PD Modification Application: MM 25-0243

Zoning Hearing Master Date:

May 19, 2025

BOCC Land Use Meeting Date:

July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Symmes Development LLC

FLU Category: SMU-6

Service Area: Urban

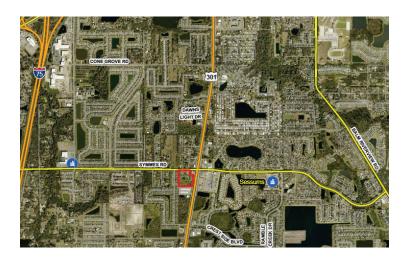
Site Acreage: 7.47 +/-

Community

Plan Area:

Riverview

Overlay: None



Introduction Summary:

The subject area consists of two parcels within PD 04-0054 (as most recently modified by PRS 07-1707) and referred to as Parcel B. The PD is approved with a detailed site plan for limited CG zoning district uses, BPO zoning district uses, a mini-warehouse, and a wireless communication support structure. No changes to Parcel A are proposed.

Existing Approval(s):	Proposed Modification(s):
Parcel B: 16,550 sf of BPO uses by building	Parcel B: decrease to 2,000 sf of BPO uses
Parcel B: 61,665 sf of limited CG uses by building	Parcel B: decrease to 21,866 sf of limited CG uses
Parcel B: 35,651 sf of mini-warehouse use by building	Parcel B: increase to 93,000 sf of mini-warehouse use
Parcel B: 113,866 total square footage by building	Parcel B: 113,866 total square footage by use
Parcel B: Building height limited to 35 feet / 2-stories	Parcel B: Building height increase to 55 feet (exclusive of western 100 feet)
Parcel B: Site plan shows three separate buildings. Each building to be 2-story with mixed use.	Parcel B: Site Site plan shows conceptual building envelopes with mini warehouses specified in the northwestern area.
Parcel B: CG zoning district uses permitted, except vehicle sales and major vehicle repair.	Parcel B: CG zoning district uses permitted, except vehicle sales, major vehicle repair, churches (over 301 seats), child care, adult care centers, private and public schools, banquet/reception halls, and wedding chapels.
Overall PD: Billboards and pole signs shall be prohibited.	Parcel B: Remove billboard prohibition

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

APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, AICP

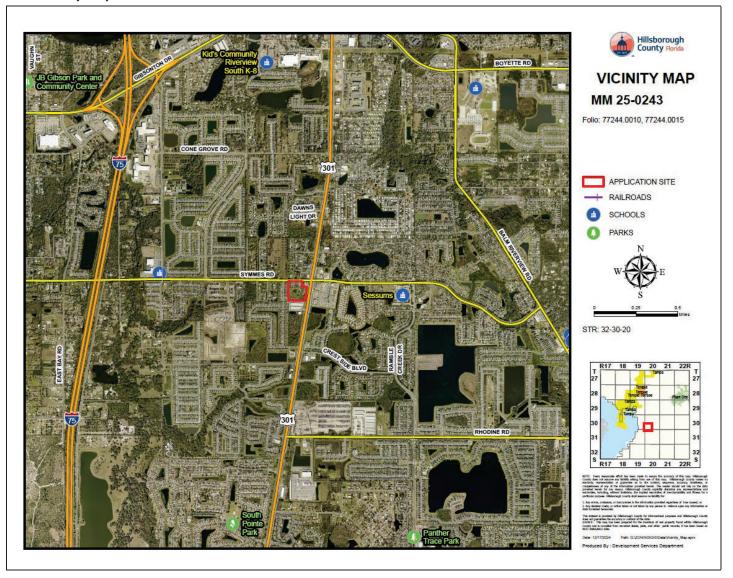
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



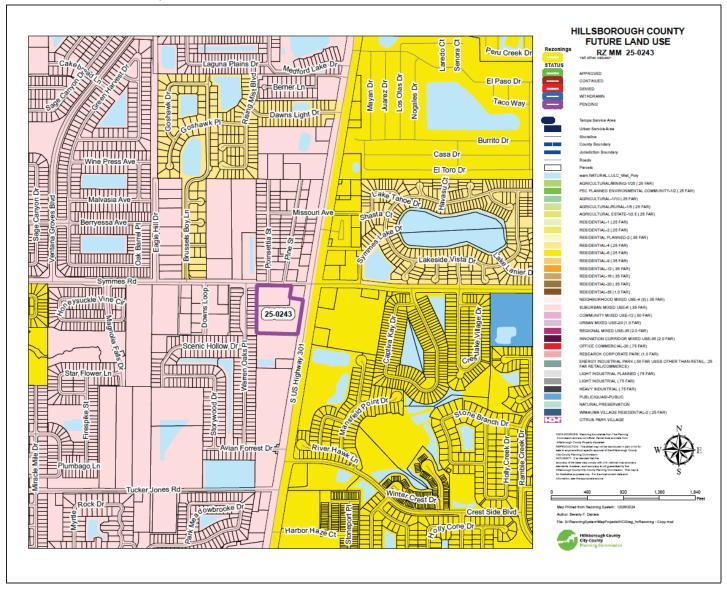
Context of Surrounding Area:

The site is located on the west side of US Hwy 301, south of Symmes Road, in the Riverview community. The area consists of single-family residential, with commercial uses located within the US Hwy 301 corridor. The subject site is located approximately 1.12 miles east of I-75.

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



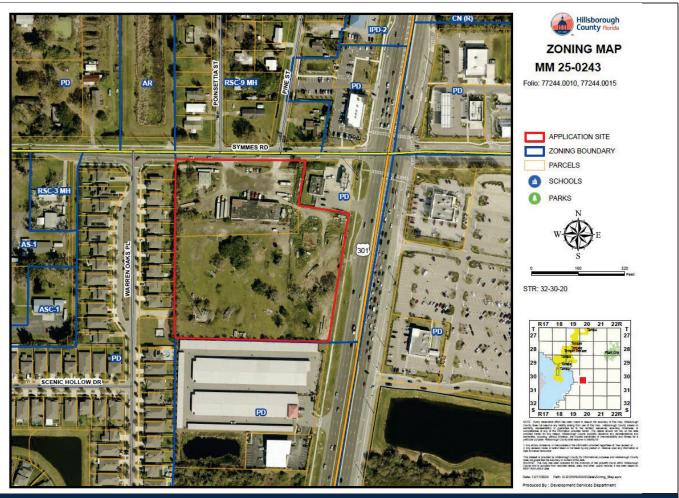
Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / 0.25 – 0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

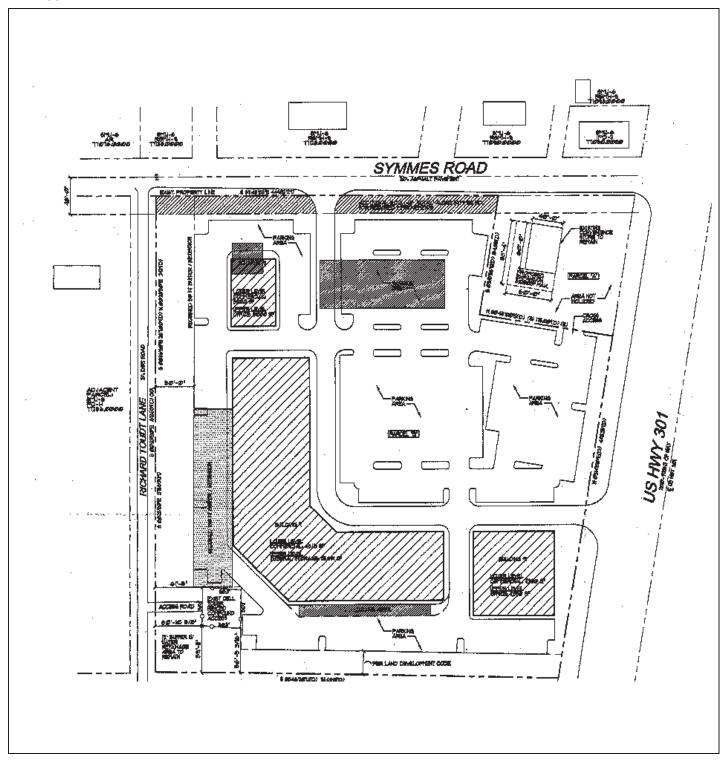


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9 (MH) and PD	RSC-9 (MH) : 9 u/a PD: 0.19 FAR	RSC-9 (MH): Single-Family Residential PD: Limited CN uses	RSC-9 (MH): Single- Family Residential PD: Commercial
South	PD 10-0137 (Parcel A)	0.50 FAR	Mini-warehouse and BPO uses	Mini-warehouse
East	PD 00-0047 (Parcel A)	0.22 FAR	Commercial	Commercial
West	PD 13-0121	4.28 u/a	Single-Family Residential	Single-Family Residential

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, AICP

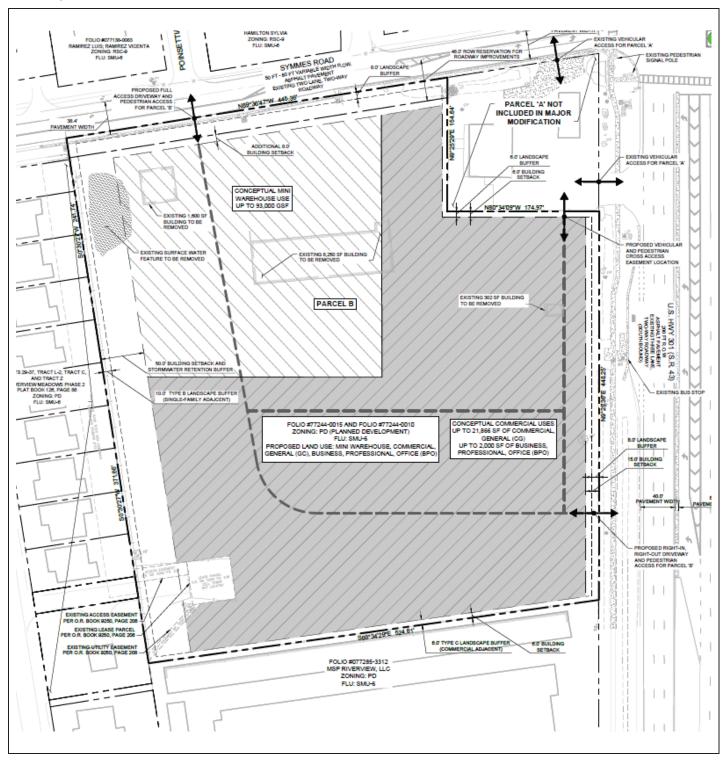
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, 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
US 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other - TBD
Symmes Rd.	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generati	on □Not applicable for this reque	st	
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,122	257	376
Proposed	4,083	349	341
Difference (+/-)	(-) 2,039	(+) 92	(-) 35

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

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

Design Exception/Administrative Variance □Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Symmes Rd./ Substandard Rd.	Design Exception Requested	Approvable	
Symmes Rd./ Access Spacing	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
Choose an item. Choose an item.			
Notes:			

APPLICATION NUMBER: MM 25-0243
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes	□ Yes	☐ Yes		
	☐ No ⊠ Yes	⊠ No □ Yes	⊠ No ⊠ Yes		
Natural Resources	□ No	⊠ No	□ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ⊠ No		
Check if Applicable:	☐ Potable V	☐ Potable Water Wellfield Protection Area			
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat			
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area			
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor		
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property			
☐ Surface Water Resource Protection Area	☐ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation	⊠ Yes	☐ Yes	⊠ Yes		
□ Design Exc./Adm. Variance Requested	□ No	□ Yes □ ⊠ No	□ No		
☐ Off-site Improvements Provided					
Service Area/ Water & Wastewater	 ⊠ Yes	☐ Yes	☐ Yes		
☑Urban ☐ City of Tampa	□ No	⊠ No	⊠ No		
☐ Rural ☐ City of Temple Terrace		Z NO			
Hillsborough County School Board	☐ Yes	☐ Yes	☐ Yes		
Adequate □ K-5 □6-8 □9-12 図N/A	□ No	□ No	□ No		
Inadequate □ K-5 □6-8 □9-12 ⊠N/A					
Impact/Mobility Fees (Various use types allow	ed. Estimates ar	e a sample of poten	tial developmer	nt)	
Industrial Retail - Shopping Center (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$4,230 Mobility: \$13,562 Fire: \$57 Fire: \$313	Warehouse (Per 1,000 s.f. Mobility: \$1,3 Fire: \$34				
Bank w/Drive Thru Retail - Fast Food w/ (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$20,610 Mobility: \$104,494 Fire: \$313 Fire: \$313 Urban Mobility, South Fire - mini wareho	(N F	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32 66 CG. 2k BPO. c	ommunicatio	n facility (Wireless	
tower - no impact fees)	 	, <u>-</u> - , - ,		- 1, (
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	

APPLICATION NUMBER: MM 25-0243				
ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025		Case R	eviewer: Michelle	Heinrich, AICP
Planning Commission				
☐ Meets Locational Criteria ⊠ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located at the southwest corner of the Symmes Road and Hwy 301 intersection within a mixed use Future Land Use Category. The proposed modification seeks to re-adjust the square footage permitted for each permitted use. No new uses or increase in square footage is being requested. It should be noted that under this modification, additional uses are being excluded. The site is a corner lot with only the western and southern PD boundaries adjacent to other properties. Properties to the west are residential, while property to the south is developed with a mini warehouse facility. To ensure compatibility with the residential found to the west, the site will provide a 50-foot setback and height limitation of 35 feet within 100 feet of the western PD boundary. The proposed western setback exceeds the 2:1 setback/height requirement by 20 feet for a 35-foot high building. The required buffer of 20 feet with Type B screening will be provided, in addition to retention of existing trees. Property to the south is developed with a mini-warehouse facilities and buffering and screening between the two parcels is not required.

Given the above, staff has not identified any compatibility concerns.

5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

Requirements for Certification:

- 1. Western buffer to be corrected from 10 feet to 20 feet on the site plan.
- 2. Southern buffer to be corrected to remove Type C.
- 3. Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
- 4. Add a second footnote to the bottom of the "Site Data Table" and attribute it to the "Proposed Use" line item, the footnote for which shall state "**Subject to a trip generation cap see conditions of approval."
- 5. Modify the label reading "Proposed Vehicular and Pedestrian Cross Access Easement Location" to instead state "Proposed Access/Cross-Access Stubout and Shared Access Facility -See Conditions of Approval".
- 6. Add crosshatching between the Proposed Access/Cross-Access Stubout and Shared Access Facility connection and the access to US 301 and label as "with folios 77244.0005, 7244.0010 and 77244.0015".
- 7. Modify the label reading "Existing Bus Stop" to instead read "Potential Bus Bay Relocation/Conversion See Conditions of Approval".
- 8. Revise the site plan to relocate the 8-foot landscape buffer along Symmes Rd. such that it is located outside of the "48-foot Right-of-Way Dedication/Preservation Area".
- 9. Modify the label reading "48-foot ROW Reservation for Roadway Improvements" to instead read "Up to 48-foot Right-of-Way Dedication/Preservation (per Hillsborough County Corridor Preservation Plan) Area See Conditions of Approval".
- 10. Revise the site plan to show proposed substandard road and site access improvements along Symmes Rd. and label accordingly.
- 11. Delete General Notes 3 and 9. Staff notes that there is likely no intent to construct internal roadways (which must comply with TTM requirements for TS-3 roadways), only internal driveways. Regardless, staff notes that single dashed are already indicated to be conceptual in the legend. Also, only minor deviations are permitted at the time of plat/site/construction plan review without a zoning modification.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on site plan received March 11, 2025.

1. The project shall be permitted a maximum of 118,866 square feet of the following uses:

Parcel A: 5,000 square feet of Commercial General (CG) uses (excluding vehicle sales and major vehicle repair)

Parcel B: 16,550 2,000 square feet of Business, Professional Office (BPO) uses*

61,665 21,866 square feet of Commercial, General (CG) uses (excluding vehicle sales and major vehicle repair, churches with 301 seats or more, child care, adult care centers, private and public schools, banquet/reception halls and wedding chapels)*

35,651 93,000 square feet of Mini Warehouse use*

Communication facility, wireless

*The overall square footage in Parcel B shall not exceed 113,866 sf.

The mini warehouse use shall comply with LDC Sections 6.11.60.A, 6.11.60.B, 6.11.60.C, 6.11.60.D, and 6.11.60.F. Outdoor storage of recreational vehicles and boats shall not be permitted.

Notwithstanding the foregoing, or anything on the PD site plan to the contrary, no development shall be permitted within Parcel B that causes cumulative development within Parcel B to exceed 4,083 gross average daily trips, 349 gross a.m. peak hour trips, or 341 gross p.m. peak hour trips, nor shall development be permitted which exceeds 2,239 net new

average daily grips, 187 net new a.m. peak hour trips, or 181 net new p.m. peak hour trips. Additionally:

Case Reviewer: Michelle Heinrich, AICP

Concurrent with each increment of development within Parcel B, the developer shall provide a list of existing and previously approved uses within the Parcel B. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates.

<u>Calculations showing the remaining number of available trips for each analysis period (i.e.</u> average daily, a.m. peak and p.m. peak) shall also be provided.

2. The project shall be subject to the CG development standards, unless otherwise referenced herein <u>in these conditions or on the general site plan</u>. The westernmost 100 feet of the western PD boundary shall be limited <u>in height to 35 feet</u>. A 50-foot <u>buffer setback</u> shall be provided along the western property boundary. <u>A 20-foot buffer with Type B screening shall be required within the western PD boundary. Within this buffer, existing trees shall be preserved to the greatest extent possible. Any trees or vegetation identified as invasive species by Natural Resources staff shall be removed. An additional 2 feet of setback for every 1-foot over 20 feet in building height shall be required along the western PD boundary only.</u>

Condition 3 through 8 shall apply only to development within Parcel A:

- 3. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, the Developer, consistent with requirements of the Land Development Code, shall construct the following related turn lanes:
 - 3.1 Construct southbound right turn lanes on US 301 at each project entrance.
 - 3.2 Construct northbound left turn lane on US 301 at each project entrance.
 - 3.3 Construct eastbound right turn lanes on Symmes Rd @ each project entrance.
 - 3.4 Construct westbound left turn lanes on Symmes Rd @ each project entrance.
 - 3.5 If warranted or required to meet Concurrency, Construct an eastbound right turn lane on Symmes @ US 301.
 - 3.6 If warranted or required to meet Concurrency, extend the eastbound left turn lane on Symmes @ US 301.
 - 3.7 If warranted or required to meet Concurrency, extend the southbound right turn lane on US 301 @ Symmes.

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

- 4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 1500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site.
- 5. Prior to Concurrency approval, the developer shall provide a traffic analysis to determine the LOS on US 301 from Gibsonton Drive to Big Bend Road. The traffic analysis methodology shall be approved by Hillsborough County and shall include vested trips and programmed roadway improvements. If warranted based upon the traffic analysis or as required by Hillsborough County as a condition of Concurrency approval, the developer may be responsible for widening a portion of US 301 to a four lane divided roadway between Gibsonton Drive and Big Bend Rd. The exact location of the improvement, if warranted, shall be determined at Concurrency approval.
- 6. Prior to Construction Plan approval for any of the development along Symmes Rd, the developer shall reserve up to forty-eight (48) feet of right-of-way on Symmes Rd. along the property boundary. The right-of-way shall be measured from the centerline of the roadway. The right-of-way is needed to accommodate the needed improvements on Symmes Rd and meet the right-of-way standards for a major collector roadway as specified in the Transportation Technical Manual.
- 7. The developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways.
- 8. The developer shall construct a paved shoulder on Symmes Rd. The paved shoulder shall be designed and constructed per latest edition of the Transportation Technical Manual.

Conditions 9 through 13 shall apply only to development within Parcel B:

9. With regards to Parcel B access:

- 9.1 Parcel B shall be served by one (1) connection to Symmes Rd. and may be permitted for one (1) connection to US 301, as further described below.
- 9.2 The US 301 connection may be permitted provided the Hillsborough Area Regional Transit (HART) agrees in writing to the relocation of the transit facilities or conversion of the bus bay into a right-turn lane serving the project, and the Florida Department of Transportation (FDOT) issues a permit for same. Should HART and/or FDOT decline to approve/permit the access, the proposed location where the transit facility is to be located, and/or conversion of the existing transit facility into a right-turn lane serving the project, then the US 301 driveway shall not be permitted. If the access is approved/permitted, then the developer shall be responsible for constructing all improvements required by HART or FDOT to support such relocation or conversion, prior to or concurrent with the initial increment of development.
- 9.3 The developer shall construct a pedestrian and vehicular access/cross access stubout along the southern boundary of Parcel A. Unless otherwise approved by FDOT, the area between this connection and the US 301 access shall be a Shared Access Facility with folios 77244.0005, 7244.0010 and 77244.0015. The developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the US 301 Parcel B access and Parcel A.
- 9.4 Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 9.5 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.

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

10. With regards to site access improvements:

- 10.1 If the US 301 connection to Parcel B is approved, the developer shall construct a southbound to westbound right turn lane on US 301 into the project driveway, unless otherwise approved by HART.
- 10.2 Prior to or concurrent with the initial increment of development, the developer shall:
 - Construct an eastbound to southbound exclusive right turn lane on Symmes Rd. onto US 301, between US 301 and the project's Symmes Rd. access;
 - Construct an westbound to southbound left turn lane on Symmes Rd. at the project access; and,
 - Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301 to the maximum extent possible.
- 10.3 Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. or in accordance with FDOT criteria, as applicable. The developer shall construct all such turn lanes found to be warranted.
- 11. The developer shall dedicate and convey or otherwise acquire all rights-of-way necessary to construct required site access improvements. In accordance with the Hillsborough County Corridor Preservation Plan, Symmes Rd. is shown as a future 2-lane enhanced roadway. As such, the developer shall be required to preserve any additional right-of-way necessary such that the total dedication and preservation equals up to 48 feet from the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- 12. If MM 25-0243 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Symmes Rd. access. Approval of this Administrative Variance will permit a +/- 75-foot reduction of the minimum access spacing between the project's Symmes Rd. access and Pine St., resulting in an access spacing of +/- 170 feet.
- 13. If MM 25-0243 is approved, the County Engineer will approve a Design Exception request (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) for the Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Symmes Rd.
 - Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301, as further described in condition 10.2, above; and,
 - Construct an exclusive eastbound to southbound right turn lane on Symmes RD. onto US 301, as further described in condition 10.2, above.
- 914. Outdoor lighting shall be full-cutoff light fixtures.
- 1015. Billboards and pole signs shall be prohibited in Parcel A. Pole signs shall be prohibited in Parcel B.
- <u>4116</u>. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 4217. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

- 1318. 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.
- 14<u>19</u>. 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.
- 4520. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- <u>1621</u>. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

J. Brian Grady

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

APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

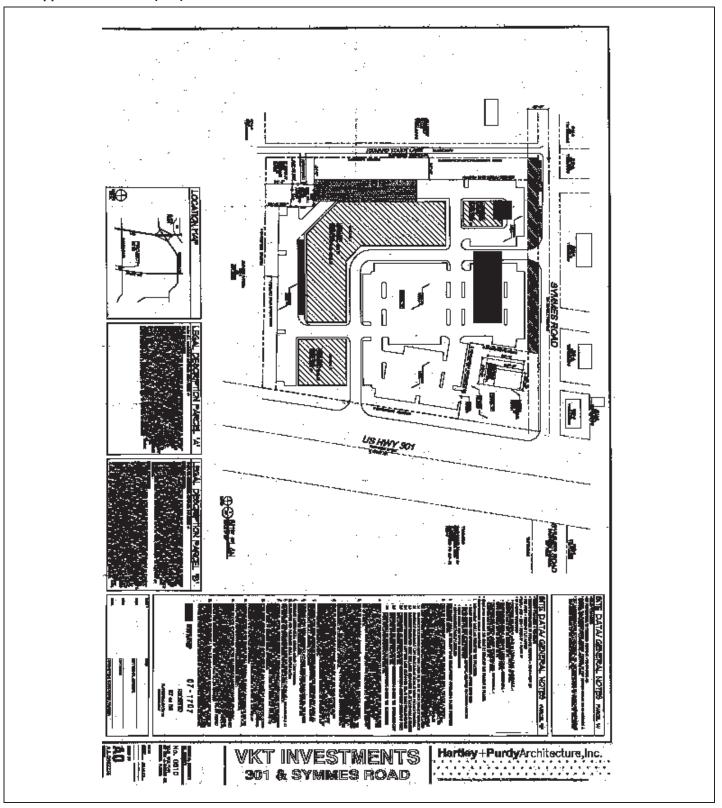
None

July 22, 2025

8.0 SITE PLANS (FULL)

BOCC LUM MEETING DATE:

8.1 Approved Site Plan (Full)



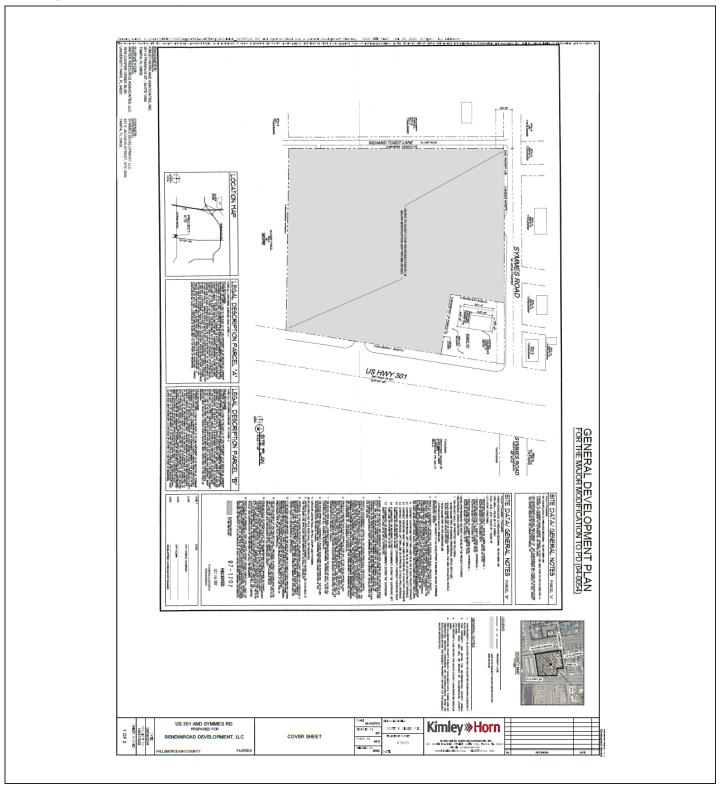
July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

8.0 SITE PLANS (FULL)

BOCC LUM MEETING DATE:

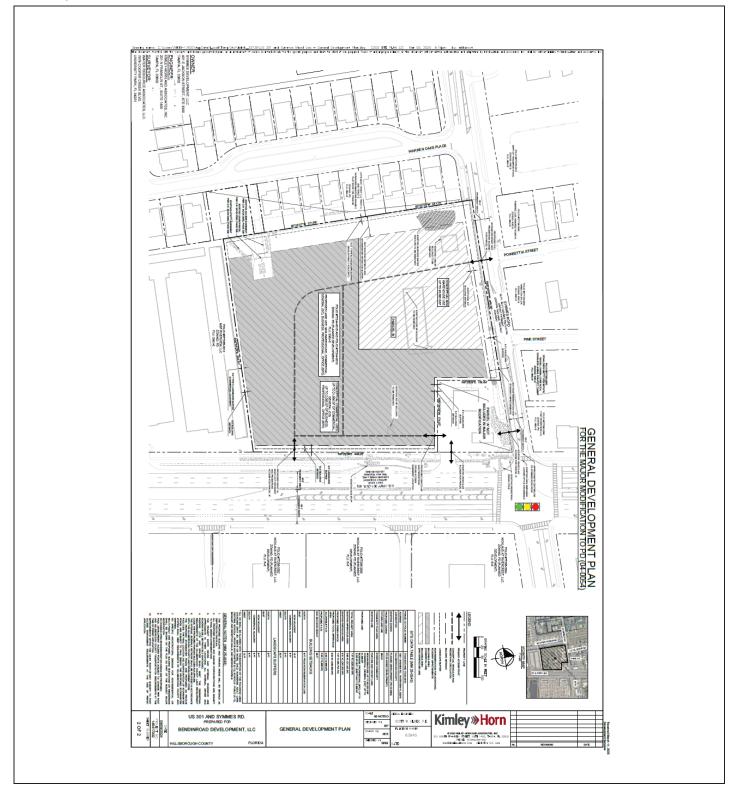
8.2 Proposed Site Plan (Full)



BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, AICP

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

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COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	MM 25-0243
Hearing date:	May 19, 2025
Applicant:	Symmes Development, LLC
Request:	Major Modification of a PD
Location:	South side of Symmes Road, west side of South U.S. Highway 301, Riverview
Parcel size:	7.47acres +/-
Existing zoning:	PD 04-0054
Future land use designation:	SMU-6 (6 du/ga; 0.35 FAR)
Service area:	Urban
Community planning area:	Riverview Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application: MM 25-0243

Zoning Hearing Master Date:

May 19, 2025

BOCC Land Use Meeting Date:

July 22, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Symmes Development LLC

FLU Category: SMU-6

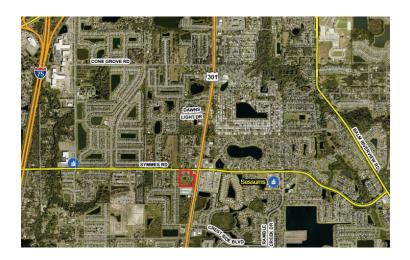
Service Area: Urban

Site Acreage: 7.47 +/-

Community

Plan Area: Riverview

Overlay: None



Introduction Summary:

The subject area consists of two parcels within PD 04-0054 (as most recently modified by PRS 07-1707) and referred to as Parcel B. The PD is approved with a detailed site plan for limited CG zoning district uses, BPO zoning district uses, a mini-warehouse, and a wireless communication support structure. No changes to Parcel A are proposed.

Existing Approval(s):	Proposed Modification(s):
Parcel B: 16,550 sf of BPO uses by building	Parcel B: decrease to 2,000 sf of BPO uses
Parcel B: 61,665 sf of limited CG uses by building	Parcel B: decrease to 21,866 sf of limited CG uses
Parcel B: 35,651 sf of mini-warehouse use by building	Parcel B: increase to 93,000 sf of mini-warehouse use
Parcel B: 113,866 total square footage by building	Parcel B: 113,866 total square footage by use
Parcel B: Building height limited to 35 feet / 2-stories	Parcel B: Building height increase to 55 feet (exclusive of western 100 feet)
Parcel B: Site plan shows three separate buildings. Each building to be 2-story with mixed use.	Parcel B: Site Site plan shows conceptual building envelopes with mini warehouses specified in the northwestern area.
Parcel B: CG zoning district uses permitted, except vehicle sales and major vehicle repair.	Parcel B: CG zoning district uses permitted, except vehicle sales, major vehicle repair, churches (over 301 seats), child care, adult care centers, private and public schools, banquet/reception halls, and wedding chapels.
Overall PD: Billboards and pole signs shall be prohibited.	Parcel B: Remove billboard prohibition

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

Created: 8-17-21 Page 3 of 21

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

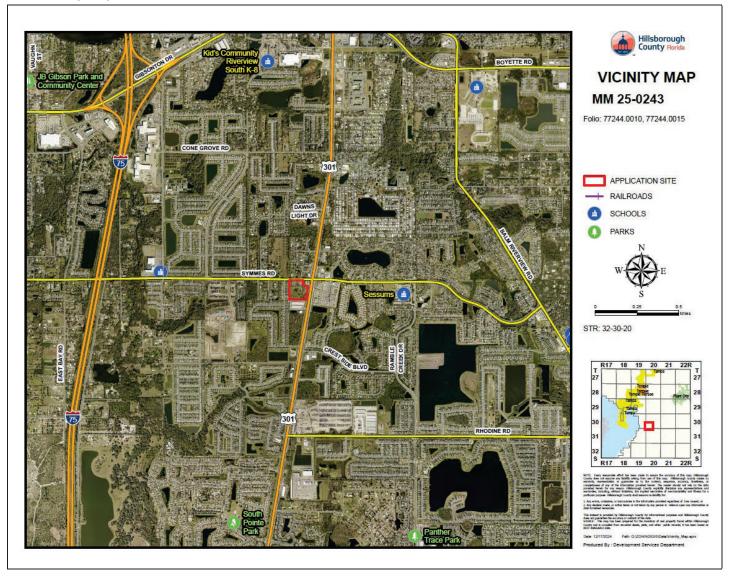
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

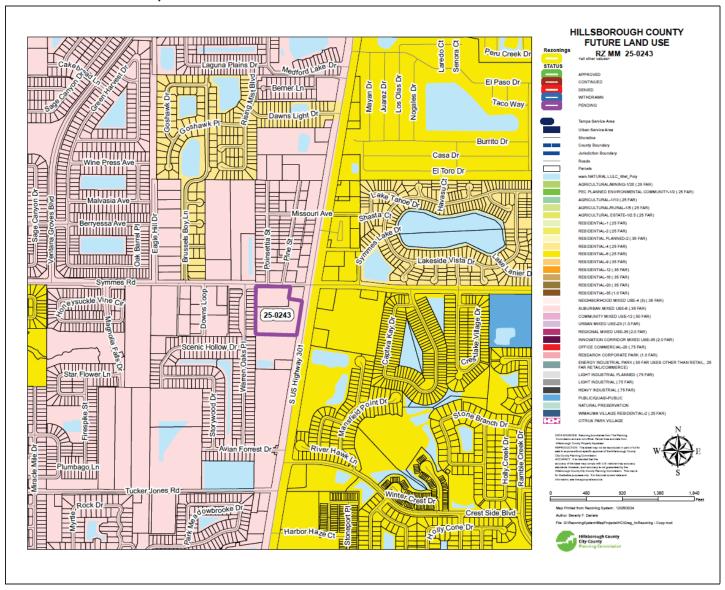


Context of Surrounding Area:

The site is located on the west side of US Hwy 301, south of Symmes Road, in the Riverview community. The area consists of single-family residential, with commercial uses located within the US Hwy 301 corridor. The subject site is located approximately 1.12 miles east of I-75.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



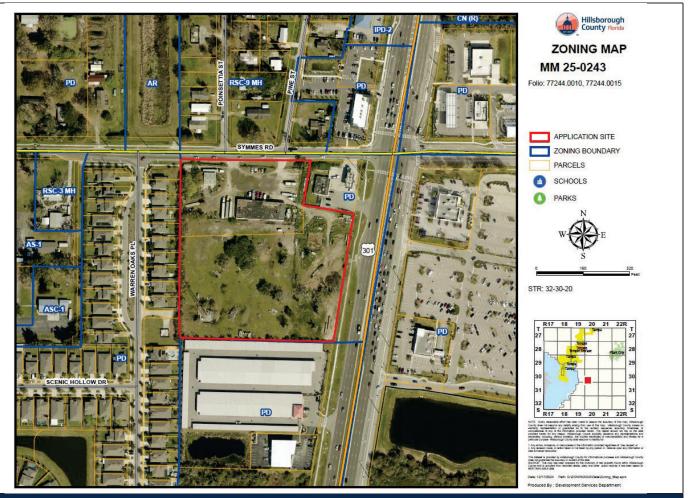
Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / 0.25 – 0.50 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

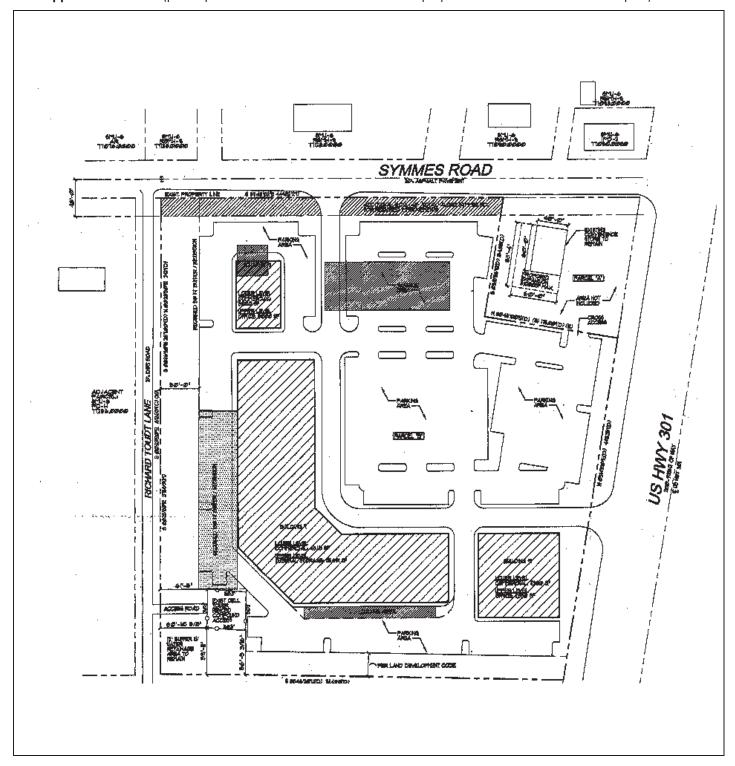
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-9 (MH) and PD	RSC-9 (MH) : 9 u/a PD: 0.19 FAR	RSC-9 (MH): Single-Family Residential PD: Limited CN uses	RSC-9 (MH): Single- Family Residential PD: Commercial	
South	PD 10-0137 (Parcel A)	0.50 FAR	Mini-warehouse and BPO uses	Mini-warehouse	
East	PD 00-0047 (Parcel A)	0.22 FAR	Commercial	Commercial	
West	PD 13-0121	4.28 u/a	Single-Family Residential	Single-Family Residential	

2.0 LAND USE MAP SET AND SUMMARY DATA

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



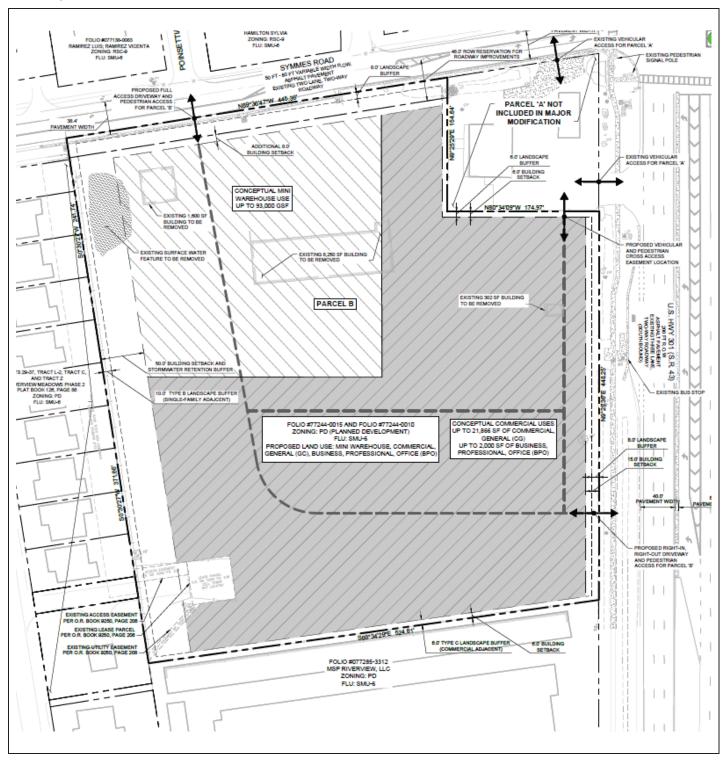
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

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



BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, 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	
US 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements □ Substandard Road Improvements ☑ Other - TBD 	
Symmes Rd.	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☐ Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation □Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	6,122	257	376	
Proposed	4,083	349	341	
Difference (+/-)	(-) 2,039	(+) 92	(-) 35	

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

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

Design Exception/Administrative Variance Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Symmes Rd./ Substandard Rd.	Design Exception Requested	Approvable	
Symmes Rd./ Access Spacing	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

APPLICATION NUMBER: MM 25-0243
ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes □ No	☐ Yes ☒ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ⊠ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters	☐ Potable Water Wellfield Protection Area			
☐ Use of Environmentally Sensitive Land Credit	☐ Significant Wildlife Habitat☐ Coastal High Hazard Area☐ Urban/Suburban/Rural Scenic Corridor			
☐ Wellhead Protection Area☐ Surface Water Resource Protection Area	☐ Adjacent to ELAPP property☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided Service Area/ Water & Wastewater ☑ Urban ☐ City of Tampa	⋈ Yes□ No⋈ Yes	☐ Yes ☑ No		
☐ Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School BoardAdequate□ K-5□6-8□9-12⊠ N/AInadequate□ K-5□6-8□9-12⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Industrial Retail - Shopping Center (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$4,230 Mobility: \$13,562 Fire: \$57 Fire: \$313	Warehouse (Per 1,000 s.f. Mobility: \$1,3 Fire: \$34			
Bank w/Drive Thru Retail - Fast Food w/ (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$20,610 Mobility: \$104,494 Fire: \$313 Fire: \$313) N	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725 Fire: \$32		
Urban Mobility, South Fire - mini warehouse 93k, 21,866 CG, 2k BPO, communication facility (Wireless tower - no impact fees)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

APPLICATION NUMBER: MM 25-0243				
ZHM HEARING DATE: May 19, 2025 BOCC LUM MEETING DATE: July 22, 2025		Case Ro	eviewer: Michelle	Heinrich, AICP
Planning Commission				
☐ Meets Locational Criteria ☑ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□ No		⊠ No	
☐ Minimum Density Met				

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located at the southwest corner of the Symmes Road and Hwy 301 intersection within a mixed use Future Land Use Category. The proposed modification seeks to re-adjust the square footage permitted for each permitted use. No new uses or increase in square footage is being requested. It should be noted that under this modification, additional uses are being excluded. The site is a corner lot with only the western and southern PD boundaries adjacent to other properties. Properties to the west are residential, while property to the south is developed with a mini warehouse facility. To ensure compatibility with the residential found to the west, the site will provide a 50-foot setback and height limitation of 35 feet within 100 feet of the western PD boundary. The proposed western setback exceeds the 2:1 setback/height requirement by 20 feet for a 35-foot high building. The required buffer of 20 feet with Type B screening will be provided, in addition to retention of existing trees. Property to the south is developed with a mini-warehouse facilities and buffering and screening between the two parcels is not required.

Given the above, staff has not identified any compatibility concerns.

5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025

Case Reviewer: Michelle Heinrich, AICP

Requirements for Certification:

- 1. Western buffer to be corrected from 10 feet to 20 feet on the site plan.
- 2. Southern buffer to be corrected to remove Type C.
- 3. Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
- 4. Add a second footnote to the bottom of the "Site Data Table" and attribute it to the "Proposed Use" line item, the footnote for which shall state "**Subject to a trip generation cap see conditions of approval."
- 5. Modify the label reading "Proposed Vehicular and Pedestrian Cross Access Easement Location" to instead state "Proposed Access/Cross-Access Stubout and Shared Access Facility -See Conditions of Approval".
- 6. Add crosshatching between the Proposed Access/Cross-Access Stubout and Shared Access Facility connection and the access to US 301 and label as "with folios 77244.0005, 7244.0010 and 77244.0015".
- 7. Modify the label reading "Existing Bus Stop" to instead read "Potential Bus Bay Relocation/Conversion See Conditions of Approval".
- 8. Revise the site plan to relocate the 8-foot landscape buffer along Symmes Rd. such that it is located outside of the "48-foot Right-of-Way Dedication/Preservation Area".
- 9. Modify the label reading "48-foot ROW Reservation for Roadway Improvements" to instead read "Up to 48-foot Right-of-Way Dedication/Preservation (per Hillsborough County Corridor Preservation Plan) Area See Conditions of Approval".
- 10. Revise the site plan to show proposed substandard road and site access improvements along Symmes Rd. and label accordingly.
- 11. Delete General Notes 3 and 9. Staff notes that there is likely no intent to construct internal roadways (which must comply with TTM requirements for TS-3 roadways), only internal driveways. Regardless, staff notes that single dashed are already indicated to be conceptual in the legend. Also, only minor deviations are permitted at the time of plat/site/construction plan review without a zoning modification.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on site plan received March 11, 2025.

1. The project shall be permitted a maximum of 118,866 square feet of the following uses:

Parcel A: 5,000 square feet of Commercial General (CG) uses (excluding vehicle sales and major vehicle repair)

Parcel B: 16,550 2,000 square feet of Business, Professional Office (BPO) uses*

61,665 21,866 square feet of Commercial, General (CG) uses (excluding vehicle sales and major vehicle repair, churches with 301 seats or more, child care, adult care centers, private and public schools, banquet/reception halls and wedding chapels)*

35,651 93,000 square feet of Mini Warehouse use*

Communication facility, wireless

*The overall square footage in Parcel B shall not exceed 113,866 sf.

The mini warehouse use shall comply with LDC Sections 6.11.60.A, 6.11.60.B, 6.11.60.C, 6.11.60.D, and 6.11.60.F. Outdoor storage of recreational vehicles and boats shall not be permitted.

Notwithstanding the foregoing, or anything on the PD site plan to the contrary, no development shall be permitted within Parcel B that causes cumulative development within Parcel B to exceed 4,083 gross average daily trips, 349 gross a.m. peak hour trips, or 341 gross p.m. peak hour trips, nor shall development be permitted which exceeds 2,239 net new

APPLICATION NUMBER: MM 25-0243

ZHM HEARING DATE: May 19, 2025

BOCC LUM MEETING DATE: July 22, 2025 Case Reviewer: Michelle Heinrich, AICP

average daily grips, 187 net new a.m. peak hour trips, or 181 net new p.m. peak hour trips. Additionally:

Concurrent with each increment of development within Parcel B, the developer shall provide a list of existing and previously approved uses within the Parcel B. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates.

<u>Calculations showing the remaining number of available trips for each analysis period (i.e.</u> average daily, a.m. peak and p.m. peak) shall also be provided.

2. The project shall be subject to the CG development standards, unless otherwise referenced herein in these conditions or on the general site plan. The westernmost 100 feet of the western PD boundary shall be limited in height to 35 feet. A 50-foot buffer setback shall be provided along the western property boundary. A 20-foot buffer with Type B screening shall be required within the western PD boundary. Within this buffer, existing trees shall be preserved to the greatest extent possible. Any trees or vegetation identified as invasive species by Natural Resources staff shall be removed. An additional 2 feet of setback for every 1-foot over 20 feet in building height shall be required along the western PD boundary only.

Condition 3 through 8 shall apply only to development within Parcel A:

- 3. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, the Developer, consistent with requirements of the Land Development Code, shall construct the following related turn lanes:
 - 3.1 Construct southbound right turn lanes on US 301 at each project entrance.
 - 3.2 Construct northbound left turn lane on US 301 at each project entrance.
 - 3.3 Construct eastbound right turn lanes on Symmes Rd @ each project entrance.
 - 3.4 Construct westbound left turn lanes on Symmes Rd @ each project entrance.
 - 3.5 If warranted or required to meet Concurrency, Construct an eastbound right turn lane on Symmes @ US 301.
 - 3.6 If warranted or required to meet Concurrency, extend the eastbound left turn lane on Symmes @ US 301.
 - 3.7 If warranted or required to meet Concurrency, extend the southbound right turn lane on US 301 @ Symmes.

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

- 4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 1500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site.
- 5. Prior to Concurrency approval, the developer shall provide a traffic analysis to determine the LOS on US 301 from Gibsonton Drive to Big Bend Road. The traffic analysis methodology shall be approved by Hillsborough County and shall include vested trips and programmed roadway improvements. If warranted based upon the traffic analysis or as required by Hillsborough County as a condition of Concurrency approval, the developer may be responsible for widening a portion of US 301 to a four lane divided roadway between Gibsonton Drive and Big Bend Rd. The exact location of the improvement, if warranted, shall be determined at Concurrency approval.
- 6. Prior to Construction Plan approval for any of the development along Symmes Rd, the developer shall reserve up to forty-eight (48) feet of right-of-way on Symmes Rd. along the property boundary. The right-of-way shall be measured from the centerline of the roadway. The right-of-way is needed to accommodate the needed improvements on Symmes Rd and meet the right-of-way standards for a major collector roadway as specified in the Transportation Technical Manual.
- 7. The developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways.
- 8. The developer shall construct a paved shoulder on Symmes Rd. The paved shoulder shall be designed and constructed per latest edition of the Transportation Technical Manual.

Conditions 9 through 13 shall apply only to development within Parcel B:

9. With regards to Parcel B access:

- 9.1 Parcel B shall be served by one (1) connection to Symmes Rd. and may be permitted for one (1) connection to US 301, as further described below.
- 9.2 The US 301 connection may be permitted provided the Hillsborough Area Regional Transit (HART) agrees in writing to the relocation of the transit facilities or conversion of the bus bay into a right-turn lane serving the project, and the Florida Department of Transportation (FDOT) issues a permit for same. Should HART and/or FDOT decline to approve/permit the access, the proposed location where the transit facility is to be located, and/or conversion of the existing transit facility into a right-turn lane serving the project, then the US 301 driveway shall not be permitted. If the access is approved/permitted, then the developer shall be responsible for constructing all improvements required by HART or FDOT to support such relocation or conversion, prior to or concurrent with the initial increment of development.
- 9.3 The developer shall construct a pedestrian and vehicular access/cross access stubout along the southern boundary of Parcel A. Unless otherwise approved by FDOT, the area between this connection and the US 301 access shall be a Shared Access Facility with folios 77244.0005, 7244.0010 and 77244.0015. The developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the US 301 Parcel B access and Parcel A.
- 9.4 Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 9.5 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.

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

10. With regards to site access improvements:

- 10.1 If the US 301 connection to Parcel B is approved, the developer shall construct a southbound to westbound right turn lane on US 301 into the project driveway, unless otherwise approved by HART.
- 10.2 Prior to or concurrent with the initial increment of development, the developer shall:
 - Construct an eastbound to southbound exclusive right turn lane on Symmes Rd. onto US 301, between US 301 and the project's Symmes Rd. access;
 - Construct an westbound to southbound left turn lane on Symmes Rd. at the project access;
 and,
 - Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301 to the maximum extent possible.
- 10.3 Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. or in accordance with FDOT criteria, as applicable. The developer shall construct all such turn lanes found to be warranted.
- 11. The developer shall dedicate and convey or otherwise acquire all rights-of-way necessary to construct required site access improvements. In accordance with the Hillsborough County Corridor Preservation Plan, Symmes Rd. is shown as a future 2-lane enhanced roadway. As such, the developer shall be required to preserve any additional right-of-way necessary such that the total dedication and preservation equals up to 48 feet from the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- 12. If MM 25-0243 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Symmes Rd. access. Approval of this Administrative Variance will permit a +/- 75-foot reduction of the minimum access spacing between the project's Symmes Rd. access and Pine St., resulting in an access spacing of +/- 170 feet.
- 13. If MM 25-0243 is approved, the County Engineer will approve a Design Exception request (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) for the Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Symmes Rd.
 - Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301, as further described in condition 10.2, above; and,
 - Construct an exclusive eastbound to southbound right turn lane on Symmes RD. onto US 301, as further described in condition 10.2, above.
- 914. Outdoor lighting shall be full-cutoff light fixtures.
- 1015. Billboards and pole signs shall be prohibited in Parcel A. Pole signs shall be prohibited in Parcel B.
- 41<u>16</u>. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 4217. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

APPLICATION NUMBER:	MM 25-0243	
ZHM HEARING DATE:	May 19, 2025	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Michelle Heinrich, AICP

- 1318. 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.
- 14<u>19</u>. 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.
- 4520. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- <u>1621</u>. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

J. Brian Grady

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 19, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Colin Rice spoke on behalf of the applicant. Mr. Rice presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Heinrich presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record, and provided testimony as reflected in the hearing transcript.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

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

Applicant Rebuttal

Mr. Rice stated the applicant had nothing further.

The zoning master closed the hearing on MM 25-0243.

C. EVIDENCE SUMBITTED

Mr. Rice submitted to the record at the hearing a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels with a total of approximately 7.47 acres located on the south side of Symmes Road, west side of South U.S. Highway 301 in Riverview.

- 2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 04-0054.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan.
- 4. The general area surrounding the Subject Property consists of residential single-family and mobile home uses, commercial, and retail uses. Adjacent properties include a residential single-family subdivision to the west; Symmes Road and mobile home and single-family residential uses to the north; a convenience store with gasoline pumps and US Highway 301 South to the east; and a mini-warehouse facility to the south.
- 5. The Subject Property consists of two folio parcels that are designated "Parcel B" on the PD 04-0054 zoning. The land uses allowed under the Subject Property's existing PD zoning include 16,550 square feet of BPO, 61,665 square feet of limited CG, and 35,651 square feet of mini-warehouse, for a total of 113,866 square feet of building area. Building height is limited to 35 feet with two stories. Vehicle sales, major vehicle repair, billboards, and pole signs are prohibited.
- 6. The applicant is requesting a major modification of PD 04-0054 to reapportion the square footages of allowed uses. The applicant is proposing to modify the PD to allow up to 2,000 square feet of BPO, up to 21,866 square feet of limited CG, and up to 93,000 square feet of mini-warehouse. The applicant is proposing the total floor area to remain capped at 113,866 square feet. The applicant is proposing to remove the prohibition on billboards, and to prohibit vehicle sales, major vehicle repair, churches with over 301 seats, child care, adult care centers, private and public schools, banquet/reception halls, and wedding chapels. The applicant is proposing to increase building height to 55 feet except within the Subject Property's west 100 feet adjacent to residential uses. The applicant is proposing a 50-foot setback and maximum building height of 35 feet within 100 feet of the west PD boundary. The applicant is also proposing a 20-foot-wide buffer and Type B screening along the west PD boundary.
- 7. Development Services Department staff found no compatibility concerns. Staff concluded the major modification request is approvable, subject to conditions.
- 8. Hillsborough County Transportation Review staff stated no objections, subject to the conditions set out in the Transportation Review Comment Sheet and Development Services Department staff report.
- 9. Planning Commission staff found the proposed planned development is an allowable use in the SMU-6 Future Land Use category and is compatible with the existing development pattern of the surrounding area. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

F. CONCLUSIONS OF LAW

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

G. SUMMARY

The applicant is requesting a major modification of PD 04-0054 to reapportion the square footages of allowed uses. The applicant is proposing to modify the PD to allow up to 2,000 square feet of BPO, up to 21,866 square feet of limited CG, and up to 93,000 square feet of mini-warehouse. The applicant is proposing the total floor area to remain capped at 113,866 square feet. The applicant is proposing to remove the prohibition on billboards, and to prohibit vehicle sales, major vehicle repair, churches with over 301 seats, child care, adult care centers, private and public schools, banquet/reception halls, and wedding chapels. The applicant is proposing to increase building height to 55 feet except within the Subject Property's west 100 feet adjacent to residential uses. The applicant is proposing a 50-foot setback and maximum building height of 35 feet within 100 feet of the west PD boundary. The applicant is also proposing a 20-foot-wide buffer and Type B screening along the west PD boundary.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to Planned Development, subject to the certification requirements and proposed conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted March 11, 2025.

Pamela Oo HatleyJune 5, 2025Pamela Jo Hatley PhD, DDDate:

Land Use Hearing Officer

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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: May 19, 2025	Case Number: MM 25-0243	
Report Prepared: May 08, 2025	Folio(s): 77244.0010 & 77244.0015	
	General Location : South of Symmes Road, west of South US 301 and north of Avian Forrest Drive	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.35 FAR)	
Service Area	Urban	
Community Plan(s)	Riverview	
Rezoning Request	Major Modification to develop a mini warehouse 93,000 sf, commercial general 21,866 sf and business professional office uses up to 2,000 sf	
Parcel Size	+/- 7.47 acres	
Street Functional Classification	Symmes Road – County Collector US Highway 301 S – State Principal Arterial Avian Forest Drive – Local	
Commercial Locational Criteria	Not applicable	
Evacuation Area	None	

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

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of Symmes Road, west of South US 301 and north of Avian Forrest Drive on ±7.47 acres. The site is in the Urban Service Area and is located within the limits of the Riverview Community Plan. The applicant is requesting a Major Modification (MM) to allow for Mini Warehouse up to 93,000 square feet, Commercial General up to 21,866 square feet and Business Professional Office uses up to 2,000 square feet not to exceed 113,866 square feet for the entire site.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site is currently designated for agricultural uses with light commercial uses being located to the north and east, light industrial uses to the south and single family uses located to the north and west of the subject site. The proposal meets the intent of Objective 1.1.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Suburban Mixed-Use-6 (SMU-6) Future Land Use category. The Suburban Mixed-Use-6 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park

uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. With 7.47 acres, the subject site can be considered for up to 113,887 square feet of non-residential uses. The proposal for a maximum of 113,866 square feet of non-residential uses is below the maximum Floor Area Ratio (FAR). As the language states above, the commercial uses proposed are allowed and therefore, the proposal meets Objective 2.2 and the associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised of a mix of uses. Light commercial, light industrial and single-family uses surround the site. The proposed request is compatible with the existing development pattern.

The subject site is located within the Riverview Community Plan within the Livable Communities Element. There are no applicable policies related to this proposal.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 category and is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development

Development

Policy 4.1.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

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

Neighborhood/Community Development

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

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

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

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ MM 25-0243

CONTINUED APPROVED

Tampa Service Area Urban Service Area

Juris diction Boundary County Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

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

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

Miracle Mile Dr



920

Map Printed from Rezoning System: 12/26/2024



GENERAL SITE PLAN FOR CERTIFICATION

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DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

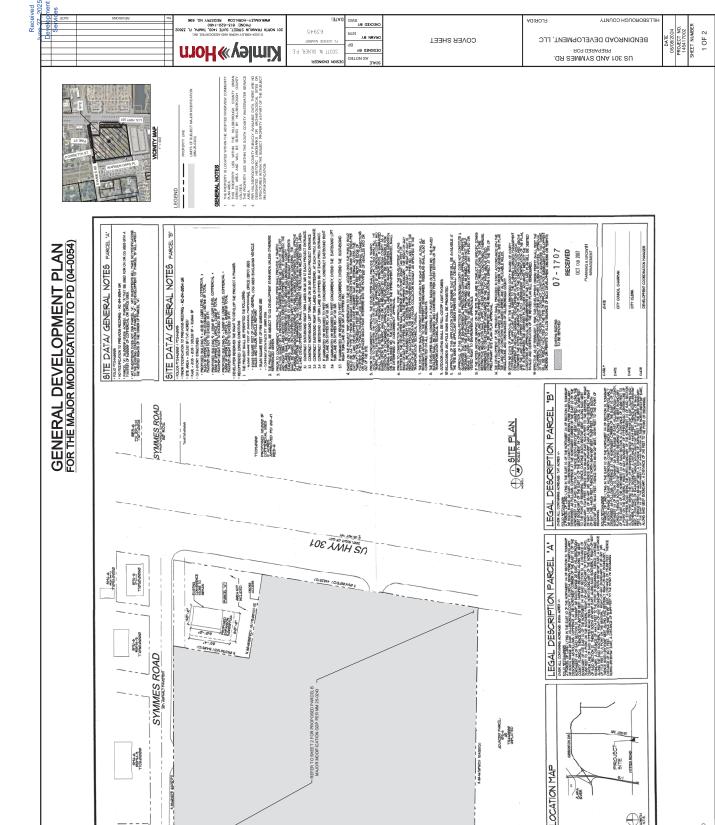
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: US 301 & Symmes Rd.				
Zoning File: RZ-PD 04-0054 Modification: MM 25-0243				
Atlas Page: None Submitted: 6/27/25				
To Planner for Review: 6/27/25 Date Due: ASAP				
Contact Person: Colin Rice Phone: 813-254-8998/crice@olderlundylaw.com				
Right-Of-Way or Land Required for Dedication: Yes No				
The Development Services Department HAS NO OBJECTION to this General Site Plan.				
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Michelle Heinrich Date: 6/27/25				
Date Agent/Owner notified of Disapproval:				



RICHARD TOUDT LANE

ADJACENT PARCEL: SML-6 PD-H TIS6.0000

4041-4 RSP14-9 T1138.00000

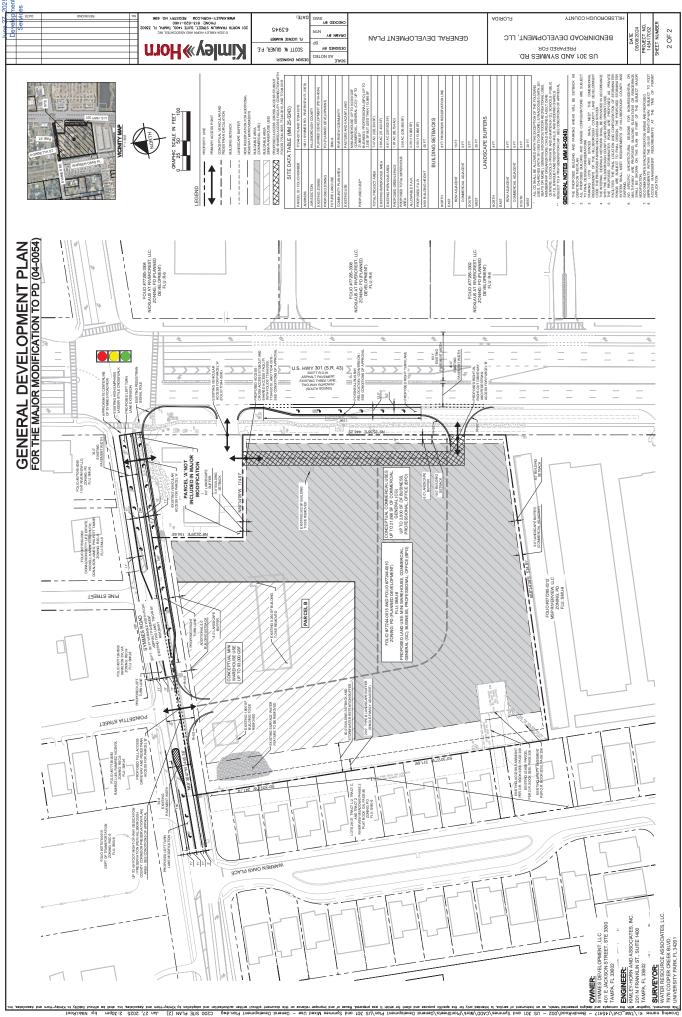
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25-0243

871-6 A9-1 T76609000

OWNER: SYMMES DEVELOPMENT, LLC 401 E JACKSON STREET, STE 3300 TAMPA, FL 33602

* KIMLEY-HORN AND ASSOCIATES, INC.
201 N FRANKLIN ST., SUITE 1400
STAMPA, FL 33602
SURVEYOR: RESOURCE ASSOCIATES, LLC. OPER CREEK BLVD. SITY PARK, FL 34201



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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 05/12/2025
REVIEWER: James Ratliff, AICP, PTP	AGENCY/DEPT: Transportation
PLANNING SECTOR/AREA: South/ RV	PETITION NO: MM 25-0243
This agency has no comments.	
This agency has no objection.	
This agency has no objection, subject to listed or attached conditions.	
This agency objects, based on the listed or attached grounds.	
NEW AND REVISED CONDITIONS OF APPROVAL	
Revised Conditions	
1. The project shall be permitted a maximum of 118,866 square feet of Parcel A 5,000 square feet of Commercial General (CG) uses (even vehicle repair)	•
Parcel B Total Parcel B square-footage shall not be more than of a of up to no more than the following maximum 16,550-2,000 square feet of Business, Professional 661,665-21,866 square feet of Commercial, General and major vehicle repair, public, private or community residential homes, and church/sy 35,65193,000 square feet of Mini Warehouse use	use types: Office (BPO) uses (CG) uses (excluding vehicle sales charter schools, child care centers,
Communication facility, wireless	
Not with standing the foregoing or envilling on the DD site.	alon to the controlly no

Notwithstanding the foregoing, or anything on the PD site plan to the contrary, no development shall be permitted within Parcel B that causes cumulative development within Parcel B to exceed 4,083 gross average daily trips, 349 gross a.m. peak hour trips, or 341 gross p.m. peak hour trips, nor shall development be permitted which exceeds 2,239 net new average daily grips, 187 net new a.m. peak hour trips, or 181 net new p.m. peak hour trips. Additionally:

i. Concurrent with each increment of development within Parcel B, the developer shall provide a list of existing and previously approved uses within the Parcel B. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if no project identification number exists, a copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source(s) for the data used to develop such estimates.

Calculations showing the remaining number of available trips for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

[Transportation Review Section staff is proposing to modify this condition to reflect the proposed entitlement changes.]

Conditions 3 through 8 shall apply only to development within Parcel A.

- 3. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, the Developer, consistent with requirements of the Land Development Code, shall construct the following related turn lanes:
 - 3.1 Construct southbound right turn lanes on US 301 at each project entrance.
 - 3.2 Construct northbound left turn lane on US 301 at each project entrance.
 - 3.3 Construct eastbound right turn lanes on Symmes Rd @ each project entrance.
 - 3.4 Construct westbound left turn lanes on Symmes Rd @ each project entrance.
 - 3.5 If warranted or required to meet Concurrency, Construct an eastbound right turn lane on Symmes @ US 301.
 - 3.6 If warranted or required to meet Concurrency, extend the eastbound left turn lane on Symmes @ US 301
 - 3.7 If warranted or required to meet Concurrency, extend the southbound right turn lane on US 301 @ Symmes
- 4. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 1500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site.
- 5. Prior to Concurrency approval, the developer shall provide a traffic analysis to determine the LOS on US 301 from Gibsonton Drive to Big Bend Road. The traffic analysis methodology shall be approved by Hillsborough County and shall include vested trips and programmed roadway improvements. If warranted based upon the traffic analysis or as required by Hillsborough County as a condition of Concurrency approval, the developer may be responsible for widening a portion of US 301 to a four lane divided roadway between Gibsonton Drive and Big Bend Rd. The exact location of the improvement, if warranted, shall be determined at Concurrency approval.

- 6. Prior to Construction Plan approval for any of the development along Symmes Rd, the developer shall reserve up to forty-eight (48) feet of right-of-way on Symmes Rd. along the property boundary. The right-of-way shall be measured from the centerline of the roadway. The right-of-way is needed to accommodate the needed improvements on Symmes Rd and meet the right-of-way standards for a major collector roadway as specified in the Transportation Technical Manual.
- 7. The developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways.
- 8. The developer shall construct a paved shoulder on Symmes Rd. The paved shoulder shall be designed and constructed per latest edition of the Transportation Technical Manual.

[Transportation Review Section staff is proposing to modify remove these conditions from consideration from Parcel B. Staff is unable to delete or modify them, since Parcel A is not a part of this Major Modification request. Staff notes that some conditions were not carried forward, since they are based on standard LDC or TTM provisions which may have changed, and in order to comport with current practice, these have been omitted. Staff notes the applicant will have to comply with all applicable regulations at the time of plat/site/construction plan review. Where appropriate, similar conditions have been carried forward but were modified to reflect current language and practice.]

New Conditions

The following new conditions shall apply only to development within Parcel B:

- With regards to Parcel B access:
 - Parcel B shall be served by one (1) connection to Symmes Rd. and may be permitted for one
 (1) connection to US 301, as further described below.
 - O The US 301 connection may be permitted provided the Hillsborough Area Regional Transit (HART) agrees in writing to the relocation of the transit facilities or conversion of the bus bay into a right-turn lane serving the project, and the Florida Department of Transportation (FDOT) issues a permit for same. Should HART and/or FDOT decline to approve/permit the access, the proposed location where the transit facility is to be located, and/or conversion of the existing transit facility into a right-turn lane serving the project, then the US 301 driveway shall not be permitted. If the access is approved/permitted, then the developer shall be responsible for constructing all improvements required by HART or FDOT to support such relocation or conversion, prior to or concurrent with the initial increment of development.
 - O The developer shall construct a pedestrian and vehicular access/cross access stubout along the southern boundary of Parcel A. Unless otherwise approved by FDOT, the area between this connection and the US 301 access shall be a Shared Access Facility with folios 77244.0005, 7244.0010 and 77244.0015. The developer shall record in the Official Records of Hillsborough County all easement(s) necessary to provide for access between the US 301 Parcel B access and Parcel A.

- o Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the 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.
- With regards to site access improvements:
 - If the US 301 connection to Parcel B is approved, the developer shall construct a southbound to westbound right turn lane on US 301 into the project driveway, unless otherwise approved by HART.
 - o Prior to or concurrent with the initial increment of development, the developer shall:
 - Construct an eastbound to southbound exclusive right turn lane on Symmes Rd. onto US 301, between US 301 and the project's Symmes Rd. access;
 - Construct an westbound to southbound left turn lane on Symmes Rd. at the project access; and,
 - Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301 to the maximum extent possible.
 - O Prior to or concurrent with each increment of development, the developer shall submit a trip generation and site access analysis which will be used to determine whether turn lanes are warranted pursuant to LDC Sec. 6.04.04.D. or in accordance with FDOT criteria, as applicable. The developer shall construct all such turn lanes found to be warranted.
- The developer shall dedicate and convey or otherwise acquire all rights-of-way necessary to construct required site access improvements. In accordance with the Hillsborough County Corridor Preservation Plan, Symmes Rd. is shown as a future 2-lane enhanced roadway. As such, the developer shall be required to preserve any additional right-of-way necessary such that the total dedication and preservation equals up to 48 feet from the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- If MM 25-0243 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Symmes Rd. access. Approval of this Administrative Variance will permit a +/- 75-foot reduction of the minimum access spacing between the project's Symmes Rd. access and Pine St., resulting in an access spacing of +/- 170 feet.
- If MM 25-0243 is approved, the County Engineer will approve a Design Exception request (dated March 3, 2025 and revised May 1, 2025) which was found approvable by the County Engineer (on May 2, 2025) for the Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Symmes Rd.

consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall:

- o Lengthen the existing eastbound to northbound left turn lane on Symmes Rd. onto US 301, as further described in condition X.X, above; and,
- O Construct an exclusive eastbound to southbound right turn lane on Symmes RD. onto US 301, as further described in condition X.X, above.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
 - Add a second footnote to the bottom of the "Site Data Table" and attribute it to the "Proposed Use" line item, the footnote for which shall state "**Subject to a trip generation cap see conditions of approval."
 - Modify the label reading "Proposed Vehicular and Pedestrian Cross Access Easement Location" to instead state "Proposed Access/Cross-Access Stubout and Shared Access Facility
 – See Conditions of Approval".
 - Add crosshatching between the Proposed Access/Cross-Access Stubout and Shared Access Facility connection and the access to US 301 and label as "with folios 77244.0005, 7244.0010 and 77244.0015".
 - Modify the label reading "Existing Bus Stop" to instead read "Potential Bus Bay Relocation/Conversion – See Conditions of Approval".
 - Revise the site plan to relocate the 8-foot landscape buffer along Symmes Rd. such that it is located outside of the "48-foot Right-of-Way Dedication/Preservation Area".
 - Modify the label reading "48-foot ROW Reservation for Roadway Improvements" to instead read "Up to 48-foot Right-of-Way Dedication/Preservation (per Hillsborough County Corridor Preservation Plan) Area – See Conditions of Approval".
 - Revise the site plan to show proposed substandard road and site access improvements along Symmes Rd. and label accordingly.
 - Delete General Notes 3 and 9. Staff notes that there is likely no intent to construct internal roadways (which must comply with TTM requirements for TS-3 roadways), only internal driveways. Regardless, staff notes that single dashed are already indicated to be conceptual in the legend. Also, only minor deviations are permitted at the time of plat/site/construction plan review without a zoning modification.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 7.47 ac. portion of a +/- ac. Planned Development (PD) #04-0054, as most recently modified via PRS 07-1707. The existing PD is approved for the following uses:

The project shall be permitted a maximum of 118,866 square feet of the following uses: Parcel A 5,000 square feet of Commercial General (CG) uses (excluding vehicle sales and major vehicle repair)

Parcel B

16,550 square feet of Business, Professional Office (BPO) uses
61,665 square feet of Commercial, General (CG) uses (excluding vehicle sales and major vehicle repair)
35,651 square feet of Mini Warehouse use
Communication facility, wireless

The applicant is proposing to modify Parcel B uses as follows:

Parcel B:

Total Parcel B Square Footage shall not be more than 113,866

16,550 2,000 square feet of Business, Professional Office (BPO) uses
61,665 21,866 square feet of Commercial, General (CG) uses (excluding vehicle sales major vehicle repair, public, private or charter school, child care center, community residential home and church/synagogue)

35,651 93,000 square feet of Mini Warehouse use
Communication facility, wireless

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to the Symmes Rd. and US 301 intersection, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant (e.g. 21,866 s.f. of certain CG uses, although allowed by the land use, would not be permitted due to the trip cap restriction). As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip

generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine trip generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to reexamine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Staff has prepared a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario that was based on the 07-1707 PD site plan in the case of existing zoning impacts. Data for the proposed project is based upon the transportation impacts identified in the transportation analysis, which forms the basis of the trip cap. It should be noted that since the applicant also analyzed external impacts based on allowances for pass-by reductions, staff also included a second element to the trip generation cap which requires the applicant to not exceed the number of net new trips studied in their analysis. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning (Modification Area Only):

	24 Hour	Total Peak	
Land Use/Size	Two-Way	wo-Way Hour Trips	
	Volume	AM	PM
61,665 s.f. Retail Uses (ITE LUC 821)	5,827	218	334
16,550 s.f. Office Uses (ITE LUC 710)	243	36	37
35,651 s.f. Mini-Warehouse Uses (ITE LUC 151)	52	3	5
Subtotal:	6,122	257	376

Proposed Zoning (Modification Area Only):

•

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
	Volume	AM	PM
PD, Limited CG Uses Subject to Trip Generation Cap	4,083	349	341

Difference:

	(-) 2,039	(+) 92	PM (-) 35
	24 Hour Two-Way	Total Peak Hour Trips	

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Rd. is a 2-lane, undivided, publicly maintained, collector roadway. The roadway is characterized by 11-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along portions of the north and south sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities present in the vicinity of the proposed project.

US 301 is a 6-lane, divided, publicly maintained (by FDOT), principal arterial roadway. The roadway is characterized by 11-foot-wide travel lanes in above average condition. The roadway lies within a +/- 195-foot-wide right-of-way. In the vicinity of the proposed project there are +/- 5-foot-wide sidewalks along the west side of the roadway and a +/- 12-foot-wide multi-purpose trail along the east side of the roadway. There are +/- 4-foot-wide bicycle facilities along both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CIRCULATION

The applicant is proposing to modify project access locations along Symmes Rd. and US 301. The access to Symmes Rd. is proposed to align with Poinsetta St., which will require the developer to shorten the existing westbound to southbound left turn lane serving Warren Oaks Pl. (to the west). This will leave sufficient room for the applicant to construct a westbound to southbound left turn lane on Symmes Rd., which is



necessary to serve the project. The applicant has also proposed to construct a dedicated eastbound to southbound right turn lane on Symmes Rd., between US 301 and the project access connection to Symmes Rd., as well as extend the eastbound to northbound left turn lane at the intersection of Symmes Rd. and US 301, as shown at right. Lastly, the applicant is proposing to construct a southbound to westbound right turn lane on US 301 into the project access driveway.

ADMINISTRATIVE VARIANCE - SYMMES RD. - ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated March 3, 2025 and revised May 1, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Symmes Rd. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. Symmes Rd. has a posted speed of 45 mph in the vicinity of the proposed project. The applicant is seeking a variance of +/- 75 feet of the minimum access spacing between the project's Symmes Rd. access and Pine St., resulting in an access spacing of +/- 170 feet. The request was found approvable by the County Engineer (on May 2, 2025).

If the BOCC approves MM 25-0243, the County Engineer will approve the Administrative Variance.

DESIGN EXCEPTION – SYMMES RD. SUBSTANDARD ROAD

As Symmes Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated March 3, 2025 and revised May 1, 2025) to determine the specific improvements which would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable with conditions (on May 2, 2025). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, Urban Collector Roadways) include that the developer shall be permitted to leave the existing 11-foot-wide travel lanes with a single eastbound 5-foot-wide bicycle keyhole, in lieu of the 11-foot-wide travel lanes, and 7-foot-wide buffered bicycle lanes required in both directions (where keyholes are not provided) pursuant to TS-4.

If MM 25-0243 is approved by the Board of County Commissioners, the County Engineer will approve the above referenced Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

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

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael

Sent: Friday, May 2, 2025 11:04 AM

To: Steven Henry

Cc: Colin Rice; Heinrich, Michelle; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-

CEIntake

Subject: FW: MM 25-0243 - Administrative Variance & Design Exception Review

Attachments: 25-0243 AVAd 05-01-25.pdf; 25-0243 DEAd 05-01-25.pdf

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0243 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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

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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, May 2, 2025 10:15 AM

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

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: MM 25-0243 - Administrative Variance & Design Exception Review

Hello Mike,

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

shenry@lincks.com crice@olderlundylaw.com heinrichm@hcfl.gov ratliffja@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and	⊻1. Symmes Road		
Description/Running History (check one and complete text box	≥2. Symmes Road - Substandard Road _5.		
using instructions provided below)	□ 3. □ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Symmes Road			
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) 077244.0015 &	077244.0010		
Tono Itamber(5)	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	Steven J. Henry, P.E.		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation			
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	MM 25-0243		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number	N/A		

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".

1 of 1

03/2025



March 3, 2025 Revised May 1, 2025

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

Re: Symmes Road MM25-0243 Folio 077244.0015, 077244.0010 Lincks Project No. 21179

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Symmes Road from US 301 to the project access.

The subject property is currently zoned PD to allow the following uses:

- Parcel A 5,000 Square Feet of Commercial General (CG) Uses,
- Parcel B 16,550 Square Feet of Business Professional Office (BPO) Uses, and
 - 61,665 Square Feet of Commercial General (CG) Uses,
 - 35,651 Square Feet of Mini Warehouse Use, Communication Facility, Wireless

The developer proposes to amend the PD to allow the following land uses:

- Retail Center 15, 866 Square Feet which includes a 4,000 square foot restaurant
- Dental/Medical Office 2,000 Square Feet
- Drive Through Restaurant 6,000 Square Feet
- Mini-Warehouse 90,000 Square Feet

Tables 1, 2, and 3 provide the trip generation for the approved and proposed project.

The access for the project is proposed to include the following:

- One (1) full access to Symmes Road
- One (1) right-in/right-out access to US 301

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams March 3, 2025 Revised May 1, 2025 Page 2

The proposed PD plan is included in the Appendix of this letter.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Symmes Road is a collector road.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Kingsway Road. The segment of Symmes Road currently has the following characteristics:

- Two (2) lane urban roadway
- Ten (10) foot lanes
- 70 to 100 feet of right of way

The following exceptions are requested to accommodate the proposed project:

- 1. Lane Width TS-4 has 11 foot lanes. The existing roadway has 11 foot lanes.
- 2. Curb & Gutter TS-4 has curb and gutter. The existing road has curb and gutter.
- 3. Bike Lanes TS-4 has 7 foot buffered bike lanes. The existing road does not have bike lanes.
- 4. Sidewalk TS-4 has five (5) foot sidewalk on both sides of the road. There is sidewalk on the north side of the road.
- 5. Right of Way TS-4 has 64 feet of right of way. The existing right of way varies between 70 and 100.

The justification for the Design Exception is as follows:

- 1. The Developer proposes to widen Symmes Road from US 301 to the project access to provide the following geometry:
 - Westbound left turn lane into the site
 - Extend the eastbound left turn lane on Symmes Road at US 301
 - Construct a new eastbound right turn lane on Symmes Road at US 301
- 2. Provide a 5 foot bike lane/keyhold within the proposed eastbound right turn lane

The proposed improvements are shown on Figure 1 and Figure 2 provides the proposed typical section.

Based on the above, it is our opinion, the proposed improvements to Symmes Road will offset the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards

Steven & Henry

President

Lincks & Associates, LLC

A TMC Company P.E. #51555



Based 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

TABLE 1

DAILYTRIP GENERATION COMPARISON

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily Trip Ends
Approved	Retail	822	5,000 SF	272	109	163
	Retail	821	61,665 SF	5,827	2,331	3,496
	Office	710	16, 550 SF	243	0	243
	Mini-Warehouse	151	35, 651 SF	<u>52</u>	0	<u>52</u>
			Sub-Total	6,394	2,440	3,954
Proposed	Retail	822	11,866 SF	646	258	388
	Dental/Medical Office	720	2,000 SF	72	0	72
	Restaurant	932	4,000 SF	429	184	245
	Fast-Food Restaurant w/Drive-Thru	934	6,000 SF	2,805	1,402	1,403
	Mini-Warehouse	151	90,000 SF	<u>131</u>	<u>0</u>	131
			Sub-Total	4,083	1,844	2,239
			Difference	<2311>	<596>	<1,715>

- (1) Source: ITE <u>Trip Generation Manual</u>, 11th Edition, 2021.
- (2) Source: ITE Trip Generation Manual, 11th Edition.
 - · Passerby Trip Ends:

Approved

• Retail - 40%

(5,000 SF) - 272 x 0.40 = 109 (61,665 SF) - 5,827 x 0.40 = 2,331

Proposed

• Retail - 40%

 $(11,866 SF) - 646 \times 0.40 = 258$

• Restaurant - 43% 429 x 0.43 = 184

• Fast Food Restaurant w/Drive-Thru - 50%

 $2,805 \times 0.50 = 1,402$

• Passerby trip should not exceed 10% of the background traffic.

Approved: 57,678 (a) $\times 0.10 = 5,768 > 2,440$ Proposed: 57,678 (a) $\times 0.10 = 5,768 > 1,844$

(a) Based on PM peak hour background traffic at the intersection of US 301 and Symmes Rd and K = 0.09.

TABLE 2

AM PEAK HOUR
PROJECT TRAFFIC COMPARISON

	Land	Land ΠΈ		AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External AM Peak Hour Trip Ends		
Scenario	<u>Use</u>	LUC	Size	<u>In</u>	Out	Total	<u>In</u>	Out	Total	<u>In</u>	Out	Total
Approved	Retail	822	5,000 SF	7	5	12	3	2	5	4	3	7
	Retail	821	61,665 SF	135	83	218	54	33	87	81	50	131
	Office	710	16,550 SF	32	4	36	0	0	0	32	4	36
	Mini-Warehouse	151	35,651 SF	2	1	3	<u>0</u>	0	<u>O</u>	2	1	<u>3</u>
			Sub-Total	176	93	269	57	35	92	119	58	177
Proposed	Retail	822	11,866 SF	17	11	28	7	4	11	10	7	17
	Dental/Medical Office	720	2,000 SF	6	1	7	0	0	0	6	1	7
	Restaurant	932	4,000 SF	21	17	38	9	7	16	12	10	22
	Fast-Food Restaurant w/Drive-Thru	934	6,000 SF	137	131	268	69	66	135	68	65	133
	Mini-Warehouse	151	90,000 SF	<u>5</u>	3	8	0	0	<u>0</u>	<u>5</u>	<u>3</u>	8
			Sub-Total	186	163	349	85	77	162	101	86	187
			Difference	10	70	80	28	42	70	<18>	28	10

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(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
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    Passerby Trips Ends:

   Approved
       •Retail - 40%
          (5,000 SF)
              \ln -7 \times 0.40 = 3
           Out -5 \times 0.40 = 2
          (61,665 SF)
            \ln - 135 \times 0.40 = 54
           Out - 83 x 0.40 = 33
    Proposed
      •Retail - 40%
         (11,866 SF)
          In - 17 x 0.40 =7
         Out -11 \times 0.40 = 4
      •Restaurant - 43%
          \ln - 21 \times 0.43 = 9
        Out -17 \times 0.43 = 7
      •Fast Food Restaurant w/Drive-Thru - 50%
           \ln -137 \times 0.5 = 69
        Out - 131 x 0.5 =66

    Passerby trip ends should not to exceed 10% of the background traffic

         Approved: 5,653 (a) \times 0.10 = 565 > 92
         Proposed: 5,653 (a) \times 0.10 = 565 > 162
```

(a) AM Peak Hour Background Traffic at the intersection of US 301 and Symmes Rd.

⁽²⁾ Source: ITE Trip Generation Manual, 11th Edition.

TABLE 3

PM PEAK HOUR

PROJECT TRAFFIC COMPARISON

	Land	ΠE			/I Peak H		Passerby Capture (2)			New External PM Peak Hour Trip Ends		
Scenario	Use	LUC	Size	<u>In</u>	Out	Total	<u>In</u>	Out	Total	<u>In</u>	Out	Total
Approved	Retail	822	5,000 SF	24	24	48	10	10	20	14	14	28
	Retail	821	61,665 SF	267	290	557	107	116	223	160	174	334
	Office	710	16,550 SF	6	31	37	0	0	0	6	31	37
	Mini-Warehouse	151	35,651 SF	2	3	<u>5</u>	<u>0</u>	0	0	2	3	5
			Sub-Total	299	348	647	117	126	243	182	222	404
Proposed	Retail	822	11,866 SF	44	44	88	18	18	36	26	26	52
	Dental/Medical Office	720	2,000 SF	2	3	5	0	0	0	2	3	5
	Restaurant	932	4,000 SF	22	14	36	9	6	15	13	8	21
	Fast-Food Restaurant w/Drive-Thru	934	6,000 SF	103	95	198	57	52	109	46	43	89
	Mini-Warehouse	151	90,000 SF	<u>Z</u>	7	<u>14</u>	<u>0</u>	0	0	7	7	14
			Sub-Total	178	163	341	84	76	160	94	87	181
			Difference	<121>	<185>	<306>	<33>	<50>	<83>	<88>	<135>	<223>

⁽¹⁾ Source: ITE Trip Generation Manual, 11th Edition, 2021.

```
· Passerby Trips Ends:
    Approved
       •Retail - 40%
           (5,000 SF)
              \ln -24 \times 0.40 = 10
           Out - 24 \times 0.40 = 10
          (61,665 SF)
             ln - 267 \times 0.40 = 107
           Out - 267 x 0.40 = 116
    Proposed
       •Retail - 40%
         (11,866 SF)
           \ln - 44 \times 0.40 = 18
          Out -44 \times 0.40 = 18
       •Restaurant - 43%
           \ln - 22 \times 0.43 = 9
         Out - 14 \times 0.43 = 6
      •Fast Food Restaurant w/Drive-Thru - 55%
           \ln -103 \times 0.55 = 57
         Out - 95 \times 0.55 = 52
```

Approved: 5,191 (a) $\times 0.10 = 519 > 243$ Proposed: 5,191 (a) $\times 0.10 = 519 > 160$

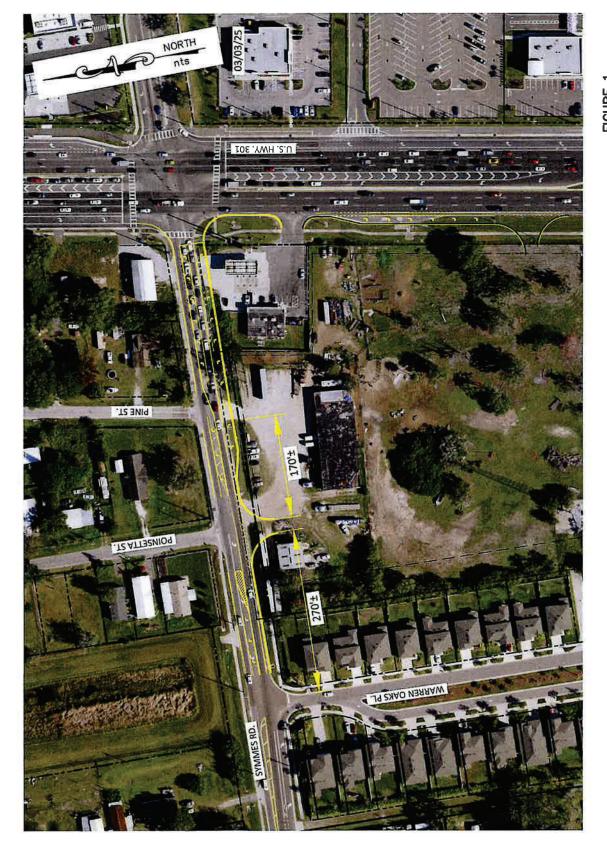
⁽²⁾ Source: ITE Trip Generation Manual, 11th Edition.

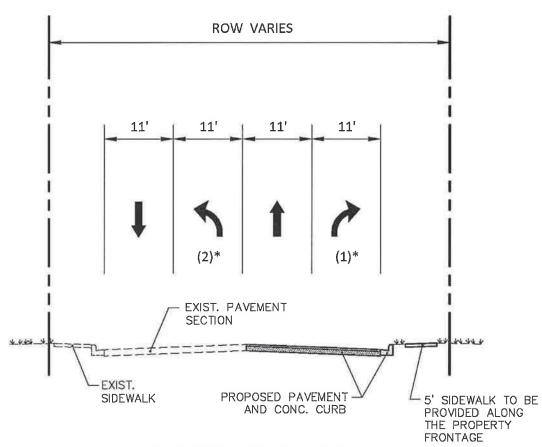
Passerby trip ends should not exceed 10% of the adjacent street traffic

⁽a) PM Peak Hour Background Traffic at the intersection of US 301 and Symmes Rd.

FIGURE 1 ACCESS IMPROVEMENTS

Mr. Mike Williams March 3, 2025 Revised May 1, 2025 Page 7





TYPICAL SECTION SYMMES ROAD

- (1)* RIGHT TURN LANE TO EXTEND FROM U.S. 301 TO THE PROJECT ACCESS.
- (2)* EASTBOUND LEFT TURN LANE AT U.S. 301 TO TRANSITION TO THE WESTBOUND LEFT TURN LANE FOR PROJECT ACCESS (SEE FIGURE 1).

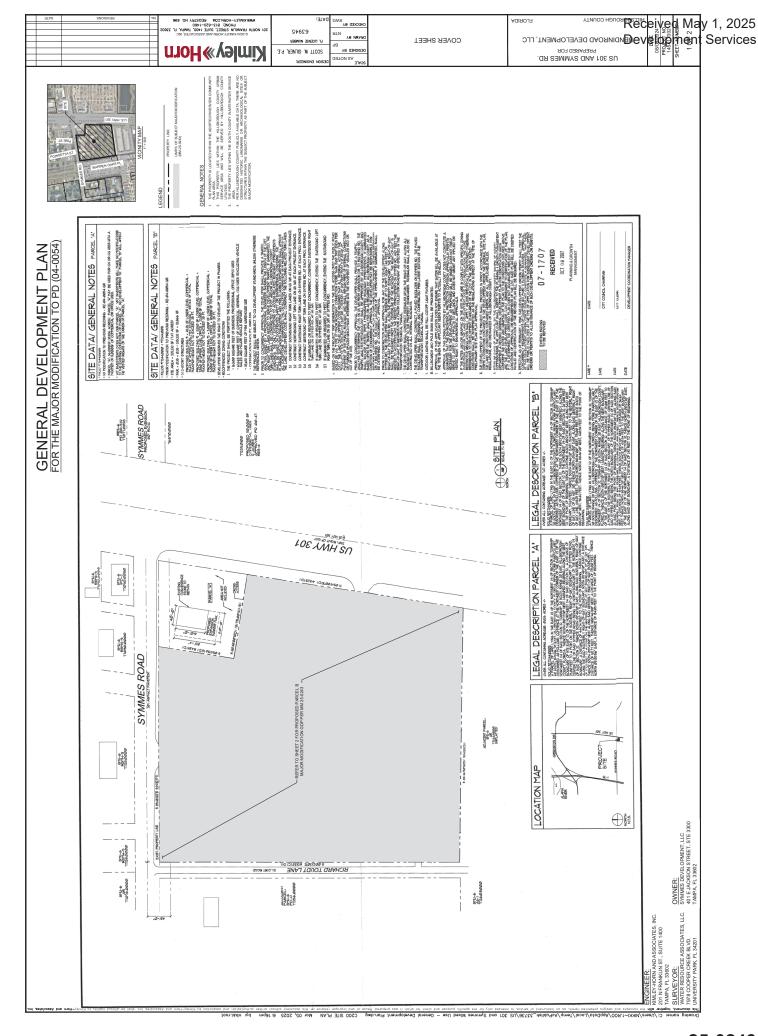
FIGURE 2
TYPICAL SECTION

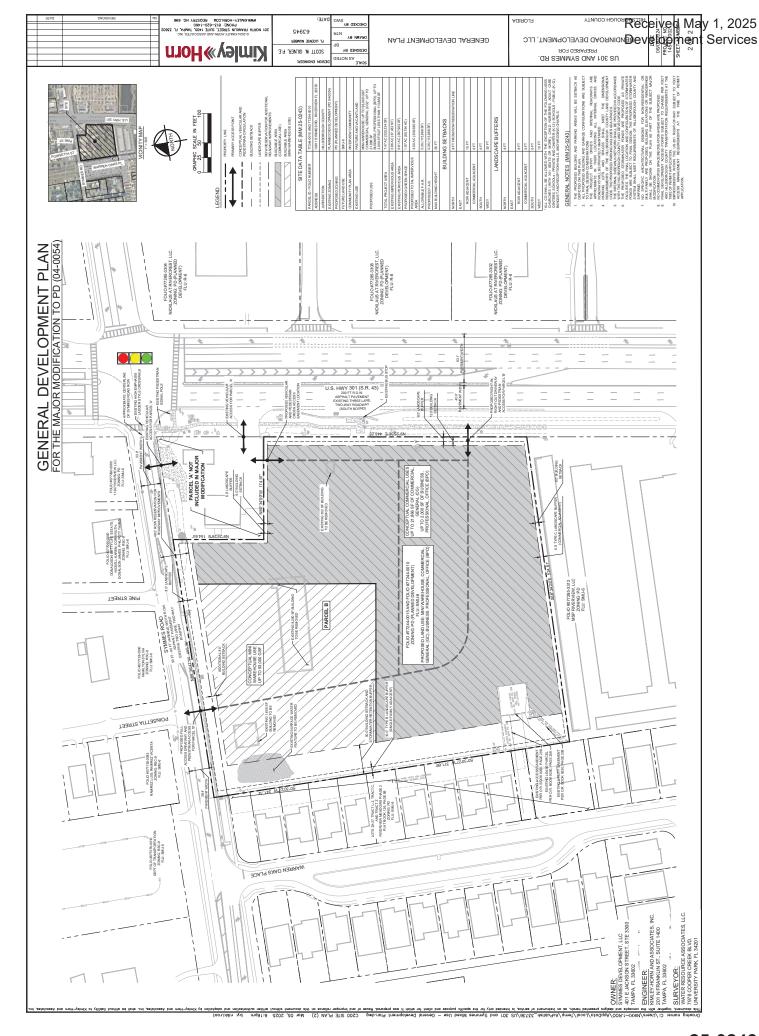
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LINCKS & ASSOCIATES, A TMC Company		

Received May 1, 2025

	Received May 1, 2025 Development Services
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PD PLAN	

LINCKS & ASSOCIATES, A TMC Company

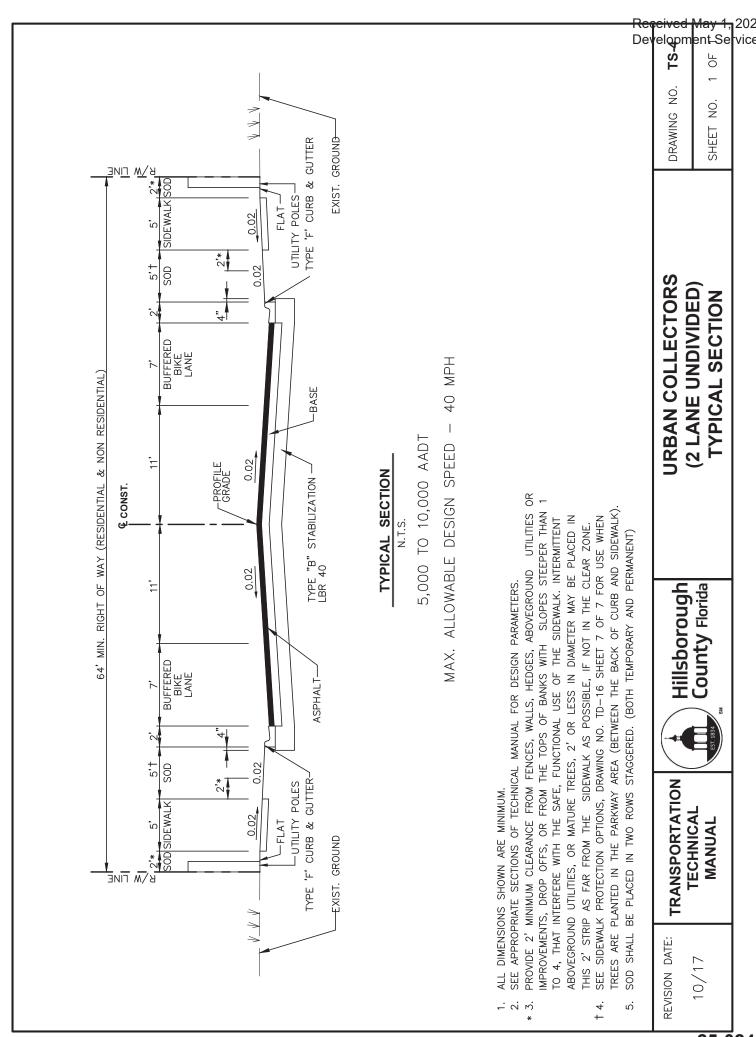




	Received May 1, 2025 Development Services
HILLSBOROUGH COU	
FUNCTIONAL CLASS	IFICATION MAP
LINCKS & ASSOCIATES, A TMCCO	mpany

Received May 1, 2025 Development Services FUNCTIONAL CLASSIFICATION Infrastructure & Development Services HILLSBOROUGH COUNTY PART 3 COO N THEST YES TO AUMED TO STREET THE WAR TO SEE THE STREET STRE Urban Service Area Boundary Hillsborough County, Florida ROADWAYS State, Principal Arterial Hillsborough, Collector Hillsborough, Arterial Locator Map Functional Classifications Legend Authority, Classification State, Arterial 75 R 19 E R 19 E COUNTY **25-024**3

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	LINCKS & ASSOCIATES, A TMC Company	



Ratliff, James

From: Williams, Michael

Sent: Friday, May 2, 2025 11:04 AM

To: Steven Henry

Cc: Colin Rice; Heinrich, Michelle; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-

CEIntake

Subject: FW: MM 25-0243 - Administrative Variance & Design Exception Review

Attachments: 25-0243 AVAd 05-01-25.pdf; 25-0243 DEAd 05-01-25.pdf

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 25-0243 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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

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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, May 2, 2025 10:15 AM

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

Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: MM 25-0243 - Administrative Variance & Design Exception Review

Hello Mike,

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

shenry@lincks.com crice@olderlundylaw.com heinrichm@hcfl.gov ratliffja@hcfl.gov drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 							
Submittal Type (check one)								
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	I Symmes Road I 4. I 2. Symmes Road - Access Spacing I 5. I 3. I 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 Symmes Road								
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) 077244.0015 & 077244.0010 Check This Box If There Are More Than Five Folio Numbers								
numbers must be provided in the format provided l	to a maximum of five. If there are additional folios, check the box to indicate such. Folioby the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;							
Name of Person Submitting Request	Steven J. Henry, P.E.							
Important: All Administrative Variances (AV) and Di State of Florida.	esign Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the							
Current Property Zoning Designation								
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://me	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.							
Pending Zoning Application Number	MM 25-0243							
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.							
Related Project Identification Number (Site/Subdivision Application Number)	N/A							

1 of 1

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".



March 3, 2025 Revised May 1, 2025

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 20th Floor Tampa, FL 33602

Re: Symmes Road

MM25-0243

Folio Numbers: 077244.0015, 077244.0010

Lincks Project No. 21179

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access spacing to Symmes Road. The property is currently zoned Planned Development (PD) for the following land uses:

- Parcel A 5,000 Square Feet of Commercial General (CG) Uses,
- Parcel B 16,550 Square Feet of Business Professional Office (BPO) Uses, and
 - 61,665 Square Feet of Commercial General (CG) Uses,
 - 35,651 Square Feet of Mini Warehouse Use, Communication Facility, Wireless

The developer proposes to amend the PD to allow the following land uses:

- Retail Center 15, 866 Square Feet which includes a 4,000 square foot restaurant
- Dental/Medical Office 2,000 Square Feet
- Drive Through Restaurant 6,000 Square Feet
- Mini-Warehouse 90,000 Square Feet

The access for the project is proposed to include the following:

- One (1) full access to Symmes Road
- One (1) right-in/right-out access to US 301

Tables 1, 2 and 3 provide the trip generation for the approved and proposed project.

The subject property is within the Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Symmes Road is a collector road.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Symmes Road. Based on Section 6.04.07, the access spacing on Symmes Road is 245 feet and the distance from the driveway to Pine Street is 170 feet. This is graphically shown in Figure 1.

(a) there is an unreasonable burden on the applicant,

The access to Symmes Road is proposed to align with Poinsettia Street on the north side of Symmes Road. Due to the property frontage, accesses/roads on the south and north side of Symmes Road is not feasible to meet the spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

In conjunction with the development of the project, the developer has committed to provide a westbound left turn lane into the project and also add an eastbound right turn at the intersection of Symmes Road and US 301. This is graphically shown in Figure 1.

This will improve the operation of Symmes Road by adding the right turn lane at the intersection of US 301 and Symmes Road by improving the level of service. In addition, the westbound left turn lane at the project access will improve the safety of the road by allowing the left turn vehicle to get out of the through lane to make a left turn movement.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only full access for the project is to Symmes Road. Without this driveway, reasonable access to the proposed development can not be provided.

Please do not hesitate to contact us if you have any questions or require the additional information. Best Regards, Steven J Henry President Lincks & Associates, LLC A TMC Company P.E. #51555
Based 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.
Date
Sincerely,
Michael J. Williams Hillsborough County Engineer

TABLE 1

DAILY TRIP GENERATION COMPARISON

Scenario	Land Use	ITE LUC	<u>Size</u>	Daily Trip Ends (1)	Passerby Capture (2)	New Daily Trip Ends
Approved	Retail	822	5,000 SF	272	109	163
	Retail	821	61,665 SF	5,827	2,331	3,496
	Office	710	16, 550 SF	243	0	243
	Mini-Warehouse	151	35, 651 SF	<u>52</u>	<u>0</u>	<u>52</u>
			Sub-Total	6,394	2,440	3,954
Proposed	Retail	822	11,866 SF	646	258	388
	Dental/Medical Office	720	2,000 SF	72	0	72
	Restaurant	932	4,000 SF	429	184	245
	Fast-Food Restaurant w/Drive-Thru	934	6,000 SF	2,805	1,402	1,403
	Mini-Warehouse	151	90,000 SF	131	<u>0</u>	131
			Sub-Total	4,083	1,844	2,239
			Difference	<2311>	<596>	<1,715>

- (1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
- (2) Source: ITE Trip Generation Manual, 11th Edition.
 - · Passerby Trip Ends:

Approved

• Retail - 40%

(5,000 SF) - 272 x 0.40 = 109 (61,665 SF) - 5,827 x 0.40 = 2,331

Proposed

• Retail - 40%

 $(11,866 SF) - 646 \times 0.40 = 258$

Restaurant - 43%
 429 x 0.43 = 184

• Fast Food Restaurant w/Drive-Thru - 50%

 $2,805 \times 0.50 = 1,402$

• Passerby trip should not exceed 10% of the background traffic.

Approved: 57,678 (a) $\times 0.10 = 5,768 > 2,440$ Proposed: 57,678 (a) $\times 0.10 = 5,768 > 1,844$

(a) Based on PM peak hour background traffic at the intersection of US 301 and Symmes Rd and K = 0.09.

TABLE 2

AM PEAK HOUR
PROJECT TRAFFIC COMPARISON

	Land	ΠE			AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External AM Peak Hour Trip Ends		
Scenario	Use	LUC	Size	<u>In</u>	Out	Total	<u>In</u>	Out	Total	<u>ln</u>	Out	Total	
Approved	Retail	822	5,000 SF	7	5	12	3	2	5	4	3	7	
	Retail	821	61,665 SF	135	83	218	54	33	87	81	50	131	
	Office	710	16,550 SF	32	4	36	0	0	0	32	4	36	
	Mini-Warehouse	151	35,651 SF	2	1	3	<u>0</u>	0	<u>0</u>	2	<u>1</u>	<u>3</u>	
			Sub-Total	176	93	269	57	35	92	119	58	177	
Proposed	Retail	822	11,866 SF	17	11	28	7	4	11	10	7	17	
	Dental/Medical Office	720	2,000 SF	6	1	7	0	0	0	6	1	7	
	Restaurant	932	4,000 SF	21	17	38	9	7	16	12	10	22	
	Fast-Food Restaurant w/Drive-Thru	934	6,000 SF	137	131	268	69	66	135	68	65	133	
	Mini-Warehouse	151	90,000 SF	<u>5</u>	3	8	<u>O</u>	0	<u>0</u>	<u>5</u>	<u>3</u>	8	
			Sub-Total	186	163	349	85	77	162	101	86	187	
			Difference	10	70	80	28	42	70	<18>	28	10	

```
(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
```

```
    Passerby Trips Ends:
```

Approved •Retail - 40% (5,000 SF) In $-7 \times 0.40 = 3$ Out $-5 \times 0.40 = 2$ (61,665 SF) In - 135 x 0.40 = 54 Out - 83 \times 0.40 = 33 Proposed •Retail - 40% (11,866 SF) In - 17 x 0.40 =7 Out $-11 \times 0.40 = 4$ •Restaurant - 43% $\ln - 21 \times 0.43 = 9$ Out - $17 \times 0.43 = 7$

•Fast Food Restaurant w/Drive-Thru - 50%

In -137 x 0.5 = 69Out - 131 x 0.5 = 66

Passerby trip ends should not to exceed 10% of the background traffic

Approved: 5,653 (a) $\times 0.10 = 565 > 92$ Proposed: 5,653 (a) $\times 0.10 = 565 > 162$

(a) AM Peak Hour Background Traffic at the intersection of US 301 and Symmes Rd.

⁽²⁾ Source: ITE Trip Generation Manual, 11th Edition.

TABLE 3

PM PEAK HOUR

PROJECT TRAFFIC COMPARISON

	Land	ſΓE		PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External PM Peak Hour Trip Ends		
Scenario	Use	LUC	Size	<u>In</u>	Out	Total	<u>In</u>	Out	Total	<u>In</u>	Out	Total
Approved	Retail	822	5,000 SF	24	24	48	10	10	20	14	14	28
	Retail	821	61,665 SF	267	290	557	107	116	223	160	174	334
	Office	710	16,550 SF	6	31	37	0	0	0	6	31	37
	Mini-Warehouse	151	35,651 SF	2	3	<u>5</u>	0	0	0	2	3	<u>5</u>
			Sub-Total	299	348	647	117	126	243	182	222	404
Proposed	Retail	822	11,866 SF	44	44	88	18	18	36	26	26	52
	Dental/Medical Office	720	2,000 SF	2	3	5	0	0	0	2	3	5
	Restaurant	932	4,000 SF	22	14	36	9	6	15	13	8	21
	Fast-Food Restaurant w/Drive-Thru	934	6,000 SF	103	95	198	57	52	109	46	43	89
	Mini-Warehouse	151	90,000 SF	7	7	14	<u>0</u>	0	0	7	7	14
			Sub-Total	178	163	341	84	76	160	94	87	181
			Difference	<121>	<185>	<306>	<33>	<50>	<83>	<88>	<135>	<223>

⁽¹⁾ Source: ITE Trip Generation Manual, 11th Edition, 2021.

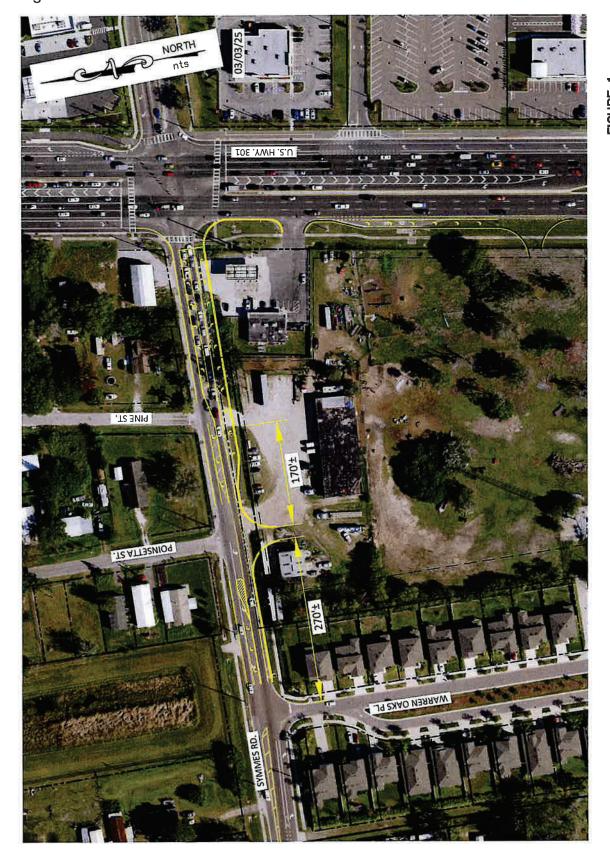
```
• Passerby Trips Ends:
    Approved
       •Retail - 40%
           (5,000 SF)
              \ln -24 \times 0.40 = 10
            Out -24 \times 0.40 = 10
          (61,665 SF)
             \ln - 267 \times 0.40 = 107
            Out - 267 x 0.40 = 116
    Proposed
       •Retail - 40%
         (11,866 SF)
           \ln - 44 \times 0.40 = 18
          Out -44 \times 0.40 = 18
      •Restaurant - 43%
           \ln - 22 \times 0.43 = 9
         Out - 14 \times 0.43 = 6
      •Fast Food Restaurant w/Drive-Thru - 55%
           \ln -103 \times 0.55 = 57
         Out -95 \times 0.55 = 52
```

Approved: 5,191 (a) $\times 0.10 = 519 > 243$ Proposed: 5,191 (a) $\times 0.10 = 519 > 160$

⁽²⁾ Source: ITE Trip Generation Manual, 11th Edition.

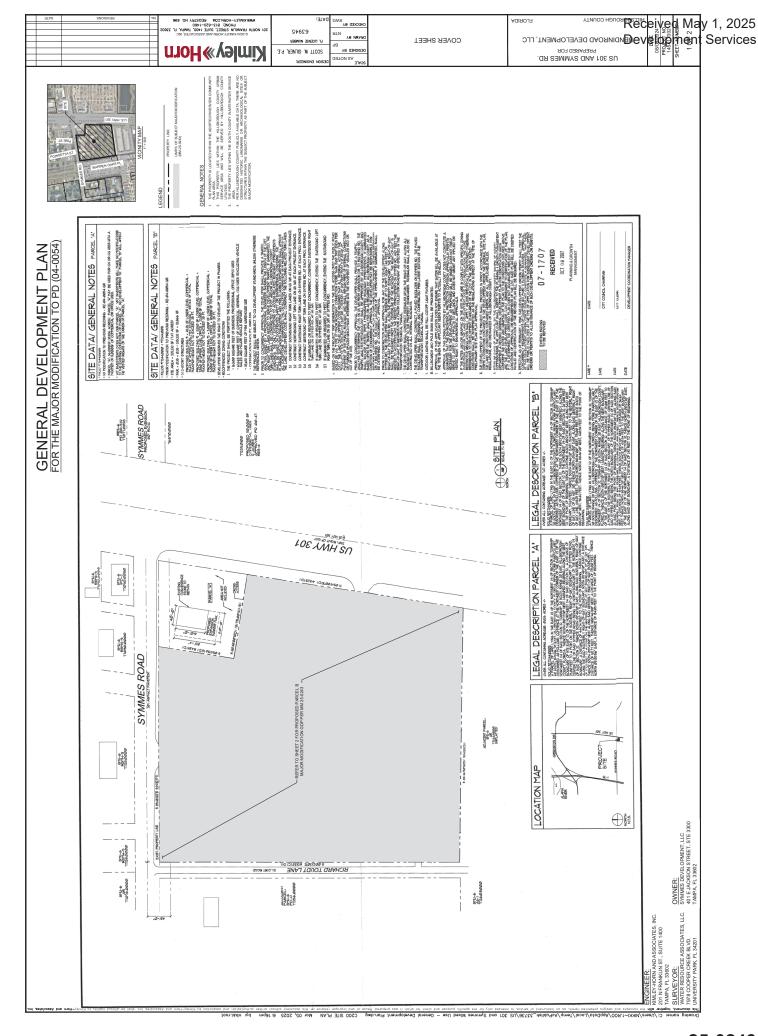
Passerby trip ends should not exceed 10% of the adjacent street traffic

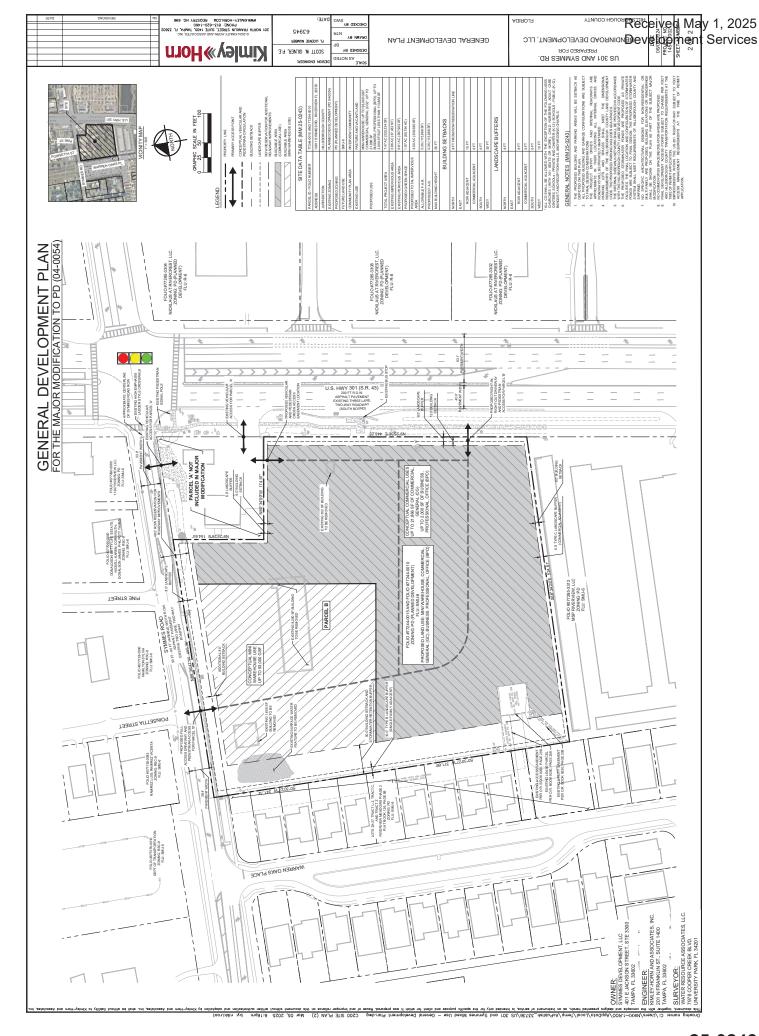
⁽a) PM Peak Hour Background Traffic at the intersection of US 301 and Symmes Rd.



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APPENDIX	
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	Received May 1, 2025 <u>Development Services</u>
HILLSBOROUGH COUNTY LD	
SECTION 6.04.04	
LINCKS & ASSOCIATES, A TMC Company	

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- 1. For driveways that will be signalized, driveway length should be determined by a traffic study of expected traffic and queues.

 An important measurement in determining the driveway length is the outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on
	traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

- 1. Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- 2. For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.

- b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
- c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- 1. The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.
- 3. Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes. Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- 1. If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
- 5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- 7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
US 301	FDOT Principal Arterial - Urban	6 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements □ Substandard Road Improvements ⋈ Other - TBD 	
Symmes Rd.	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☐ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation □Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	6,122	257	376	
Proposed	4,083	349	341	
Difference (+/-)	(-) 2,039	(+) 92	(-) 35	

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

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

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Symmes Rd./ Substandard Rd.	Design Exception Requested	Approvable		
Symmes Rd./ Access Spacing	Administrative Variance Requested	Approvable		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

Transportation Comment Sheet

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



RON DESANTIS GOVERNOR 11201 North McKinley Drive Tampa, FL 33612 JARED W. PERDUE, P.E. SECRETARY

MEMORANDUM

DATE: January 9, 2025

TO: Colin Rice, Older Lundy Law

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

David Ayala, FDOT Mecale' Roth, FDOT

Richard Perez, Hillsborough County

SUBJECT: MM 25-0243, SW Quadrant of US 301 and Symmes Road

Folios: 77244.0010, 77244.0015

This project is on a state road, US 301.

This site was reviewed at a Pre-Application meeting with FDOT on 10/22/24. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding

Pre-Application Meeting Permit Package Checklist

Duo Ann Inform	antino a				
Pre App Information					
Meeting Date 10/22/2029	FDOT				
Meeting Title Symmes & 301 Revisit					
· · · · · · · · · · · · · · · · · · ·	ot.state.fl.us or 813-612-3237)				
Location/Address SEC Symmes Rd and US 301					
	etion ID 10 010 000				
	of Roadway Lt Rdwy				
Road Class 3 Speed Limit 55 Connection					
	Median Opening Spacing 1320'				
Folio # 077244-0005, 077244-0010, & 077244-001	5				
Attendees Steve Henry, Benjamin Plante, Anna G	Geismar, Craig Bazarsky, and James Ratliff				
FDOT Staff Mecale' Roth, Todd Croft, Leanna Sch	aill, Lindsey Mineer, Justin An, Nancy Porter, Summer Ahrens,				
Caroline Cation-Smith, and Melissa M	ulvaney				
All checked boxes apply to this project per the informatio	n provided and reviewed in this meeting				
All comments are non-binding and subject to change.					
All comments related to FDOT specs and standards autor	matically update to the current version when the standards are revised. Plans				
should all meet the current standards at the time the perr	nit package is submitted in OSP				
	lication Checklist				
Property owner's Information	Notarized LOA - letter(s) of authorization from owner for anyone				
Deed or other proof of ownership	representing on their behalf (EOR, PM, Construction Coordinator, etc.)				
EOR's contact information	Including 3rd party representatives				
✓ EOR certification✓ MOT tech (use EOR's info in the application and	Local approval(s) - some form of approval by all other local agencies				
The state of the s	(county, city, SWFWMD, EPA, etc.)				
change it when the MOT Tech is chosen)	Plans - signed and sealed				
Access Permits	Additional Details				
Existing land useExisting trips	Vacant				
☑ Proposed land use	Multi use retail/fast food/office/mini warehouse				
✓ Proposed trips					
✓ Access to State Road	R in/R out				
☐ FDOT NOT in favor	THINK GUE				
☐ Conforming access					
✓ Non conforming access	Subject to closure in future when alternate access is available				
 ✓ Cross access and court recorded easement 					
✓ Auto turn template					
✓ COI - liability insurance					
☑ Land donation & easement					
✓ Traffic study	See access management checklist				
☐ Design variation					
✓ MOT indices					
☐ TTCP plan					

Pre-Application Meeting Permit Package Checklist

	Ъ	rainaga Dai	rmite					
Drainage Permits			Additional Details					
	(See separate checklist)		 					
✓	Permit		Unsure				Cootha DOD abaakiist f	
Ш	Exception	actionnaira			ł		See the DCP checkust i	or additional requirement
V		questionnaire			 			
✓ ✓	Survey - Signed				├──			
Ľ	SWFWMD app	rovai			<u></u>			
	Const	ruction Agı	reements		T		Additiona	al Details
✓	Construction A	greement						
	✓ Turn lane]			
	☐ Median Mo	dification						
	Sidewalk				<u> </u>			
	Other				<u> </u>			
	Median modifi				<u> </u>			
✓	Security Instru				<u> </u>			
✓	Easement - co				<u> </u>			
✓	Cost estimate				<u> </u>			
✓	-		tor, managing LLC	, GM,				
	any 3rd party a	uthorized age	nt					
i					т			
		Utility Pern	nits		<u> </u>		Additiona	al Details
	Water]			
	Sewer				TBD			
	Other				<u> </u>			
ı								
		l Use & Oth	er Permits				Additiona	al Details
	General Use				N/A			
	Other				IVA			
			FDOT (Cons	tructio	n P	rojects In Area	
FPII	D #	Турс	e of Work	Sta	rt Date		Project Manager	Contact Info
				Ac	ddition	al N	Notes	
	1. Corner parc	el (Existing Cir	cle K) is not asso	ciated	with this	pro	ject	
2. Proposing office and retail mixed use								
a. Drive thru restaurant								
b. Retail								
c. Office space								
d. Mini warehouse								

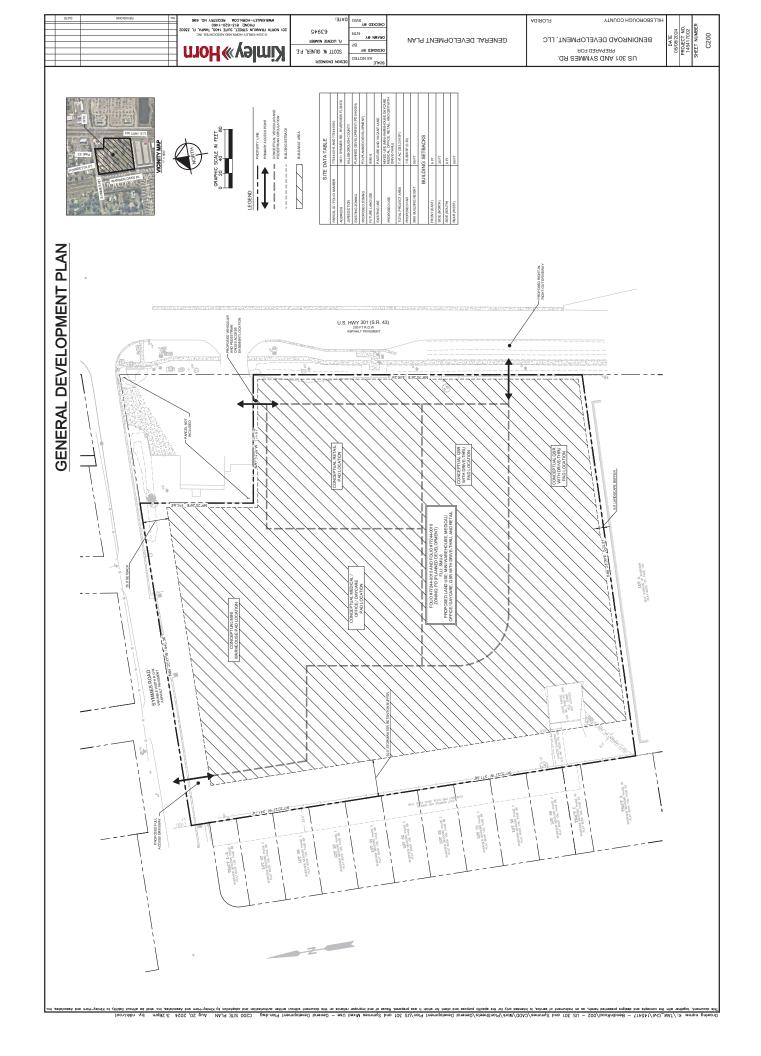
Pre-Application Meeting Permit Package Checklist

Additional Notes Continued

- 3. Proposing a single driveway on US 301 and access to Symmes Rd.
 - a. Nonconforming Driveway on 301
 - b. Add a note to the plans stating that the access is nonconforming and is subject to removal in the future
- 4. Legally recorded cross access to to south with stub out to the property line
- 5. Provide an Auto turn template
- 6. Standard driveway geometry; 16' inbound andn12' outbound lanes unless Auto turn says different
- 7. Driveway must have adequate throat depth and queue
- 8. Coordinate with Hart about the bus stop
 - a. Reference the 2023 Multimodal Handbook for specs and information about bus stop design and requirements
- 9. Submit a DCP application
- 10. Include full set of plans, drainage report, and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns
- 11. Demonstrate no adverse impacts to the FDOT Pond, should use the county water shed model
- 12. District 7 requires 1' of freeboard from 100-year critical storm event to the top of bank. Need District Drainage Engineer approval for anything less than required
- 13. If discharging into an existing FDOT ditch system, Must run all the 14-86 storm events and show a reduction in pre vs post draining to the ditch
- 14. Check to see if there is a SWFWMD permit, if so the consultant will need to modify it for the turn lane
- 15. Existing ditch capacity needs to be checked with new impervious from turn lane and replaced/regraded if necessary to meet FDOT Drainage Manual Requirements
 - a. Provide ditch calculations that meet FDOT Drainage Manual Requirements (freeboard, slope, etc.)
 - b. If discharging to ditch, must also run all the 14-86 storm events and show post < pre for each
 - c. If proposed ditch cannot meet FDOT requirements, a right-of-way donation is most likely required to provide an adequate ditch
 - d. Retaining walls within the DOT right-of-way can be considered as a last resort to avoid ROW donation
 - e. Provide spread analysis with additional turn lane impervious if section is curbed provide attenuation to maintain or decrease 25 yr/24 hr storm and run 100 year to make sure the FDOT pond doesn't overtop. May require taking turn lane impervious onsite, or modifying roadside ditches, or piping turn lane to a vault system on the developers site before discharging to one of the developer's systems. If discharging to a wetland or non FDOT system, just do spread analysis or verify that ditch still meets FDOT requirements (this needs further discussion)
- 16. Please note that the Department does not permit developments in separate phases. The applicant is required to submit their conceptual master drainage plan for the entire property under current ownership for review to establish both the permitted discharge rates and freeboard allowances for pond berms located adjacent to the FDOT right of way. All future development of later phases, or out parcels adjacent to the FDOT right of way, will require a separate drainage review by the Department to ensure compliance with the approved conditions. This will be a stipulation when the permit is approved for the master plan. Subsequent phases submitted should include the master stormwater plan sheets.
- 17. Provide photos of the site. No Google Earth snips, actual site pictures of existing conditions
- 18. Provide approved onsite SWFWMD permit/exception

Drainage questions, contact Justin An at justin.an@dot.state.fl.us or call 813-975-6000 ext. 6599

FDOT lighting adjustments or replacements must be verified, approved, and inspected by the lighting contract project manager, Tom Lauber. His email is thomas.lauber@dot.state.fl.us or call 813-612-3200.



COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Ioshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZON	NING
HEARING DATE: March 24, 2025	COMMENT DATE: January 2, 2025
PETITION NO.: 25-0243	PROPERTY ADDRESS: 11490 Richard Toudt Lane and 10611 Symmes Road, Riverview
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0772440010 and 0772440015
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 32-30S-20E
EMAIL: hollandk@epchc.org	511 52 565 2 52
PEOLICEED ZONING, M. J. M. J. C. J.	

REQUESTED ZONING: Major Modification to an existing PD				
FINDINGS				
WETLANDS PRESENT	NO			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	No Wetland Determination Expired 12/4/08			
WETLANDS VERIFICATION (AERIAL PHOTO,	No Wetlands			
SOILS SURVEY, EPC FILES)				

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

INFORMATIONAL COMMENTS:

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

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

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

Kmh / app

ec: Craig Bazarsky, Property Owner – <u>craigbazarsky@gmail.com</u> Collin Rice, Agent – <u>crice@olderlundylaw.com</u>

Environmental Excellence in a Changing World



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 04/04/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Symmes Development LLC **PETITION NO:** 25-0243

LOCATION: 11490 Richard Troudt Ln; 10611 Symmes Rd

FOLIO NO: 77244.0015 77244.0010

Estimated Fees:

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

Fire: \$57 Fire: \$313 Fire: \$34 Fire: \$158

Bank w/Drive Thru Retail - Fast Food w/Drive Thru Mini-Warehouse (Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$20,610 Mobility: \$104,494 Mobility: \$725

Fire: \$313 Fire: \$32

Project Summary/Description:

Urban Mobility, South Fire - mini warehouse 93k, 21,866 CG, 2k BPO, communication facility (Wireless tower - no impact fees)

AGENCY COMMENT SHEET

TO:	Zoning/Code	Administration,	Development	Services Department
-----	-------------	-----------------	--------------------	---------------------

FROM: Reviewer: Andria McMaugh Date: 02/25/2025

Agency: Natural Resources **Petition #: 25-0243**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 3. If the notes and/or graphic on the site plan 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.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	D	ATE: 14 Feb. 2025
REV	YIEWER: Bernard W. Kaiser, Conservation and	Environmenta	l Lands	Management
APP	PLICANT: Colin Rice	PETITION	NO: <u>MN</u>	1 25-0243
LOC	CATION: Riverview, FL 33578			
FOL	LIO NO: <u>77244.0015, 77244.0010</u>	SEC: <u>32</u> T	WN: <u>30</u>	RNG: <u>20</u>
\boxtimes	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, subject to listed	or attached c	onditions	3.
	This agency objects, based on the listed or atta	ached condition	ons.	
COMI	MENTS:			

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	FION NO.: MM 25-0243 REVIEWED BY: Clay Walker, E.I. DATE: 1/6/2025
FOLI	O NO.:
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
\boxtimes	A <u>6</u> inch water main exists <u>(approximately _ feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located southeast of the subject property within the west Right-of-Way of South U.S. Highway 301</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
\boxtimes	A 20 inch wastewater forcemain exists (approximately feet from the project site), (adjacent to the site) and is located east of the subject property within the west Right-of-Way of South U.S. Highway 301. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 12/18/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/23/2024

PROPERTY OWNER: VKT Investments LLC PID: 25-0243

APPLICANT: Symmes Development, LLC

LOCATION: 11490 Richard Troudt Ln. Riverview, FL 33578

10611 Symmes Rd. Riverview, FL 33578

FOLIO NO.: 77244.0015, 77244.0010

AGENCY REVIEW COMMENTS:

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

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

VERBATIM TRANSCRIPT

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Zoning Hearing Master Hearing March 24, 2025

HILLSE	BOROUGH COUNTY, FLORIDA
	of County Commissioners
	Y
)
IN RE:))
ZONE HEARING MASTER HEARINGS))
) X
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch and
	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, March 24, 2025
TIME:	Commencing at 6:02 p.m. Concluding at 11:24 p.m.
LOCATION:	Hillsborough County Commission 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33602
Reported by:	
Diane DeMarsh, AAERT No. DIGITAL REPORTER	1654

Zoning Hearing Master Hearing March 24, 2025

Hearing. 1 Item A.11, PD 24-1257. This application is being continued by the applicant to the June 16, 2025 ZHM Hearing. 3 Item A.12, PD 24-1311. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. Item A.13 Major Mod 25-0025. This application is out of order to be heard and is being continued to the 8 April 15, 2025 ZHM Hearing. 9 Item A.14, Major Mod 24-0133 (sic). This application 10 11 is being continued by staff to the April 15, 2025 ZHM Hearing. Item A.15, PD 25-0144. This application is out of 12 13 order to be heard and is being continued to the May 15, 2025 14 ZHM Hearing. 15 Item A.16, Standard Rezoning 25-0174. application is being continue by the applicant to the 16 17 May 19, 2025 ZHM Hearing. 18 Item A.17, Standard Rezoning 25-0178. This application is out of order to be heard and is being continued 19 20 to the April 15, 2025 ZHM Hearing. 21 Item A.18, Major Mod 24-0243 (sic). This application 22 is out of order to be heard and is being continued to the 23 April 15, 2025 ZHM Hearing. Item A.19, PD 25-0261. This application is out of 24 order to be heard and is being continued to the April 15, 2025 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

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PAGE 1 OF 4

DATE/TIME: 5/19125 OGPM HEARING MASTER: Pamera 30 Hatley

PLEASE	PRINT CLEARLY,	THIS INFORMATION WILL BE USED FOR MAILING
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PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Kami Corbett
MM	MAILING ADDRESS 101 E Kems & Blud Ste 3700
24-0675.	CITY AMPA STATE + ZIP 3360 PHONE 813 - 227842
APPLICATION #	NAME DULIUS P. COBLIMSKAS SR
22	MAILING ADDRESS 806 & JAMES ST.
25 - 0514	CITY TAMOR STATE PL ZIP 33603 PHONE 727-543-6061
APPLICATION #	NAME Corbe#
RZ - 0639	MAILING ADDRESS 101 & 16 mely Blid 3700
25 7005.	CITY TAMUM STATE ZIP 3400 PHONE 3-227 814
APPLICATION #	NAME RELUIM A. REACY
RZ	MAILING ADDRESS Ohe Lave Molton Dr
24-1147	CITY Luciend STATE FL ZIP 380 PHONE 863-307-27
APPLICATION #	PLEASE PRINT JUE MONCH
mm	MAILING ADDRESS MOD Nolley
24-1152	CITY STATE ZIP
APPLICATION #	PLEASE PRINT RAME OUL TVESSIGN OF
RZ	MAILING ADDRESS 100 July for 5-45
24-1202	CITY PHONE TO STATE ZIP 37 PHONE TO
	12

PAGE 2 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME 22 MAILING ADDRESS //C 24-1240 STATE ZIP ZIP PHONE PLEASE PRINT
NAME MARYANA A/MALAR **APPLICATION #** B2 MAILING ADDRESS 10414 Traite Lune 24-1240 CITY Cibiston STATE EL ZIP 3853 4 PHONE 727-282-9785 PLEASE PRINT NAME Le / / / YOU **APPLICATION #** BZ MAILING ADDRESS POBOX 1822 24-1240 CITY (IBSONY OF STATE F/ ZIP STEEPHONE 813484 1927 PLEASE PRINT **APPLICATION #** NAME MAN CACKUNG RZ MAILING ADDRESS PO BOX 1808 74-1240 CITY GBSONTON STATE FL ZIP 335 PHONE 8136243564 PLEASE PRINT RIChard Carlyling **APPLICATION #** B2 MAILING ADDRESS PO BOX 1908 24-1240 CITY (3697) STATE <u>F/A</u> ZIP 3334 PHONE 8/3671 1650 PLEASE PRINT COLM RICE **APPLICATION #** mm MAILING ADDRESS (COC W Cass St 25-0243 CITY Tampy STATE FL ZIP 33606 PHONE 273-915-6371

PAGE 3 OF 4

DATE/TIME: 5/19/25 HEARING MASTER: Panela To Hat ley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

PLEASE FRINT CLE	ARLI, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Cor bt
RZ.	
25-0333	MAILING ADDRESS 10 [& Heme of Blud St 3700] CITY TOWN A STATE FL ZIP 3360 PHONE 813-22-842
APPLICATION #	PLEASE PRINT NAME Thea Hunter
RZ.	MAILING ADDRESS 10150 Highland Manor Dr. Suite 450, Tampa, FL 33610
25-0333	CITY TAMER STATE FL ZIP 33610 PHONE 607-211-2340
APPLICATION #	PLEASE PRINT NAME Stephen mueuch
R2	MAILING ADDRESS 6906 Simus Loop
25-0333	CITY Riverviw STATE FI ZIP 33518 PHONE 813-475-9336
APPLICATION #	NAME Brice PINSON
R2	MAILING ADDRESS 1000 N AShley Dr Ste 900
25-0423	CITY TAMPA STATE FL ZIP331002 PHONE 813-1025-4500
APPLICATION #	PLEASE PRINT COVEMAN C
K 2	MAILING ADDRESS 101 & Cemely Bhd 843700
25-0460	CITY MANA STATE GE ZIP 3362 PHONE (13 227 842)
APPLICATION #	PLEASE PRINT NAME TSA VEIGO
RZ (VS)	MAILING ADDRESS 127 N ZO+N ST
25-0460	CITY_Tam STATE_FL_ZIP_33613_PHONE

PAGE 4 OF 4

DATE/TIME: 5/19125 GPM HEARING MASTER: Panela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME MICHAEL YATES
RZ	MAILING ADDRESS 4006 S MACDILL AVE
25-0460	CITY Tampa STATE FC ZIP 33611 PHONE 813205 8057
APPLICATION #	PLEASE PRINT NAME Gerry Dedenbach
ω	MAILING ADDRESS 11801 Research Drive
25-0479	CITY Alackua STATE FC ZIP 32615 PHONE 352 538 5195
APPLICATION #	PLEASE PRINT NAME Nathan Boyd
mm	MAILING ADDRESS 12116 Creek Preserve Orive
25-0479	CITY Wimauma STATE FZ ZIP 3357 PHONE 813-422-856
APPLICATION #	PLEASE PRINT NAME Tephen Gran
MM	MAILING ADDRESS 5339 CA 579
25-0479	CITY SEATE FL ZIP3 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: May 19, 2025

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1147	Sam Ball	Revised Staff Report	Yes
RZ 24-1202	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1202	Jared Follin	2. Revised Staff Report	Yes
RZ 24-1240	Todd Pressman	Applicant Presentation Packet	No
RZ 24-1240	Mary Cackling	2. Proponent Presentation Packet	No
MM 25-0243	Colin Rice	Applicant Presentation Packet	No
RZ 25-0423	Chris Granlienard	Revised Staff Report	Yes
RZ 25-0460	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0460	Ashley Rome	2. Revised Staff Report	Yes
MM 25-0479	Gerry Dedenbach	Applicant Presentation Packet	No
RZ 25-0639	Logan McKaig	Revised Staff Report	Yes

MAY 19, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 19, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0514

Michelle Heinrich, DS, called RZ 25-0514.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0514.

C.2. RZ 25-0639

Michelle Heinrich, DS, called RZ 25-0639.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 25-0639.

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

D.1. MM 24-0675

Michelle Heinrich, DS, called MM 24-0675.

Testimony provided.

MONDAY, MAY 19, 2025

Pamela Jo Hatley, ZHM, continued MM 24-0675 to June 16, 2025, ZHM Hearing D.2. RZ 24-1147

Michelle Heinrich, DS, called RZ 24-1147.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1147.

D.3. MM 24-1152

Michelle Heinrich, DS, called MM 24-1152.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ MM 24-1152.

D.4. RZ 24-1202

Michelle Heinrich, DS, called RZ 24-1202.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1202.

D.5. RZ 24-1240

Michelle Heinrich, DS, called RZ 24-1240.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1240.

D.6. MM 25-0243

Michelle Heinrich, DS, called MM 25-0243.

ETestimony provided.

Pamela Jo Hatley, ZHM, closed MM 25-0243.

D.7. RZ 25-0333

Michelle Heinrich, DS, called RZ 25-0333.

- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0333.

D.8. RZ 25-0423

- Michelle Heinrich, DS, called RZ 25-0423.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0423.

D.9. RZ 25-0460

- Michelle Heinrich, DS, called RZ 25-0460.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0460.

D.10. MM 25-0479

- Michelle Heinrich, DS, called MM 25-0479.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 25-0479.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:17 p.m.

MM 25-0243

Hillsborough County Zoning Hearing Master

May 19, 2025



Application No. Mm 25-0243
Name: Colin Rice
Entered at Public Hearing: ZHM
Exhibit # Date: 5/19125

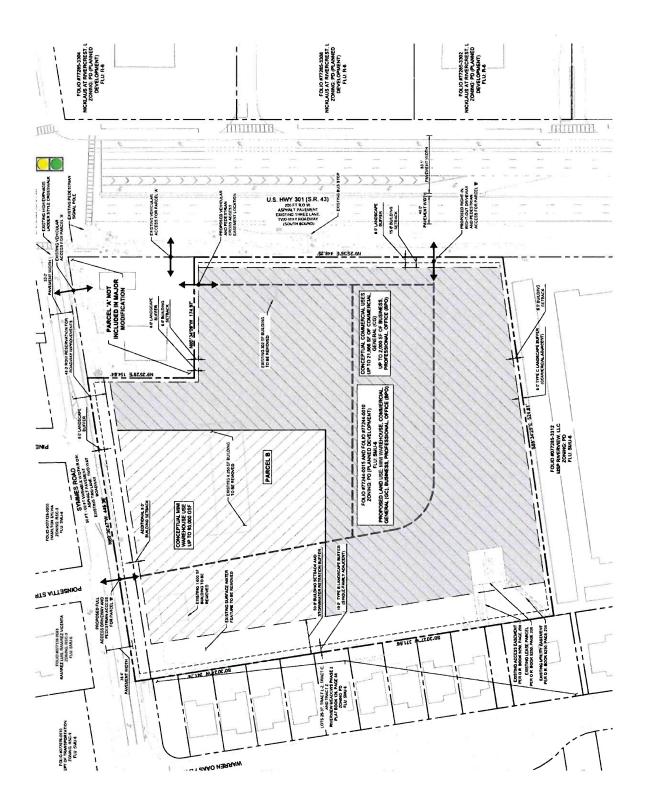
Request

- Major Modification to PD-04-0054 (last modified in PRS 07-1707)
- Increase in mini-warehouse square footage (35,651sf to 93,000sf)
- Decrease in BPO and CG square footages
- No change in total floor area. Total remains 113,866sf









Agency Review

- Planning Commission: "Consistent"
- Development Services: "Approvable, subject to proposed conditions"
- EPC: no objection
- Natural Resources: no objection
- Transportation
- Administrative Variance: approvable
- Design Exception: approvable

Compatibility

- Policy 3.1.1; Objective 1.1; Objective 2.2; Objective 4.1; Policy 4.1.1; Policy 4.1.2.
- "The westernmost 100 feet of the western PD boundary shall be limited in height to 35 feet."
- "A 20-foot buffer with Type B screening shall be required within the identified as invasive species by Natural Resources staff shall be preserved to the greatest extent possible. Any trees or vegetation western PD boundary. Within this buffer, existing trees shall be removed."

PARTY OF RECORD

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NONE

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