plan approval, the applicant shall record with the Hillsborough County Clerk of Courts a shared access easement along the internal project drive aisles between the adjacent properties to the north and south (folios #77667.0027 and #77681.9674) and the project access on Summerfield Crossing Blvd. allowing said properties vehicular and pedestrian ingress and egress.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 1.027 ac. portion of Planned Development (PD) #PD 81-0339A, most recently amended by PRS 23-0223. The existing PD is approved for a variety of uses residential and non-residential uses, and the subject property is approved for commercial uses with certain restrictions described in the PD. The proposed modification is to allow 6,654 sf of major automotive repair use.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a detailed site access analysis and trip generation study. Staff prepared a comparative analysis of a generalized potential worst-case scenario based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

Existing PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,000 sf, Restaurant with Drive Thru (ITE Code 934)	2,805	268	198

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,654 sf, Automotive Care Center (ITE Code 942)	280*	15	28

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-2,525	(-253	(-170

*Estimate by County staff. ITE does not provide daily trip generation for this use.

The proposed modification will result in potential decrease in trip generation of -2,525 daily trips, -253 AM peak hour trips, and -170 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Summerfield Crossing Blvd is a publicly owned substandard, 2-lane, undivided, collector roadway with +/- 99 feet of right-of-way. It is characterized by +/- 12-foot wide lanes in above average condition. There are +/- 10-foot wide path and open drainage along the project frontage. There is curb and gutter and no sidewalk on the east side of the roadway in the vicinity of the proposed project. There are no bicycle lanes in the vicinity of the proposed project.

The Hillsborough County Transportation Design Manual characterizes this roadway as C3-2U suburban 2-lane undivided roadway typical section within 86 feet of right-of-way. The C3-2U typical section requires a minimum pavement width of 12.5-ft from the roadway centerline to the edge of pavement with type F curbs and 10-ft shared use paths along both sides of the roadway. The applicant has submitted a design exception request that includes a new 5-foot sidewalk along the east side of the roadway. See the section below titled Requested Design Exception for greater detail on the request.

SITE ACCESS AND CONNECTIVITY

The site currently has one (1) approved shared access connection to Summerfield Crossing Blvd. The shared access facility serves the adjacent properties to the north (folio# 77667.0027) and to the south (folio# 77681.9674). Staff notes that the applicant's transportation analysis includes the existing day care on folio# 77667.0027 and the daycare under construction on folio# 77681.9674 due to the shared access.

The applicant's site access analysis has confirmed that the existing northbound left turn is sufficient to serve all traffic accessing the site and that a southbound right turn lane is not warranted at the project access.

REQUESTED DESIGN EXCEPTION: SUMMERFIELD CROSSING BLVD

Given that Summerfield Crossing Blvd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Summerfield Crossing Blvd. (dated March 1, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found approvable a Roadway Design Exception (on March 4, 2024) authorizing deviations from the C3-2U (Suburban 2-Lane Undivided) Typical Section that provides for +/-1,030-linear feet of 5-foot sidewalk from Candle Stick Ln. to connect to the existing sidewalk to the north on the opposite side of the roadway to fill in the existing sidewalk gap subject to potential right of way constraints along the northern most +/-310 to be determined at the time of site development with a professional survey.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Summerfield Crossing Blvd is not a regulated roadway in the Hillsborough County Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, March 4, 2024 10:45 AM
To: dmorson@chastainskillman.com
CC: latoya.moten@cbac.com; Grandlienard, Christopher [GrandlienardC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0104 - Design Exception Review
Attachments: 24-0104 DEReq 03-01-24.pdf

Importance: High

Drew,

I have found the attached Design Exception (DE) for PD 24-0104 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, March 1, 2024 1:44 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-0104 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response email:

dmorson@chastainskillman.com
latoya.moten@cbac.com
grandlienardc@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Substandard Road 1st resubmittal <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 3. Substandard Road 2nd resubmittal <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	CBA Riverview – Summerfield Crossing Blvd Design Exception Request
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	Folio 077667- 0014
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Drew F. Morson, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PRS 24-0104
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	Site application id 6737
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



205 East Orange Street, Suite #110
Lakeland, FL 33801
888-646-1402

March 1, 2024

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

RE: CBA Riverview – Summerfield Crossing Blvd Design Exception Request
PRS 24-0104
Folio 077667- 0014
CS Project No. 10276.03

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7.2 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facilities) in association with the proposed modification to the existing PD 81-0339A for the allowance of additional automotive repair activities use to develop an automotive repair shop in the location shown in the attached **Figure 1**.

This request is made based on our virtual meeting on February 14th, 2024 with Hillsborough County staff.

The site has two (2) full access locations to Summerfield Crossing Blvd to the north at and existing entrance drive and to the south at Queens Town Dr. Summerfield Crossing Blvd has been identified as a collector road with typical section C3-2U as its standard section and determined to be substandard. Summerfield Crossing Blvd has a posted speed of 30 MPH. The roadway currently has 11.5+ foot travel lanes, open ditch drainage, curb and gutter along its east side, and a 10' shared use path on its west side in approximately 90-100 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for a portion of Summerfield Crossing Blvd from its intersection with Queens Town Dr & Candle Stick Ln at the south end to its intersection with US 301 S as shown in **Figure 2**. The requested exceptions to the C3-2U typical section and justifications are as follows:

- The C3-2U typical section requires a minimum pavement width of 12.5-ft from road centerline to edge of pavement.
 - This request is to maintain the existing travel lanes and pavement width which varies from 11.5 feet to 12.5 feet in this portion of the roadway. It is my recommendation that the existing width be maintained as the addition of only up to a foot of additional pavement is not a meaningful safety improvement.
- The C3-2U typical section requires a type F curb at edge of pavement and 8' planting area between the back of curb and shared use path along both sides of the roadway.



- This request is to maintain the existing swale/green space along the west side of the roadway in place of the type F curb and 8' planting area and to maintain the existing type F curb on the east side of the roadway. The existing swale/green space between the roadway and shared use path provides adequate separation for pedestrians which would not be substantially improved by the addition of curbing. The entire road width slopes towards the swale which is used as the primary drainage feature for this portion of the road. The installation of the typical curb on the west side of the road would reduce the capacity of the existing swale which is 1.5-ft deep with no bottom width versus the minimum typical swale size of 2.5-feet deep and 4-ft bottom width. It is my recommendation that a type F curb not be installed on the western edge of pavement given the potential impact to drainage capacity and lack of significant safety improvement it would provide.
- The C3-2U typical section requires a 10-ft shared use path along both sides of the roadway.
 - This request is to maintain the existing 10-ft shared use path along the west side of the roadway, maintain existing 5-ft sidewalk along the east side of the roadway, and to provide a 5-ft sidewalk along the east side of the roadway where not currently present. Existing utilities and width of available ROW do not allow for the installation of a 10-ft shared use path and as such, a 5-ft sidewalk to close the gap between existing facilities is a reasonable safety improvement. The gap between existing 5-ft sidewalk on the east side of the roadway is approximately 1,030 feet long; however, the available ROW width outside the roadway is unclear for roughly 310 feet at its northern end. It is my recommendation that a 5-ft sidewalk be installed along the east side of the road to close the gap between existing facilities where available ROW allows. Survey should be completed to confirm the actual available ROW width.

A marked up version of the C3-2U typical section with the proposed details is provided in **Figure 3**.

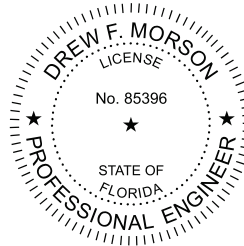


Please contact us if you have any questions or need any additional information for this request.

Sincerely,

CHASTAIN-SKILLMAN, INC.

Drew F. Morson, P.E.
Sr. Project Engineer



Digitally signed by
Drew F Morson
Date: 2024.03.01
08:48:42-05'00'

Enclosure:

- Figure 1 – Vicinity Map
- Figure 2 – Roadway Area Map
- Figure 3 – Proposed Typical Section
- Figure 4 – Original Typical Section C3-2U

Drew F. Morson, State of Florida, Professional Engineer, License No. 85396
This item has been digitally signed and sealed by Drew F. Morson, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

- _____ Disapproved
- _____ Approved
- _____ Approved with Conditions

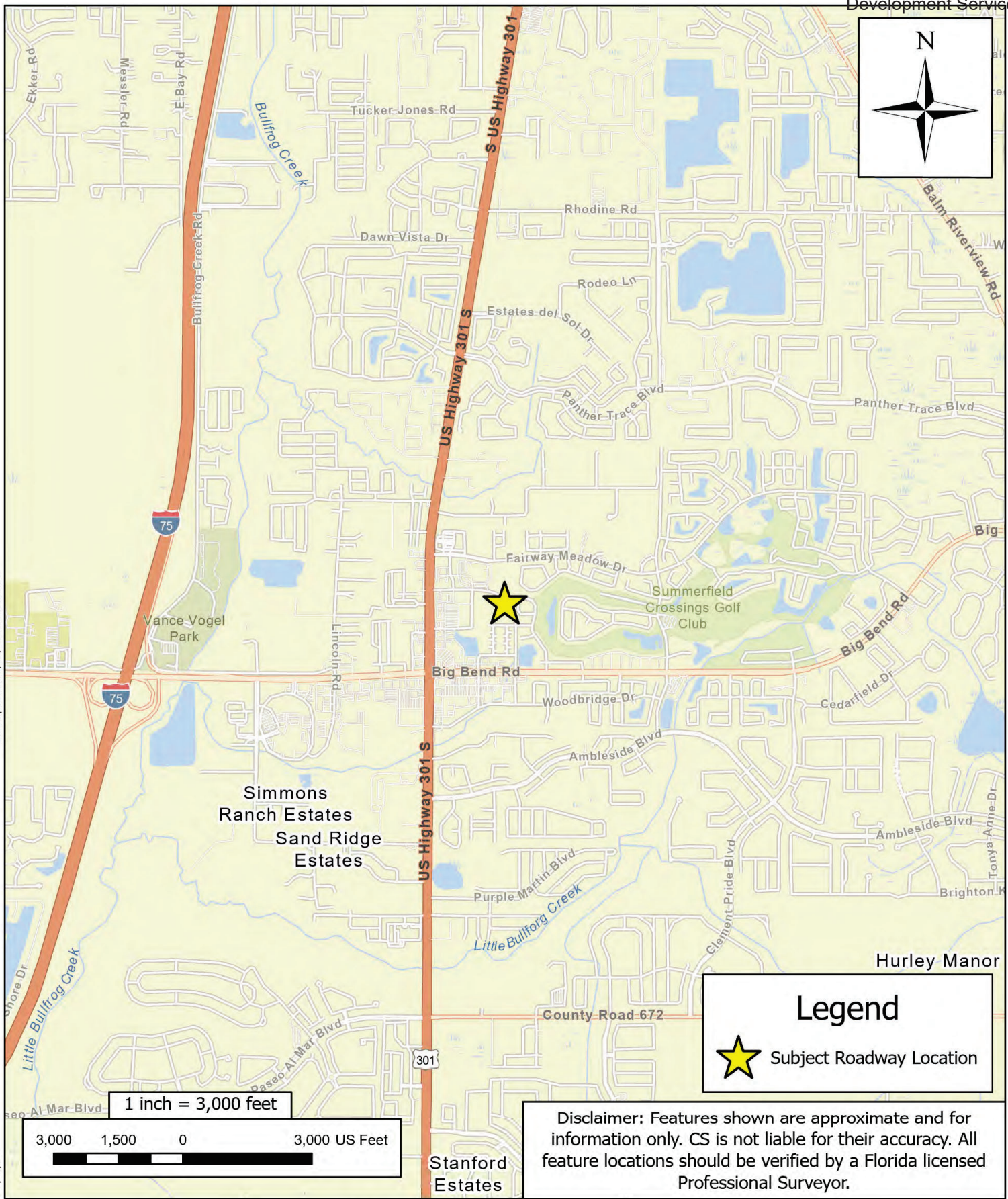
If there are any further questions or you need clarification, please contact
Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Last Updated: 2/15/2024 10:48 AM

Path: P:\1027603\GIS\Basemap.aprx



Legend

 Subject Roadway Location

Disclaimer: Features shown are approximate and for information only. CS is not liable for their accuracy. All feature locations should be verified by a Florida licensed Professional Surveyor.

	CBA - Riverview Christian Brothers Automotive Riverview, Florida	Vicinity Map	
	DRAFTED BY: DFM (February 15, 2024)	CSI PROJ. NO 10276.03	Figure 1 7

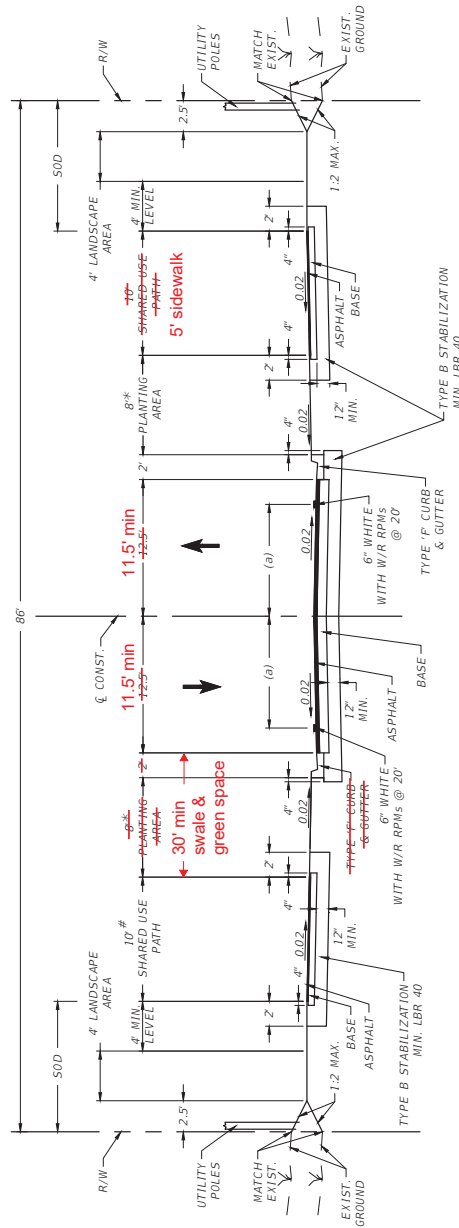


Last Updated: 2/28/2024 4:00 PM

Path: P:\1027603\GIS\Basemap.aprx

	CBA - Riverview Christian Brothers Automotive Riverview, Florida		Roadway Area Map	
	DRAFTED BY: DFM (February 15, 2024)		CSI PROJ. NO 10276.03	Figure 2 8

Figure 3 - Proposed Typical Section



DIMENSION LEGEND

DESIGN SPEED [†]	LANE WIDTH (a)
25-35 MPH	10'
40-45 MPH	11'

NOTES:

[†] DESIGN SPEED = POSTED SPEED

BIKES CAN BE INTEGRATED WITHIN THE ROADWAY FOR ROADWAYS WITH DESIGN SPEED ≤30 MPH AND AADT ≤5,000.

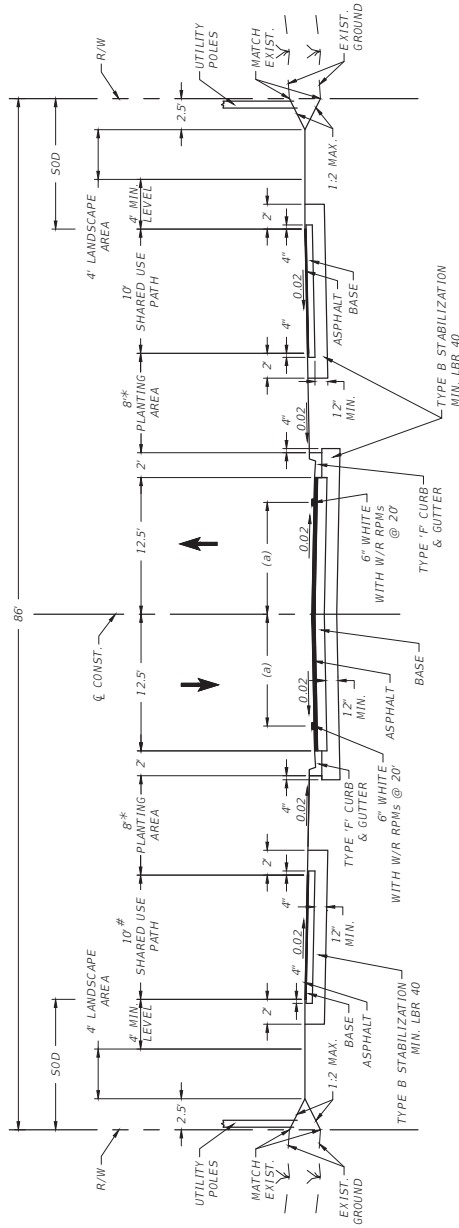
THIS TYPICAL SECTION APPLIES TO C3R AND C3C CONTEXT CLASSIFICATIONS ONLY.

#FOR C3C INDUSTRIAL USES: A SECOND SHARED USE PATH IS OPTIONAL, BUT A SIDEWALK MUST BE PROVIDED.

*POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES: SEE HCTDM FOR GREEN INFRASTRUCTURE SECTION.

REVISION DATE	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
10/2023				C3-2U	4 OF 15

Figure 4 - Original Typical Section



DIMENSION LEGEND

DESIGN SPEED [†]	LANE WIDTH (a)
25-35 MPH	10'
40-45 MPH	11'

NOTES:

[†] DESIGN SPEED = POSTED SPEED

BIKES CAN BE INTEGRATED WITHIN THE ROADWAY FOR ROADWAYS WITH DESIGN SPEED ≤30 MPH AND AADT ≤5,000.

THIS TYPICAL SECTION APPLIES TO C3R AND C3C CONTEXT CLASSIFICATIONS ONLY.

#FOR C3C INDUSTRIAL USES: A SECOND SHARED USE PATH IS OPTIONAL, BUT A SIDEWALK MUST BE PROVIDED.

*POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE TECHNIQUES: SEE HCTDM FOR GREEN INFRASTRUCTURE SECTION.

REVISION DATE	TRANSPORTATION DESIGN MANUAL	Hillsborough County Florida	SUBURBAN 2 LANE UNDIVIDED TYPICAL SECTION	DRAWING NO.	SHEET NO.
10/2023				C3-2U	4 OF 15



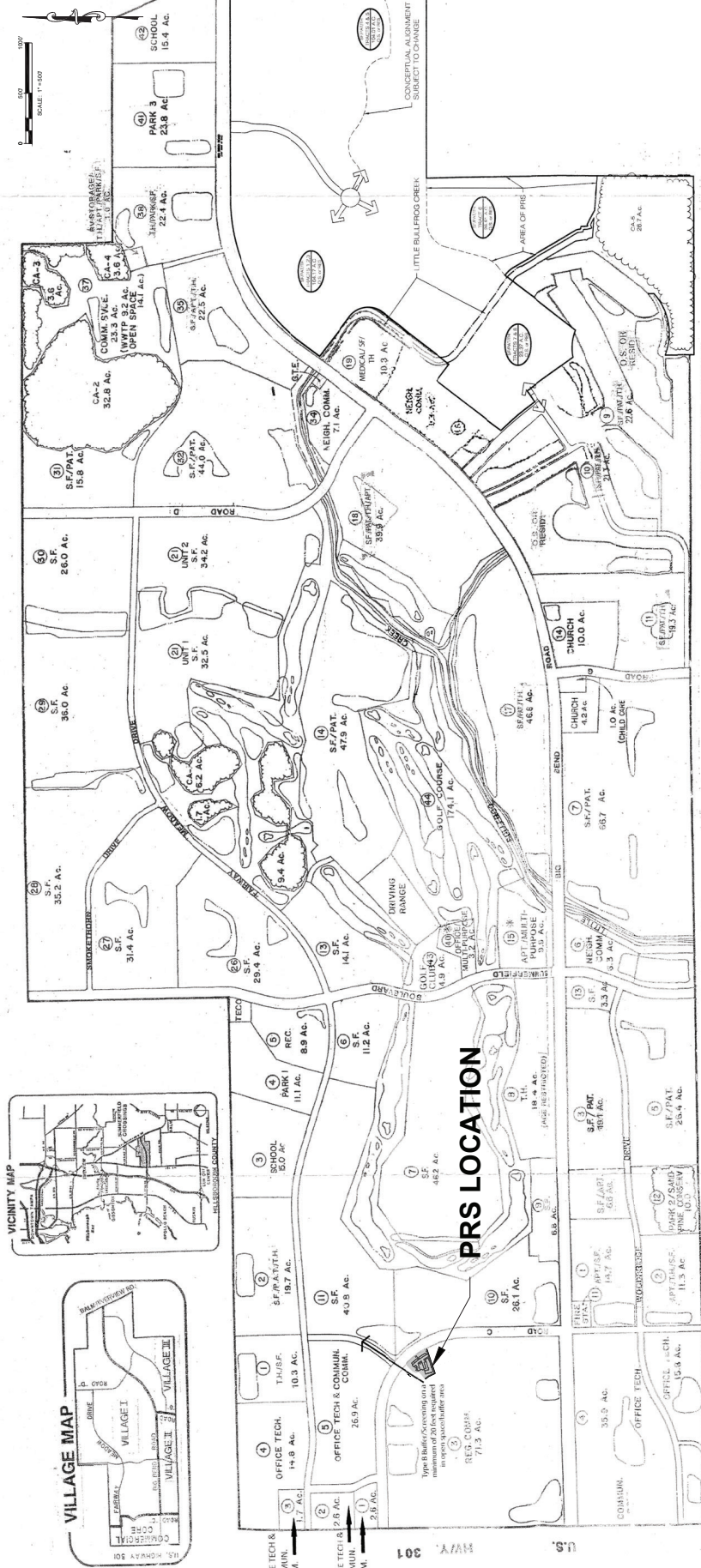
CHASTAIN SKILLMAN
205 EAST DANFORTH STREET
SUITE #110
LAKEVIEW, FL 33603-1611
(813) 946-1012

NO.	DATE	REVISION
1	04/25/2024	FINAL
2	07/15/2024	REVISED
3	08/05/2024	REVISED
4	08/05/2024	REVISED
5	08/05/2024	REVISED
6	08/05/2024	REVISED
7	08/05/2024	REVISED
8	08/05/2024	REVISED
9	08/05/2024	REVISED
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45	08/05/2024	REVISED
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98	08/05/2024	REVISED
99	08/05/2024	REVISED
100	08/05/2024	REVISED

CHRISTIAN BROTHERS AUTOMOTIVE RIVERVIEW
CBA RIVERVIEW
SUMMERFIELD CROSSING BLVD., RIVERVIEW, FLORIDA
MASTER SITE PLAN

ENGINEER: KIM F. HARRISON, P.E.
REVISION: 08/05/2024
DATE: 08/05/2024
PROJECT NO.: 10276-03
SHEET NUMBER:

PROJECT NO.: 10276-03
SHEET NUMBER:



LAND USE SUMMARY

LAND USE	ACRES	TOTAL
RESIDENTIAL	1,234.56	1,234.56
COMMERCIAL	123.45	123.45
INDUSTRIAL	45.67	45.67
OFFICE	78.90	78.90
RETAIL	23.45	23.45
HOUSING	56.78	56.78
RECREATION	34.56	34.56
TRANSPORTATION	12.34	12.34
UTILITY	8.90	8.90
OTHER	1.23	1.23
TOTAL	1,665.46	1,665.46

PHASING TABLE

PHASE	ACRES	TOTAL
PHASE 1	1,234.56	1,234.56
PHASE 2	123.45	123.45
PHASE 3	45.67	45.67
PHASE 4	78.90	78.90
PHASE 5	23.45	23.45
PHASE 6	56.78	56.78
PHASE 7	34.56	34.56
PHASE 8	12.34	12.34
PHASE 9	8.90	8.90
PHASE 10	1.23	1.23
TOTAL	1,665.46	1,665.46

LEGEND

TRACT NUMBER	LAND USE
1	RESIDENTIAL
2	COMMERCIAL
3	INDUSTRIAL
4	OFFICE
5	RETAIL
6	HOUSING
7	RECREATION
8	TRANSPORTATION
9	UTILITY
10	OTHER

* CONVERSION TABLE

REVISED MAP H
MASTER DEVELOPMENT PLAN



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
Summer Field Crossing Blvd	County Collector – Suburban C3-2U	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,805	268	198
Proposed	280	15	28
Difference (+/-)	(-)2,525	(-)253	(-)170

*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 & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes: The project access is designated a shared access facility for the adjacent uses to the north and south.				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Summer Field Crossing Blvd./Substandard Road	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input 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.

COMMISSION

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 1/9/2024	COMMENT DATE: 12/7/2023
PETITION NO.: 24-0104	PROPERTY ADDRESS: 13119 Elk Mountain Drive, Riverview, FL 33579
EPC REVIEWER: Melissa Yanez	FOLIO #: Portion of 0776670014
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 08-31S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review, soil survey and EPC file search.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none">Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aeriels, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review revealed that no wetlands or other surface waters exist within the above referenced parcel.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.	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

REZ 24-0104
December 7, 2023
Page 2 of 2

my / cb

ec: EF TPA Riverview, LLC - Mailey@genrock.com
Ron Cauthan, P.E. - permitting@chastainskillman.com, and latoya.moten@cbac.com

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Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 11/8/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/17/2023

APPLICANT: Ron Cauthan, P.E./Chastain-Skillman, Inc. **PID:** 24-0104

LOCATION: 13031 Summerfield Crossing Blvd. Riverview, FL 33579

FOLIO NO.: 77667.0014

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

PETITION NO.: PRS 24-0104 REVIEWED BY: Clay Walker, E.I. DATE: 11/13/2023

FOLIO NO.: portion of 74748.6014

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 north of the subject property within the south Right-of-Way of Summerfield Crossing Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 8 inch wastewater gravity main exists ☐ (adjacent to the site), ☒ (approximately 150 feet from the site) and is located northeast of the subject property within the northeast Right-of-Way of Summerfield Crossing Boulevard. 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.