PD Modification Application: MM 25-0136

Zoning Hearing Master Date:

March 24, 2025

BOCC Land Use Meeting Date:

May 13, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Karmen Domres

FLU

SMU-6 (Suburban Mixed Use – 6)

Service Area:

Category:

Urban

Site Acreage:

8.60

Community Plan Area:

Riverview

Overlay:

None



Introduction Summary

The subject site is located within PD 10-0137 (as most recently modified by PRS 15-0691), which is approved for three development parcels (A, B and C). The applicant is requesting a modification to Pocket B of PD 10-0137, which would one of two existing options and create a third development option. The resulting modification would allow for up to 50,000 square feet (SF) of limited Commercial General uses and up to 150,000 SF of mini warehouse as new uses. The request also proposes a reduction in allowable BPO uses. Pocket A, to the immediate north is developed for mini warehouse and office, and Pocket C, to the south, is developed as a TECO electric utility facility.

Existing Approvals	Proposed Modifications	
	Allow up to 50,000 SF of CG uses (restricted).*	
Parcel B Option 1: 101,674 SF of BPO uses	Reduce allowable BPO use to 75,000 SF.*	
101,074 SF OF BFO uses	Allow up to 150,000 SF of mini warehouse use as a new, third, option	
Parcel B Option 2: 258 Bed Community Residential Home	No change	
Two access points on US 301.	Increase the number of access points on US 301 to three.	
The maximum setback from US 301 is 100 feet.	The 100-foot maximum setback from US 301would not apply to Parcel B.	
Screening along the western boundary requires a six-foot-tall solid wall.	Parcel B would be required to have a six-foot-tall PVC fence in addition to the buffering and screening requirements of the LDC.	

^{*}Parcel B would be allowed a mix of permitted uses but would be limited to the trip cap proposed by the applicant and a 25% FAR.

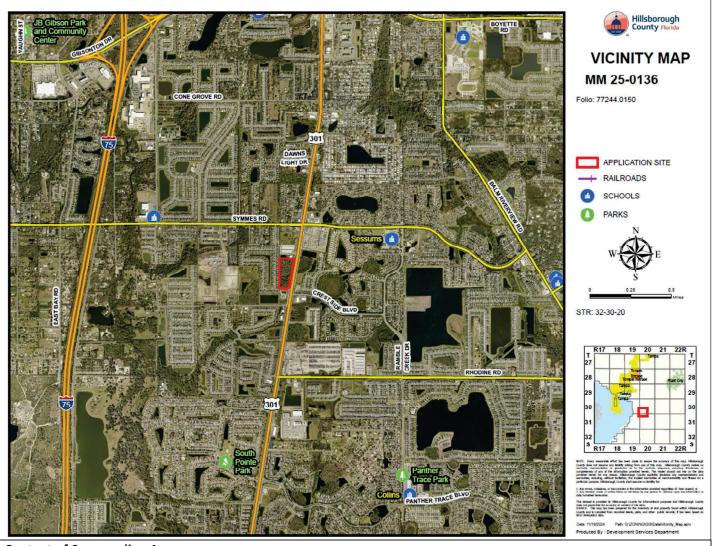
Additional Information	
PD Variations	None
Waivers to the Land Development Code	None

Planning Commission Recommendation	Development Services Recommendation
Inconsistent	Approvable, subject to proposed conditions

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



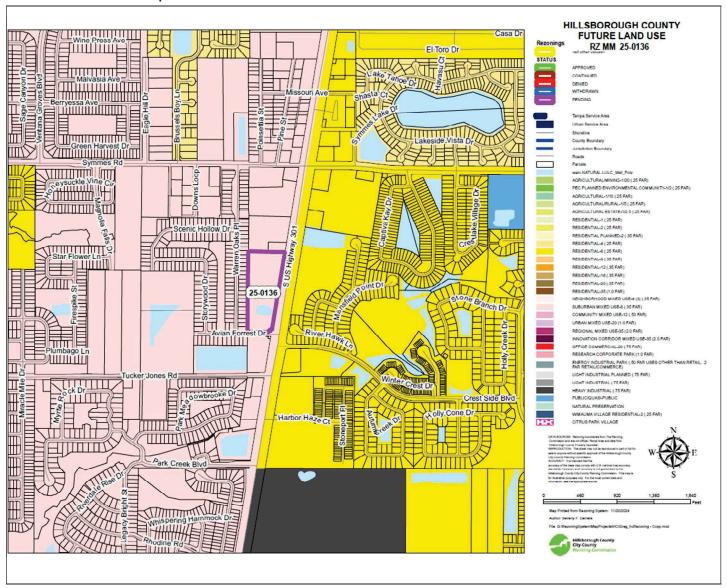
Context of Surrounding Area:

The subject property is in Riverview along the western boundary of the S US Highway 301 Right-of-Way and approximately one-quarter mile south of Symmes Road. The predominant development pattern in the area consists of single-family and retail use. The abutting properties to the north are developed for medical office and mini warehouse use, the property to the south is developed for utility use; each of these abutting properties are part of the same PD as the subject property. The properties to the east of S US Highway 301 and immediately to the west are developed for single-family use.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



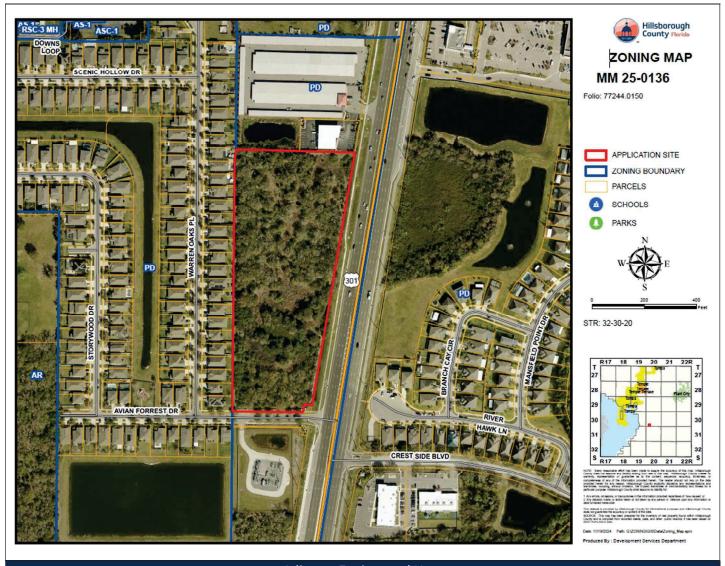
Subject Site Future Land Use Category	SMU -6
Maximum Density/FAR	6 units per acre Max FAR: 0.25 – 0.50
Typical Uses	Agricultural, residential, neighborhood commercial, office, research corporate park, light industrial multi-purpose, clustered residential, and mixed use.

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2.0 LAND USE MAP SET AND SUMMARY DATA

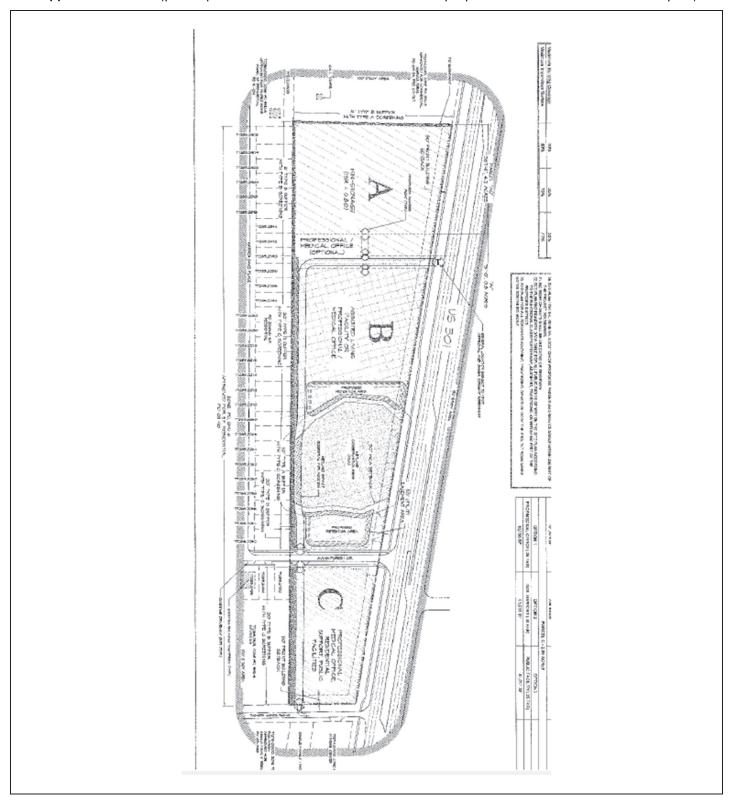
2.3 Immediate Area Map



	Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use	
North	PD 10-0137 (Parcel A)	NA/FAR: 0.50	Mini Warehouse, Professional & Medical Office	Mini Warehouse & Medical Office	
South	PD 10-0137 (Parcel C)	NA/ BPO FAR: 0.26/Other: 0.35	Business & Professional Office, Residential Support, Public Facility	Electric Utility Facility	
East	PD 00-0047	6 units per acre/NA	Single-family & Multi-family	Single-family, Conventional	
West	PD 13-0121	6 units per acre/NA	Single-family, Conventional	Single-family, Conventional	

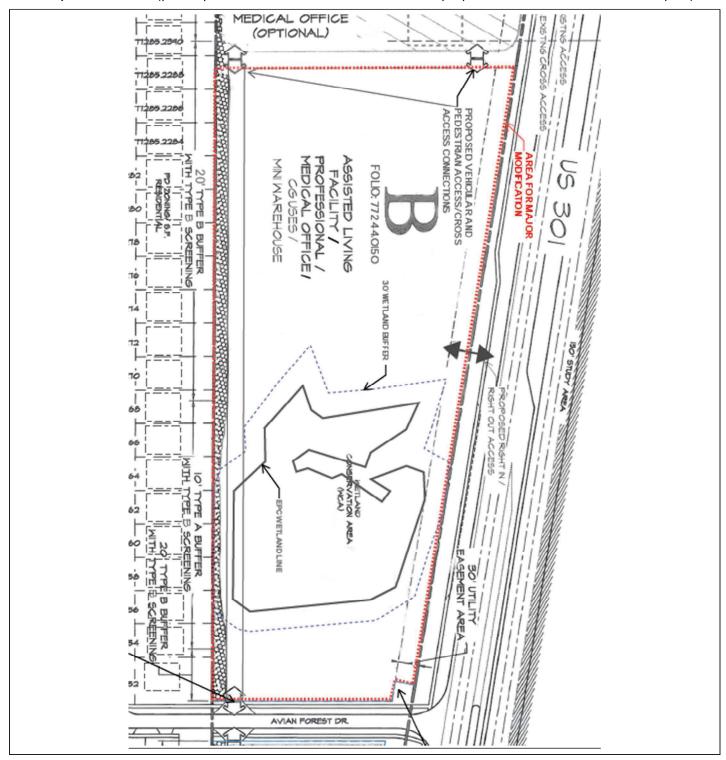
2.0 LAND USE MAP SET AND SUMMARY DATA

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)



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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 	
Avian Forrest Dr.	County Local - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
Tucker Jones Rd.	County Collector - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	5,298	432	566	
Proposed	5,845	518	463	
Difference (+/-)	(+) 547	(+) 86	(-) 103	

^{*}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		Choose an item.	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
	⊠ Yes	Yes	× Yes	information/comments
Environmental Protection Commission	□ No		□ No	
5	⊠ Yes	☐ Yes	☐ Yes	
Environmental Services	□ No	⊠ No	⊠ No	
Natural Resources	⊠ Yes	☐ Yes	⊠ Yes	
	□ No	⊠ No	□ No	
Conservation & Environmental Lands	☐ Yes	☐ Yes	☐ Yes	
Management	□ No	□ No	□ No	
Check if Applicable:		/ater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	Other			
Dublic Facilities	Comments		Conditions	Additional
Public Facilities	Received	Objections	Requested	Information/Comments
Transportation	⊠ Yes	│	⊠ Yes	_
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	See report
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	 ⊠ Yes	│ │ □ Yes	│ │	
⊠Urban □ City of Tampa	□ No	⊠ No	⊠ No	
□Rural □ City of Temple Terrace				
Hillsborough County School Board			_	
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	⊠ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	│ □ No	│ □ No	□ No	
Impact/Mobility Fees				
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	Received	Illiulligs	Nequesteu	miorination/comments
☐ Meets Locational Criteria ☐ N/A	 	☐ Inconsistent	☐ Yes	
□ Meets Locational Criteria Waiver Requested	☐ Yes ☐ No	☐ Consistent	□ Yes	
☐ Minimum Density Met ☐ N/A	L INO			
□ Minimum Density Met □ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the development pattern in the area is trending from rural to commercial along this area of US 301. Additionally, staff finds that the proposed development standards, restricted uses, requirements within the LDC that are not being waived or varied, the scale of the development will be limited due to the amount and location of wetlands on the project site, an access road that will create the additional separation between the building envelop and the residential properties to the west, and the architectural enhancements required for Mini Warehouse use will adequately mitigate the impacts to the neighboring properties; therefore, Staff finds the proposed modification compatible with the zoning and development pattern in the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

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6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise the general site plan to:

- 1. Add a footnote to the bottom of the "Proposed Development Option Table" and "Project Data Table" which is tied to all Parcel B uses and states "Subject to a trip generation cap see conditions of approval."
- 2. Remove the "10' Type A Buffer with Type B Screen" call-out that is located west of the wetland conservation area and fill in the bank buffer area to match the pattern shown in the other areas of the buffer.
- 3. Revise the Project Data Table FAR for Parcel B to include a 0.25 maximum for the CG and BPO uses.

Approval: Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May-21, 2015 January 30, 2025.

1. The project is approved for the following uses:

Parcel A:

Option 1: 91,346-square-foot Mini-Warehouse Facility (0.50 FAR) and 8,712 square feet of BPO uses (<u>0</u>.25 FAR)

Parcel B:

Option 1: A mix of the allowable CG and BPO uses may be applied for Parcel B, but the total GFA is limited to a 0.25 cumulative FAR and the following maximum square footages. Additionally, Parcel B uses shall be further restricted to by a cap on maximum allowable trip generation described in Condition 2 herein.

50,000 square feet of CG uses (0.132 FAR) excluding vehicle sales, minor and major auto repair, convenience store with gas/gas stations, and recyclable material recovery.

101,674 75,000 square feet of BPO uses (0.280.20 FAR); or

Option 2: 258-bed Community Residential Home or a Nursing, Convalescent and Extended Care Facilities; or Option 3: 150,000 square feet of mini warehouse facility (0.40 FAR).

Parcel C:

30,256 square feet of BPO uses (<u>0</u>.26 FAR)

41,011 square feet of Residential Support Uses (0.35 FAR)

41,011 square feet of Public Facility Uses (0.35 FAR)

Prohibited uses

The following uses shall not be permitted within Parcels A and C:

- Vvehicle sSales and repairRepair,
- «Convenience
 «Stores,
- <u>fFast fFood rRestaurants</u> (either with or without drive through windows), .
- BBanks (either with or without drive through windows), except as referenced herein.
- 2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, No development shall be permitted within Parcel B that causes cumulative Parcel B development to exceed 4,207 gross average daily trips, 401 gross a.m. peak hour trips, or 297 gross p.m. peak hour trips. Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within Parcel B. The list shall contain data including gross floor area, number of seats (if applicable), type of use, date

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the use was approved by Hillsborough County, references to the site subdivision Project Identification number (or if not 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 development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

- 3. Restaurants with drive-through facilities are prohibited within the western 200 feet of Parcel B. This restriction applies to parking, drive-through aisles, grease traps, dumpster enclosures and all other activities associated with a restaurant with drive-through facility use.
- 2.4. The project is subject to the following development standards, unless otherwise referenced herein:

Maximum height: 35 feet

Maximum Floor Area Ratio (FAR):35 percent

Maximum impervious:
 70 percent

80 percent (Parcel A)

Maximum building setback adjacent to U.S. Hwy 301: 100 feet (excluding Parcel B)

- 5. The following requirements shall apply to all building facades of the Mini Warehouse building within Parcel B.
 - 5.1 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
 - 5.2 At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.
 - 5.3 Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - 5.4 Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest); stone, brick, stucco, metal, wood or vinyl slats.
- 3.6. Storm water ponds shall not be designed in such a manner that would require (hard surface) retaining walls, excluding Parcels A and B.
- 4.7. The following activities shall be prohibited between the hour of 10:00 p.m. and 6:00 a.m. Monday through Friday and from 10:00 p.m. and 8:00 a.m. on Saturday and Sunday: Deliveries, loading and unloading (external to the building), power sweeping/parking lot cleaning, trimming of landscaping and dumpster loading/unloading. Trucks may be unloaded from internal docking bays at any time. Overnight parking of delivery vehicles with running engines, generators or refrigeration systems shall be prohibited during the hours specified.
- 5.8. In addition to Land Development Code (LDC) buffering and screening regulations, a 6-foot-high, solid wall or PVC fence for Parcel B shall be required along the entire western property boundary of the Planned Development, excluding the western boundary of Parcel A. A 20-foot buffer may be permitted along the western property boundary adjacent to Parcels B and C. Buffering and screening for Parcel A shall be as shown on the plan. A 10-foot buffer may be permitted. The 20-foot buffer in Parcel B may be reduced where adjacent to the western portion of the wetland conservation area along the western property boundary if a to accommodate internal circulation requirements.road is permitted.

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- 6-9. All primary building entrances within Pockets A and B shall connect to the sidewalk within US 301 right-of-way via a minimum 5-foot_-wide sidewalk. Within Pocket C, a minimum 5-foot_-wide sidewalk connection shall connect primary building entrance(s) with the existing sidewalks within the US 301 and Avian Forrest Dr. rights-of-way and the sidewalk to be constructed along the Tucker Jones Rd. right-of-way. Pedestrian connections to facilities within the Tucker Jones Rd. and US 301 rights-of-way shall be permitted anywhere along the project's frontages.
- 7.10. The applicant may be permitted up to two three vehicular access points on US 301. The general design and location of the access point(s) shall be regulated by FDOT and the Hillsborough County Access Management regulations.
- 8.11. The applicant may be permitted one access point on Tucker Jones Road. Full access may be considered however, signage should be placed at the access to reflect that Tucker Jones Road is a "dead-end" road having no outlet and is to be used for local traffic only. The final design and location of the access point shall be regulated by the Hillsborough County Access Management regulations.
- 9.12. The developer shall meet with Public Works staff to determine a methodology for a detailed transportation analysis, which shall be submitted prior to or concurrent with each site/construction plan review. This analysis will be used to determine any required site access improvements or other mitigation which may be required.
- 10.13. The developer shall construct a minimum 5-foot-wide sidewalk along the entirety of its Tucker Jones Rd. frontage.
- <u>11.14.</u> As Tucker Jones Rd. is a substandard roadway, the developer shall be required to bring that portion of the roadway along its project frontage up to current County standards, unless otherwise approved through the Public Works Design Exception Process.
- 42.15. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts/crossings are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 13.16. The acreage of the wetland areas and associated wetland setbacks may result in the applicant's inability to construct the project as envisioned and it may be necessary to reduce the scope of the project and/or redesign the parcel configurations, cross access points, roadway network, and infra-structure layout to avoid wetland and wetland setback impacts. The proposed site plan indicates an impact to the wetland in the center of the site for the purpose of an internal cross access roadway. Also, a wetland area in the northwest corner of the property is not shown on the site plan. Development of the northwest corner of Parcel A and the internal roadway may need to be eliminated or reduced to comport with Chapter 1-11, Wetlands, Rules of the EPC.
- 14.17. 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.
- <u>15.18.</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.

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16.19. 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.

Major Modification 25-0136 shall also be subject to the following conditions.

- 20. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the conditions of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. The proposed cross-access must be designed and located to minimize impacts to the wetland conservation area setback.
- 22. 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.
- 23. 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.
- 24. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code 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.
- 25. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 26. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 27. A wetland delineation by EPC staff determined that wetlands exist onsite. Wetland surveys have been reviewed by EPC and expire on November 17, 2025. The submitted plans accurately depict the approved wetland lines for the project area. The wetland line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 28. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 20.29. 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

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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.

J. Brian Grady

Zoning Administrator Sign Off:

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

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

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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8.0 SITE PLANS (FULL)		
8.1 Approved Site Plan	(Full)	

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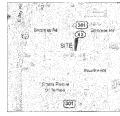
	PROJEC	T DATA T	ATLE			
Emps by Folio	i u rabecs	#77244.0	000, 77244,0100, end	177244.0150		
Continually Plu	notina Area(s)		RIVERVIEW			
Overiew District	(a)	The project doe	s not quist within one	overlay districts.		
Special Zone(s)		None	within or adjacent to	croixel.		
Scenic Boodee		None	of medicine to niffle	project		
z katolite i Janami	1106	archaeological	No designated historic landwarks and other historical or archaeological situe and shudures exist within the project boundaries or within 150 feet of the project boundaries.			
Pale			No Phon world within the project innersturies or within 150 feet of the project boundaries.			
Proposed Zonin	ig.	1	PG			
	roning Number(s)	1	N/A			
Existing Zoning			AR			
Gross Atreace		1	16.25 ACRES			
Require	ac betamation		Total for Project	<i>(///////</i>		
	ped on site plan)	A	В	6		
Acreege		5.00 ACRES	5.60 ACRES	2.69 ACRES		
Proposed Uses (List All Types)		MANEHOUSE/ PUBLIC STORAGE / OFFICE	ALE, PROF. FMEDGA: OFFICE	PROF. / MEDICAL OFFICE, RES. SUPPORT, PUBLIC FACILITIES		
Meximum Squara Footage for Non-Residential Uses		SEE PROPOSED 6/TOP		40,500 SF		
Haudmain FAR for Non-Resisential Uses		.60	.35	.35		
Maximum Rumber of Dwelling Units for Residential Uses		568	NA	NIA		
Medmum Dwet (dufs) for Resid	ing Units per Acro ential Uses	N/A	N/A	MIS.		
	Front Yard(e)					
Minimum Sechacks	Sida Yarde(s)	NO NITE	RIOR YARD REQUIR	REMENTS		
comments.	Rear Yarda(s)					
	Front Yard(s)					
Buffering and	Side Yarda(s)	1	AS BHOWN ON PLAN			
Somening	Rear Yards(s)	1				
Winteren Lot 99	lofts		N/A			
Minimum Lot Si	210	1	NJA.			
Mexican 92/d	ing Height	1	36 / Yero elary			
Waximum Building Coverage				35%		
Waxierum Build	ng Coverage	50%	35%			

	ee on site place)	A	В	c
Ficture Land Use (FLU) per the Co		SMU-6		
	Fi U Designation to be Flared		K/A	
FLEX Request	Distance of FLEX in Faci		N/A	
	Square Footsge within FLEX	NONE		
Environmentally Area(s) Arreage	Sanstive	2.42 ACRES		
Man-Wade Wate	r Socyties) Acreage	0 ACRES		
Natural Water Bu	idy(los) Acreage	2.42 ACRES		
Open Space/Red Aureago	reation Arcu(s)	CACRES GACRES GACRE		9 ACRES
Public Perk Cond		I ACRES	0 ACRES	0 ACRES
Public School Sit		DACRES	0 ACRES	0 ACRES
Density Benus R	teupe	KONE	KONE	NONE
UNITIES Service Arcui PUBLIC SERVER / PUBLIC WATER				
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MSICE THE PD SCLNDARY.	£
14.NO OPTIONAL BUILDING ELEVATIONS AND/OR RENDERINGS ARE PROPOSED.	1 -
16. SEE PLAN FOR THE PROJECT'S POINTS OF EXCETING INGRESS/EGRESS, EXISTING POINTS OF	i loo
INSPRESS/EGRESS TO BE CLOSED OR MODIFIED, LOCATION OF PROPOSED POINTS OF WORLDSRESS.	9
16. SEE PLAN FOR THE GENERAL FOADWAY/TRAFFIC CIRCULATION PATTERNS OR PROJECT ROADWAYS.	\$ -
17, PROJECT OR VEWAYS SHALL NOT BE GATED WITH EXCEPTION OF PARCEL A STORAGE FACULTY, AVIAN	1
FORREST DRIVE IS A PUBLIC ROADWAY, ALL OTHER DRIVEWAYS SHALL BE PRIVATELY OWNED AND MAINTANED.	3
PER PORT TOWAY SWALL NOT HE CALLED	
18. 2 POCKETS ARE PROPOSED WITHIN PROJUCT.	P 1
TR. NO CHONS ACCIDED BE I WHEN THE PROJECT SHE AND ADJACEN I PROPORTION IS PROPORTED.	4
29 SEE PLAN FOR THE GENERAL LOCATION OF PROPOSED PARKING AND SERVICE AREAS WITHIN 200 FEET OF	8
THE PROJECT ROUMBARES.	1 -
21. NO RIGHT OF WAYS SHALL BE DECKATED OF RENERVED.	7
22. REF PLAN AND ROADWAY DATA TARKE FOR ALL PLEN IC REPHTS OF WAY ON THE SITE RIAN ACCORDING.	3
TO THE FUNCTIONAL CLASSIFICATION HAP, ADJOINING, TRAVERSING, OR WITH HIS SEFECT OF THE	5
PROPOSED DISTRICT.	P
	1
23. SEE PLAN FOR ALL ROAD-WAYS ADJOINNO, YRAVERSING, OR WITHIN 150 OF THE PROJECT ROUNDANIES	5
NOTES CONTINUED AGONE	:

1. TREASE THAT ADDRESS AND ADD

	PROPOSED DEVELOP	MENT OPTION TABLE	
	SARCEL A =	S.00 ACHCS	
OPTION 1 (50	FAR MAX)		
PUBLIC STORAGE 9	1,478 SF (.5C FAR)		
PROFIMEDICAL OFFICE	E: 6,712 SF (,25 FAR)		
	FARCEL 6 =	6.80 ACRES	
OPTION :	OPTION 2		
PROF/ MEDICAL OFFICE (28 FAR)	ASSISTED LIVING FACILITY		
10°,674.8F	768 BEDS		
	MRCEL C =	2.69 ACRES	
OPTION 1	OPTION 2	OPTION S	
PROTVINEDICAL OFFICE (26 FAR)	RES. SUPPORT (35FAR)	PUBLIC FACILITY (25 FAR)	
30,756 SF	<1,011 Si:	41,011 SE	



VICINITY MAP

Revisions 1 PER STATE 2010-01-26 2 PODS A&B 2015-04-21 3 OPTIONS 2015-08-13

LANDSCAPE ARCHITECTERISTICS DESCAPSIONO, INC.
MICHAEL B. HURRER & ASSULIARS
HEAR PLANTING CONSTITEARYS
HERO PORTS DATA MARKET STORYS FOR THE TONGS TONGS AND THE ASSULIARS.

Sec. 27 Np. 30 Rng. 20 Location 8128 20 Mills Scale - 10-7 Data 20 Hr.

GENERAL DEVELOPMENT PLAN - PRS 15-661

US 301 / SYMMES MIXED USE DEVELOPMENT
PREPARED, FORDOMRES, REAL ESTATE, INVESTMENTS

18.28 ACRES
PD
PB JM:NOR MODIFICATION
SMU-8
RETAIL, A.L.F., MINI-STORAGE,
AND / OR PROFESSIONAL /
MEDICAL OFFICE

LEGAL DESCRIPTION: MEDICAL DEFICIE TALE PROFITS THE ANNI \$120 PT THE NOTHWEST 140 OF SECTION 35. TOWNSHIP 93 SOUTH, ANNICE 20 EAST HILLSBORGUOUS FOUNTY, ROADEJ, ANNICE 20 EAST HILLSBORGUOUS FOUNTY, PORTOD, LYNN OWERS FOUND HIS HOLD LIKE STAND PART DESCRIPTION AND STAND THE NOTE OF STAND PART DESCRIPTION AND STAND S

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APPLICATION NUMBER:	MM 25-0136	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	March 24, 2025 May 13, 2025	Case Reviewer: Sam Ball
8.0 SITE PLANS (FULL)		
8.2 Proposed Site Plan (Full)	

Revisions 1) Per staff 2024-12-27

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Sec. 32 Twp. 30 Rng. 20 Location Hixoux wif Scale 1=100-0 Date

4 \ SYMMES MIXED USE DEVELOPMENT

CENERAL DEVELOPM

H OF Sheet N CDP.dwg

25-0136

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VICINITY MAP

PROPOSED
RAFFIC CONTROL LIGHT DEVICE EXISTS
IDEWALKS EXIST WITHING 150' OF THE SITE

43,50) SF

PROF. / MEDICAL OFFICE, CG USES, MINI-WAREHOUSE

MINI-WAREHOUSE/ PF PUBLIC STORAGE/ OFFICE

Proposed Uses (List All Types) Maximum Square Footage for Non-Residential Uses

ckets or Phases referenced on site plan)

35 × N/N

.50

Maximum FAR for Non-Residential Uses

N/A N/A

N/A

num Number of Dwelling for Residential Uses

N/A

aximum Dwelling Units per Acre (u/a) for Residential Uses

NO INTERIOR YARD REQUIREMENTS

AS SHOWN ON PLAN

0 ACRES

0 ACRES

0 ACRES

2.42 ACRES

NONE

Square Footage within FLEX Distance of FLEX in Feet

FLEX Reques:

No Plats exist within the project boundaries or within 150 feet of the project boundaries.

SIDEWALKS EXIST WITHIN UNDARIES BIKEWAYS OR TRANSIT S

SITE DATA:

RETAIL, ALLF., MINI-STO AND / OR PROFESSION MEDICAL C ST 1/2 OF THE NORTHWEST P 30 SOUTH, RANGE 20 EAST ITY, FLORIDA, LYING WEST O	ARCEL SIZE: XISTING ZONING: RCPOSED ZONING:	16.42 ACF
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TRAFFIC	MICHAEL YATES	. in	TAMPA, FL 33611



T1285-2528, ZONE PD, SHU-6 RETENTION

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PROJECT

SMU-6

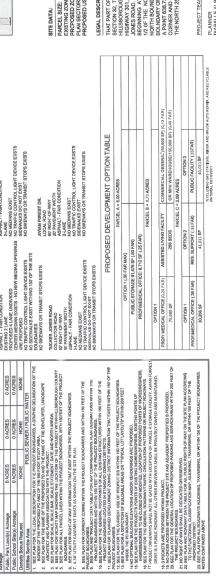
Future Land Use Designations(s) (FLU) per the Comp Plan

N/A N/A

PARCEL SIZE:	16,42
EXISTING ZONING:	
PRCPOSED ZONING:	PD / MAJOR MODIFI
PLAN SECTOR:	
PRCPOSED USES:	RETAIL, A.L.F., MINI-ST
	AND / OR PROFESS
LEGAL DESCRIPTION:	MEDICAL
THAT PART OF THE EAST	THAT PART OF THE EAST 1/2 OF THE NORTHWES
SECTION 32, TOWNSHIP	SECTION 32, TOWNSHIP 30 SOUTH, RANGE 20 EA
HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY, FLORIDA, LYING WEST
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PARCEL A = 600 ACRES PARCEL B = 127 ACRES COMMERCIAL GENERAL (19,000 BF) (x,15 ART) COMMINICAL OFFICES PARCEL C SE ACRES PRICE C SE ACRES PRICE C STATES PRICE C STATES	41,011SF
PARCELL A. BOTO FAR MAN) CE. 8.77 26 F.02 FAR) CE. 8.77 26 F.02 FAR) ASSISTED LIVING FACULTY ASSISTED LIVING FACULTY	41,011 SF



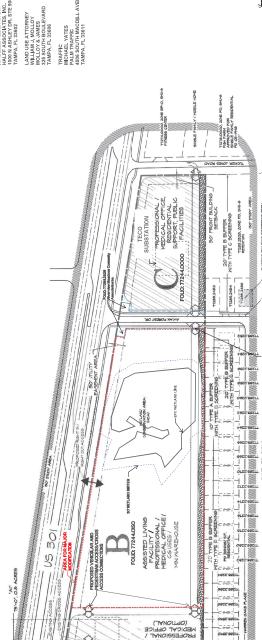




35%

70% N/A

80%



PROFESSIONAL / MEDICAL OFFICE (OPTIONAL)

APPLICATION NUMBER: MM 25-0136

ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025 Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	ZONING TECHNICL	AN, Development Services Department	DATE: 03/14/2025
REV	IEWER: James Ratlif	f, AICP, PTP	AGENCY/DEPT: Transportation
PLA	NNING SECTOR/AR	EA: South/ RV	PETITION NO: MM 25-0071
	This agency has n	o comments.	
	This agency has r	no objection.	
X	This agency has r	no objection, subject to listed or attached conditions.	
	This agency object	ets, based on the listed or attached grounds.	
<u>NEW</u>	AND REVISED C	ONDITIONS OF APPROVAL	
Revise	ed Conditions		
1.	The project is appr	roved for the following uses:	
	Parcel A:		
	Option 1:	91,346-square-foot Mini-Warehouse Facility of BPO uses (.25 FAR)	y (0.50 FAR) and 8,712 square feet
	Parcel B:		
	Option 1: Option 2:	101,67475,000 square feet of BPO uses (0.2 258-bed Community Residential Home of Extended Care Facilities 50,000 square feet of CG uses (0.13 FAR) 150,000 square feet of Mini-Warehouse Fac	or a Nursing, Convalescent and
	Parcel C:		
	41,011 squ	are feet of BPO uses (.26 FAR) are feet of Residential Support Uses (0.35 FAR) are feet of Public Facility Uses (0.35 FAR)	
	stores, fast food re	s shall not be permitted within Parcel A and C: verstaurants (either with or without drive through windows), except as referenced herein.	

The following uses shall not be permitted within Parcel B: vehicle sales and repair, gas stations, and recyclable material recovery. Additionally, Parcel B uses shall be further restricted by a cap on maximum allowable trip generation – See Condition X for more information.

7. The applicant may be permitted up to two three (3) vehicular access points on US 301. The general design and location of the access point(s) shall be regulated by FDOT and the Hillsborough County Access Management regulations.

[Transportation Review Section staff is proposing to modify this condition to reflect the additional proposed access connection.]

New Conditions

• Notwithstanding anything herein these conditions or on the PD site plan to the contrary, No development shall be permitted within Parcel B that causes cumulative Parcel B development to exceed 4,207 gross average daily trips, 401 gross a.m. peak hour trips, or 297 gross p.m. peak hour trips. Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within 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 not 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 development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
 - Add a footnote to the bottom of the "Proposed Development Option Table" and "Project Data Table" which is tied to all Parcel B uses and states "Subject to a trip generation cap see conditions of approval."

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 8.73 ac. portion of a +/- 16.42 ac. Planned Development (PD) #10-0136, as most recently modified via PRS 15-0691. The existing PD is approved for the following uses:

Parcel A:

Option 1: 91,346-square-foot Mini-Warehouse Facility (0.50 FAR) and 8,712 square feet

of BPO uses (.25 FAR)

Parcel B:

Option 1: 101,674 square feet of BPO uses (0.28 FAR)

Option 2: 258-bed Community Residential Home or a Nursing, Convalescent and

Extended Care Facilities

Parcel C:

30,256 square feet of BPO uses (.26 FAR) 41,011 square feet of Residential Support Uses (0.35 FAR)

41,011 square feet of Public Facility Uses (0.35 FAR)

The following uses shall not be permitted: vehicle sales and repair, convenience stores, fast food restaurants (either with or without drive through windows), or banks (either with or without drive through windows), except as referenced herein.

The applicant is proposing to modify Parcel B uses to collapse the entitlements into a single option allowing up to 75,000 s.f. of Business Professional Office (BPO) uses; or a 258-bed Community Residential Home or Nursing, Convalescent and Extended; or 50,000 s.f. of Commercial General Uses with the following exceptions: Gas Stations, Minor and Major Auto Repair, and Recyclable Material Recovery; or 150,000 s.f. of Mini-Warehouse Uses.

The applicant has proposed that a blend of the above uses may be proposed, but has proposed a trip cap on those uses, such that any development within Parcel B shall be restricted to a cumulative trip generation of 4,207 average daily trips, 401 a.m. peak hour trips, and 297 p.m. peak hour trips. Staff notes that construction of 100% of approved entitlements will not be possible depending upon the mix of uses ultimately proposed, as doing so would drastically exceed the trip cap. For example, construction of 9,000 s.f. of eating establishment with drive-through uses (which was the basis for the applicant's trip cap) would utilize 100% of available trips, leaving nothing else for the remaining entitlements (which would then be constructible).

As required by the Development Review Procedures Manual (DRPM) the applicant submitted a trip generation and site access analysis. Staff prepared the below analysis, comparing trips potentially generally by development under the approved and proposed zoning, utilized a generalized worst-case scenario. Data provided below is based on information from the Institute of Transportation Engineer's <u>Trip Generation</u> Manual, 11th Edition.

Existing Zoning:

	24 Hour		l Peak	
Land Use/Size	Two-Way	Hour Trips		
	Volume	AM	PM	
Pocket "A", 91,476 s.f. of Mini-	132	8	13	
Warehouse Uses (ITE Code 151)	132	0	13	
Pocket "A", 8,712 s.f. of Medical Office	314	27	33	
Uses (ITE Code 720)	314	21	33	
Pocket "B", Option 1, 101,674 s.f. of				
Medical	3,660	315	400	
Office Uses (ITE Code 720)				
Pocket "C", Option 1, 30,256 s.f. of				
Medical	1,192	82	120	
Office Uses (ITE Code 720)				
Subtotal:	5,298	432	566	

Proposed Zoning:

Land Use/Size	24 Hour Two-Way		l Peak r Trips
	Volume	AM	PM
Pocket "A", 91,476 s.f. of Mini- Warehouse Uses (ITE Code 151)	132	8	13
Pocket "A", 8,712 s.f. of Medical Office Uses (ITE Code 720)	314	27	33
Pocket "B", Mix of Uses Subject to Trip Cap	4,207	401	297
Pocket "C", Option 1, 30,256 s.f. of Medical Office Uses (ITE Code 720)	1,192	82	120
Subtotal:	5,845	518	463

Difference:

24 Hour Two-Way	Total Peak Hour Trips	
Volume	AM	PM
(+) 547	(+) 86	(-) 103

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Avian Forrest Dr. is a 2-lane, undivided, publicly maintained, local roadway. The roadway is characterized by 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 54-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along both sides of the roadway. There are no bicycle facilities present.

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 add a right-in/right-out access to US 301 from Parcel B. All other access connections remain unchanged. As was previously approved, the applicant will be required to construct an access to Avian Forrest Dr. which connects these uses within Pockets A and B with the roadway. This roadway is critically important given the role such facility would have in ensuring trips to and from the adjacent community to the west do not have to unnecessarily utilize Symmes Rd. and US 301 to visit these businesses. Besides the general impacts to the safety and efficiency of our public roadway system that unnecessary or otherwise available trips generally cause, staff notes that the intersection of US 301 and Symmes Rd. has significant geometric constraints and operational issues. Furthermore, in coordination meetings regarding the project, FDOT staff has indicated that a lack of such connection could also impact turn lanes/ intersections along US 301 in the vicinity of the proposed project.

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

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

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

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	5,298	432	566		
Proposed	5,845	518	463		
Difference (+/-)	(+) 547	(+) 86	(-) 103		

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

Project Boundary	Primary Access	Additional Cross Acc		ss Finding	
North		Choose an item.	None	Meets LDC	
South		Pedestrian & Vehicular	None	Meets LDC	
East	Х	Pedestrian & Vehicular	None	Meets LDC	
West		Choose an item.	None	Meets LDC	

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: MM 25-0136

DATE OF HEARING: March 24, 2025

APPLICANT: Karmen Domres

PETITION REQUEST: The Major Modification request is to

modify PD 10-0137

LOCATION: 11769 S. 301 Hwy.

SIZE OF PROPERTY: 8.73 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 10-0137

FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

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

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 24, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. William Molloy 325 South Blvd. testified on behalf of the applicant. Mr. Molloy stated that there is an existing PD which is approved for BPO and commercial entitlements as well as a 250 bed ALF. The Major Modification is to refine those entitlements and provide a vehicular trip cap and a limitation on the FAR.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant regarding land use planning issues. Ms. Albert described the site's location and stated that one of the last parcels left to be developed on US 301 South. She described the surrounding area that includes medical office and a TECO substation. The Major Modification request pertains to Parcel B to reduce the square footage for medical office and add commercial general uses with some exceptions that are detailed in the zoning conditions and also mini-warehouse. The modification will also limit the restaurants with drive-thru's to be 200 feet from the residential to the west. A right-in right-out access point is proposed onto US 301. Ms. Albert testified that the Development Services Department reviewed the request and see the trend of the rural to commercial uses along US 301 which was expanded from 2-lanes to 4 and 6-lanes. She added that Development Services supports the modification. Ms. Albert stated that the Planning Commission had concerns regarding compatibility by introducing fast food and restaurant drive thru's adjacent to residential development. Staff also had concerns about the adding of mini-warehouse and commercial uses as the felt it was too intense for the residential development to the west. She testified that the site does not meet commercial locational criteria which was measured from Crestside Blvd, which is a T intersection. Ms. Albert stated that the site would meet commercial locational criteria if the site was on the other side of the street. She concluded her presentation by stating that the proposal meets the Riverview Community Plan as it seeks to achieve a better design density. The modification provides additional setbacks, architectural design components and meets the vision of the Community Plan. She added that the site is located on a major arterial roadway.

Hearing Master Finch asked Ms. Albert how the existing mini-warehouse project in Parcel A met commercial locational criteria. Ms. Albert replied that portion of the site is located within the 1,000 distance.

Mr. Sam Ball of the Development Services Department, testified regarding the County staff report. He stated that the request pertains to Pocket B and create a third development option to allow for up to 50,000 square feet of limited commercial general uses, up to 150,000 square feet of mini-warehouse, and reduce the BPO entitlements from 101,674 square feet to 75,000 square feet. He added that the uses are required to adhere to the 0.25 FAR. Mr. Ball described the surrounding land uses and stated that staff finds the area turning from rural to commercial along this segment of US 301. No variations or waivers are requested. Mr. Ball testified that staff found the request is approvable.

Ms. Willow Michie of the Planning Commission testified regarding the Planning Commission staff report. Ms. Michie stated that the property is designated Suburban Mixed Use-6 by the Future Land Use Map and is located within the Urban Service Area and the Riverview Community Plan. She stated that the proposed mini-warehouse and commercial general uses with the proposed exceptions are too intense in regard to the single-family uses located west of the site. She detailed commercial uses such as restaurants with drive thru's that are out of character with the residential to the west. She concluded her presentation by stating that the project would introduce a development pattern that is too intense for the surrounding area and inconsistent with the Comprehensive Plan regarding compatibility. Ms. Michie concluded her presentation by stating that the site does not meet commercial locational criteria and staff found the modification inconsistent with the Comprehensive Plan.

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

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

Mr. Molloy testified during the rebuttal period regarding the Planning Commission's testimony. He stated that that no neighbors testified in opposition at the hearing and that the property is equal distance between Sims Road and Crestside Blvd which are both qualifying intersections. He added that the southern portion of the subject property has wetlands which are undevelopable and that the property is located on a 6-lane undivided Federal highway.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 8.73 acres and is zoned Planned Development (10-0137). The property is designated SMU-6 by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Planning Area.
- 2. The Planned Development (PD) is currently approved for three development parcels. Parcel A is developed with a mini-warehouse facility. Parcel C is developed with a TECO substation.
- 3. The Major Modification pertains to Parcel B which is currently approved for two development options. Option 1 permits 101,674 square feet of BPO uses. Option 2 permits a 258 bed Community Residential Home.
- 4. The Major Modification requests to:
 - 1) Permit up to 50,000 square feet of restricted Commercial General uses:
 - 2) Reduce the allowable BPO land uses to 75.000 square feet:
 - 3) Permit up to 150,000 square feet of mini-warehouse uses as a third development option
 - 4) Increase the number of access points on US 301 to 3;
 - 5) State that the 100-foot maximum setback from US 301 would not apply to Parcel B, and
 - 6) Require Parcel B to have a 6-foot tall PVC fence in addition to the required buffering and screening
- 5. No PD variations or waivers are requested.
- 6. The Planning Commission does not support the request based on findings that the site does not meet commercial locational criteria and that the proposed limited Commercial General and mini-warehouse land uses are too intense for the existing single-family residential to the west. Staff found the modification inconsistent with the Comprehensive Plan.

- 7. The Development Services Department supports the modification and found that the development pattern in the area is transitioning from rural to commercial along this segment of US 301. Staff also found that the wetlands on-site serve to limit the scale of development and that the proposed access road will create additional separation between the project and the residential development to the west.
- 8. The subject property is surrounded by Planned Development (PD) zoning. The PD to the north and south is the subject property PD and developed with a mini-warehouse facility and medical office to the north and a TECO substation to the south. The PD to the east and the PD to the west is developed with single-family residential land uses.
- 9. The applicant has agreed to a zoning condition that prohibits restaurants with drive-thru's 200 feet from the western line of Parcel B to ensure compatibility with the residential land uses to the west. This prohibition also includes all parking, dumpsters and associated features.
- 10. The applicant has agreed to a zoning condition that requires the proposed mini-warehouse facility to provide architectural features on the building(s) to ensure compatibility with the residential development in the area.
- 11. The applicant has agreed to a zoning condition that limits the overall gross average daily vehicular trips in Parcel B to ensure that the new development maintains an acceptable scale of development for the area.
- 12. No testimony in opposition was received at the Zoning Hearing Master hearing.
- 13. A mini-warehouse project is located within the subject PD as it met commercial locational criteria.
- 14. A significant wetland is located on-site approximately in the middle of the PD and serves to limit the development potential of Parcel B.
- 15. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The Planned Development (PD) is currently approved for 3 development parcels. Parcel A is developed with a mini-warehouse facility and Parcel C is developed with a TECO substation. The Major Modification pertains to Parcel B which is currently approved for two development options. Option 1 permits 101,674 square feet of BPO uses. Option 2 permits a 258 bed Community Residential Home.

The Major Modification requests to:

- 1) Permit up to 50,000 square feet of restricted Commercial General uses;
- 2) Reduce the allowable BPO land uses to 75,000 square feet;
- 3) Permit up to 150,000 square feet of mini-warehouse uses as a third development option
- 4) Increase the number of access points on US 301 to 3;
- 5) State that the 100-foot maximum setback from US 301 would not apply to Parcel B. and
- 6) Require Parcel B to have a 6-foot tall PVC fence in addition to the required buffering and screening

No PD variations or waivers are requested.

The Planning Commission does not support the modification as it found that the limited Commercial General and mini-warehouse land uses are too intense for the existing single-family residential to the west. Staff found the modification inconsistent with the Comprehensive Plan. The Development Services Department found the modification approvable. All other reviewing agencies did not object to the modification.

No testimony in opposition was received at the Zoning Hearing Master hearing. The applicant has agreed to limitations and zoning conditions that ensure compatibility with the residential land uses in the area.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 10-0137 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

April 14, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review				
Hearing Date: March 24, 2025	Case Number: MM 25-0136			
Report Prepared: March 13, 2025	Folio(s): 77244.0150			
	General Location: West of US Highway 301 South, south of Symmes Road			
Comprehensive Plan Finding	INCONSISTENT			
Adopted Future Land Use	Suburban Mixed-Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)			
Service Area	Urban Service Area			
Community Plan(s)	Riverview + SouthShore Areawide Systems			
Rezoning Request	Major Modification to PD 10-0137 to modify parcel "B" by combining already approved uses and adding commercial general uses with exceptions			
Parcel Size	+/- 8.73 acres			
Street Functional Classification	Symmes Road – County Collector US Highway 301 South – State Principal Arterial			
Commercial Locational Criteria	Does not meet			
Evacuation Area	N/A			

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Suburban Mixed-Use-6	PD	Vacant		
North	Suburban Mixed-Use-6	PD	Light Industrial + Light Commercial		
South	Suburban Mixed-Use-6	PD	Vacant		
East	Residential-6	PD	HOA + Single- Family/Mobile Home		
West	Suburban Mixed-Use-6	PD	Single-Family/Mobile Home		

Staff Analysis of Goals, Objectives and Policies:

The approximately 8.73 ± acre subject site is located west of US Highway 301 South and south of Symmes Road. The site is in the Urban Service Area and within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The applicant seeks a Major Modification to Planned Development (PD) 10-0137 to modify Parcel "B" by allowing a mix of Commercial General (CG) and Business Professional Office (BPO) zoning district uses that will not exceed the 0.25 Floor Area Ratio (FAR) limit of the Suburban Mixed Use-6 (SMU-6) Future Land Use category (95,069 square feet maximum). The applicant is also requesting a third option that would allow 150,000 square feet of mini-warehouse, which would be an FAR of 0.40. Though a mini-warehouse use is technically a CG use, the low-traffic generation and relatively low intensity of such a use may be considered as an industrial use in the SMU-6 Future Land Use category to obtain a maximum FAR of 0.50 as long as the applicant agrees to enhanced site and building design. The applicant has agreed to a condition of approval that would allow such consideration and therefore the amount of mini-warehouse requested in Option 3 would meet the intensity expected in the SMU-6 Future Land Use category.

The subject site sits within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 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." Though the proposed request is proposing growth within the Urban Service Area, the request is not consistent with Comprehensive Plan Policy 1.4 direction related to compatibility as the subject site directly abuts single-family homes to the west of the site.

MM 25-0136 2

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the SMU-6 Future Land Use category, which can be considered for a maximum density of 6 dwelling units per gross acre or a maximum intensity of a 0.25 Floor Area Ratio (FAR) for neighborhood commercial uses, 0.35 FAR for office and residential support uses and 0.50 FAR for light industrial uses. The approximately 8.73-acre site could be considered for up to 95,069 square feet for neighborhood commercial uses or 133,097 square feet for office/residential support uses or 190,139 square feet of light industrial uses. The SMU-6 Future Land Use category is intended to designate areas that are suitable for urban/suburban intensity and density of uses. Rezonings must be approved through a site planned controlled rezoning district. Typical uses of SMU-6 include 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. The proposed use may be considered in the SMU-6 Future Land Use category.

The subject site is currently zoned as Planned Development. The applicant is proposing a Major Modification (MM) to a allow a mix of Commercial General (CG) and Business Professional Office (BPO) zoning district uses that will not exceed the 0.25 Floor Area Ratio (FAR) limit of the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The approved uses are professional/medical office and an assisted living facility with 258 beds. These approved uses are deemed to be compatible with the existing development pattern surrounding the subject site. The proposed addition of a mini warehouse facility and commercial general uses with the exception of gas stations, minor and major auto repair, and recyclable material recovery are too intense in regard to the single-family residential uses located directly west of the subject site.

The proposed rezoning does not meet FLUE Objective 16 and Policies 16.1, 16.2 and 16.3 that relate to neighborhood protection. There are single-family homes directly to the west of the property. Light commercial and light industrial uses exist to the north of the subject site. The proposed modification would introduce a development pattern that is too intense for the surrounding area and is inconsistent with policy direction relating to compatibility. The applicant has proposed exceptions to the type of commercial general uses that will be considered on the subject site. Planning Commission staff recognize these mitigation measures but there are still a broad range of uses that could be considered that have not been excluded from this proposal. For instance, fast food restaurants with drive thrus would be allowed for consideration with this modification, which would be distinctly out of character with the single-family residential development directly adjacent to the subject property to the west. Therefore, the proposed Major Modification does not align with policy direction regarding neighborhood protection.

The proposal does not meet the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4, CDC Objective 17-1 and CDC Policy 17.1-4). Policy 16.1, 16.2 and 16.3 requires development in residential areas to be limited to a neighborhood scale, have gradual transitions of intensities, and have the development of like uses or uses that are complementary to the surrounding area, while the CDC policies require that developments recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood while establishing a gradual transition of uses and adequate buffering and screening in place.

The site does not meet Commercial Locational Criteria (CLC) with the nearest qualifying intersection being located at Symmes Road (a 2-lane roadway) and US Highway 301 (a 6-lane roadway) approximately 1,500 feet away. FLUE Policy 22.7 outlines that this is not the only factor to be considered when evaluating non-residential uses. Other considerations could carry more weight than Commercial Locational Criteria, and include land use compatibility, adequacy and availability of public services, environmental impacts, adopted levels of service on roadways and other policy direction in the Comprehensive Plan. Although the proposed use is an allowable use in the Suburban Mixed Use-6 Future Land Use category, the addition of a mini warehouse facility and commercial general uses with the exception of gas stations, minor and major auto repair, and recyclable material recovery are not compatible with the single-family development pattern located to the west of the subject site. Therefore, Planning Commission staff cannot support a waiver to Commercial Locational Criteria and recommends the Board of County Commissioners deny a waiver as per Policy 22.8 of the Future Land Use Element.

The subject site is within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The proposed Major Modification is located along the Highway 301 Corridor District, which is intended to be a mixed-use area with high densities and a variety of businesses. Although the proposal meets the intent of the Highway 301 Corridor District, Goal 1 of the Riverview Community Plan seeks to achieve better design and densities that are compatible with Riverview's vision. Under this goal, measures are taken to provide appropriate and compatible buffers and transitions to existing, adjacent land uses. The proposal does not meet the intent of this goal.

Overall, the proposed Major Modification is inconsistent with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan and is not compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to the Future Land Use Map

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

Commercial-Locational Criteria

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

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County

Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

4.3 COMMERCIAL CHARACTER

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

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

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

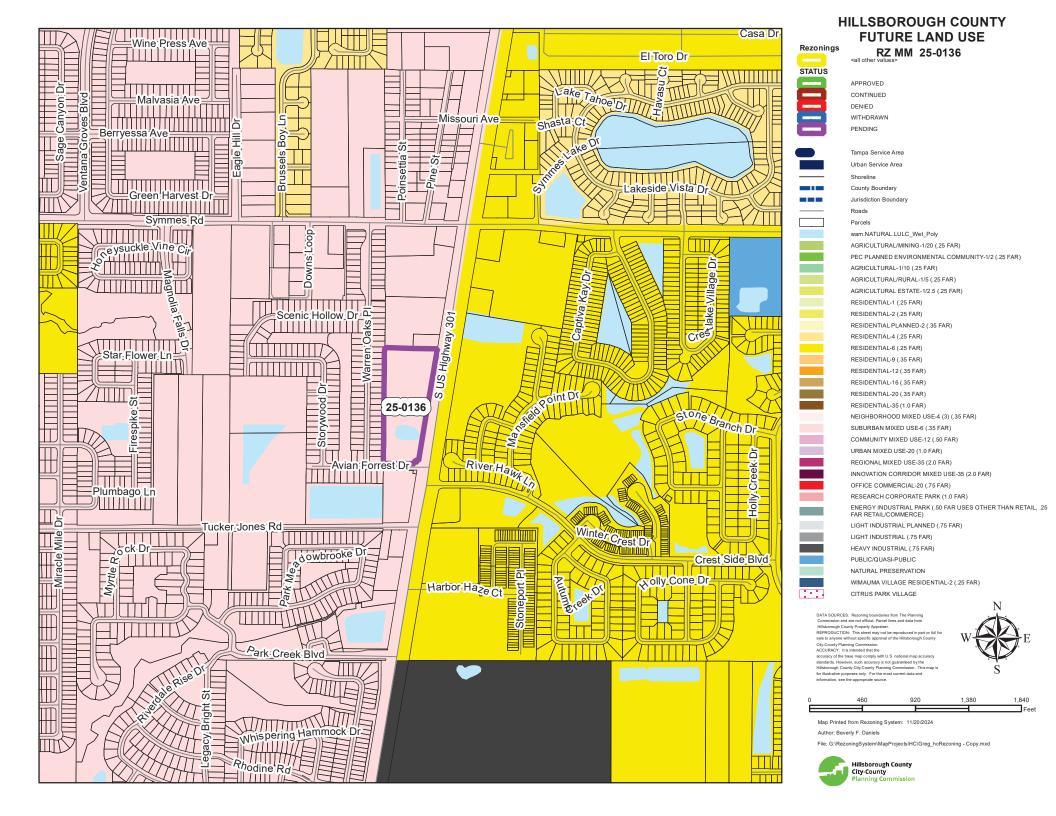
LIVABLE COMMUNITIES ELEMENT: Riverview Community Plan

Highway 301 Corridor District Vision

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

Goal 1: Achieve better design and densities that are compatible with Riverview's vision.

- Develop Riverview district-specific design guidelines and standards. The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.
- Provide appropriate and compatible buffers and transitions to existing, adjacent land uses
 particularly with agricultural operations and the lands acquired for preservation and/or open
 space.



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: US 301 MIXED	USE
Zoning File: (RZ-PD) 10-0137	Modification: MM (25-0136)
Atlas Page: None	Submitted: 04/14/25
To Planner for Review: 04/14/25	Date Due: ASAP
Contact Person: Isabelle Albert, Halff	Phone: 813-331-0976/ ialbert@halff.com
Right-Of-Way or Land Required for I	Dedication: Yes No ✓
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 04-14-25
Date Agent/Owner notified of Disapp	roval:

Received April 14, 2025 Revisions 1) Per stref 2024-12-27

WICHELD, HORNER & ASSOCIATES NO PARAMETER DATE AND PARAMETER DATE AND PARAMETER DATE OF STORE AND PARAMETER DATE O

Sec. 32 Twp. 30 Rng. 20 Location Hammer with Scale 1=100-0 Date

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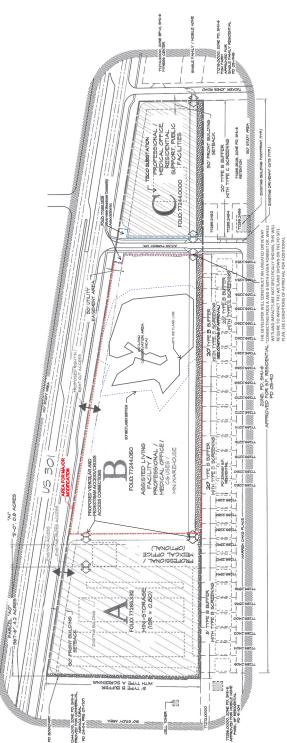














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SMU-6 В

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Historic Landmarks

PROJECT

N/A N/A NONE

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Square Footage within FLEX Distance of FLEX in Feet

FLEX

No Plats exist within the project boundaries or within 150 feet of the project boundaries.

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43,500 SF

A.L.F.,
PROF. / MEDICAL
OFFICE,
CG USES, MINIWAREHOUSE

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MINIWAREHOUSE/
PUBLIC STORAGE/
OFFICE

Proposed Uses (List All Types) Maximum Square Footage for Non-Residential Uses .35

.50 MA N/A

Maximum FAR for Non-Residential Uses

N/A N/A

Maximum Dwelling Units per Acre (du/a) for Residential Uses

NA N/A AS SHOWN ON PLAN

70% N/A

80%

FRAFFIC CONTROL LIGHTDEVICE EXISTS EWALKS DO NOT EXIST SIREWAYS OR TRANSIT S'OPS EXISTS

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PTION TABLE							AL GENERAL (54,000 SF) (0.132 FAR)	AREHOUSE (150,000 SF) (0.40 FAR)		OPTION 3	FACILITY ("35 FAR)	









AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	ZONING TECHNICIA	N, Development Services Department	DATE: 03/14/2025
REV.	IEWER: James Ratliff,	AICP, PTP	AGENCY/DEPT: Transportation
PLA]	NNING SECTOR/ARE	A: South/ RV	PETITION NO: MM 25-0071
	This agency has no	comments.	
	This agency has no	objection.	
X	This agency has no	objection, subject to listed or attached conditions.	
	This agency object	s, based on the listed or attached grounds.	
<u>NEW</u>	AND REVISED CO	ONDITIONS OF APPROVAL	
Revise	ed Conditions		
1.	The project is appro	ved for the following uses:	
	Parcel A:		
	Option 1:	91,346-square-foot Mini-Warehouse Facility of BPO uses (.25 FAR)	(0.50 FAR) and 8,712 square feet
	Parcel B:		
	Option 1: Option 2:	101,67475,000 square feet of BPO uses (0.28 258-bed Community Residential Home or Extended Care Facilities 50,000 square feet of CG uses (0.13 FAR) 150,000 square feet of Mini-Warehouse Facil	a Nursing, Convalescent and
	Parcel C:		
	41,011 squa	re feet of BPO uses (.26 FAR) re feet of Residential Support Uses (0.35 FAR) re feet of Public Facility Uses (0.35 FAR)	
	stores, fast food res	shall not be permitted within Parcel A and C: veh taurants (either with or without drive through we windows), except as referenced herein.	-

Page 1 of 5

maximum allowable trip generation – See Condition X for more information.

The following uses shall not be permitted within Parcel B: vehicle sales and repair, gas stations, and recyclable material recovery. Additionally, Parcel B uses shall be further restricted by a cap on 7. The applicant may be permitted up to two three (3) vehicular access points on US 301. The general design and location of the access point(s) shall be regulated by FDOT and the Hillsborough County Access Management regulations.

[Transportation Review Section staff is proposing to modify this condition to reflect the additional proposed access connection.]

New Conditions

• Notwithstanding anything herein these conditions or on the PD site plan to the contrary, No development shall be permitted within Parcel B that causes cumulative Parcel B development to exceed 4,207 gross average daily trips, 401 gross a.m. peak hour trips, or 297 gross p.m. peak hour trips. Additionally, concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses within 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 not 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 development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the Site Plan to:
 - Add a footnote to the bottom of the "Proposed Development Option Table" and "Project Data Table" which is tied to all Parcel B uses and states "Subject to a trip generation cap see conditions of approval."

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Major Modification to a +/- 8.73 ac. portion of a +/- 16.42 ac. Planned Development (PD) #10-0136, as most recently modified via PRS 15-0691. The existing PD is approved for the following uses:

Parcel A:

Option 1: 91,346-square-foot Mini-Warehouse Facility (0.50 FAR) and 8,712 square feet

of BPO uses (.25 FAR)

Parcel B:

Option 1: 101,674 square feet of BPO uses (0.28 FAR)

Option 2: 258-bed Community Residential Home or a Nursing, Convalescent and

Extended Care Facilities

Parcel C:

30,256 square feet of BPO uses (.26 FAR) 41,011 square feet of Residential Support Uses (0.35 FAR) 41,011 square feet of Public Facility Uses (0.35 FAR)

The following uses shall not be permitted: vehicle sales and repair, convenience stores, fast food restaurants (either with or without drive through windows), or banks (either with or without drive through windows), except as referenced herein.

The applicant is proposing to modify Parcel B uses to collapse the entitlements into a single option allowing up to 75,000 s.f. of Business Professional Office (BPO) uses; or a 258-bed Community Residential Home or Nursing, Convalescent and Extended; or 50,000 s.f. of Commercial General Uses with the following exceptions: Gas Stations, Minor and Major Auto Repair, and Recyclable Material Recovery; or 150,000 s.f. of Mini-Warehouse Uses.

The applicant has proposed that a blend of the above uses may be proposed, but has proposed a trip cap on those uses, such that any development within Parcel B shall be restricted to a cumulative trip generation of 4,207 average daily trips, 401 a.m. peak hour trips, and 297 p.m. peak hour trips. Staff notes that construction of 100% of approved entitlements will not be possible depending upon the mix of uses ultimately proposed, as doing so would drastically exceed the trip cap. For example, construction of 9,000 s.f. of eating establishment with drive-through uses (which was the basis for the applicant's trip cap) would utilize 100% of available trips, leaving nothing else for the remaining entitlements (which would then be constructible).

As required by the Development Review Procedures Manual (DRPM) the applicant submitted a trip generation and site access analysis. Staff prepared the below analysis, comparing trips potentially generally by development under the approved and proposed zoning, utilized a generalized worst-case scenario. Data provided below is based on information from the Institute of Transportation Engineer's <u>Trip Generation</u> Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way		l Peak r Trips
	Volume	AM	PM
Pocket "A", 91,476 s.f. of Mini- Warehouse Uses (ITE Code 151)	132	8	13
Pocket "A", 8,712 s.f. of Medical Office Uses (ITE Code 720)	314	27	33
Pocket "B", Option 1, 101,674 s.f. of Medical Office Uses (ITE Code 720)	3,660	315	400
Pocket "C", Option 1, 30,256 s.f. of Medical Office Uses (ITE Code 720)	1,192	82	120
Subtotal:	5,298	432	566

Proposed Zoning:

Land Use/Size	24 Hour Two-Way		l Peak r Trips
Edita 636/3/26	Volume	AM	PM
Pocket "A", 91,476 s.f. of Mini- Warehouse Uses (ITE Code 151)	132	8	13
Pocket "A", 8,712 s.f. of Medical Office Uses (ITE Code 720)	314	27	33
Pocket "B", Mix of Uses Subject to Trip Cap	4,207	401	297
Pocket "C", Option 1, 30,256 s.f. of Medical Office Uses (ITE Code 720)	1,192	82	120
Subtotal:	5,845	518	463

Difference:

24 Hour Two-Way		l Peak r Trips
Volume	AM	PM
(+) 547	(+) 86	(-) 103

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Avian Forrest Dr. is a 2-lane, undivided, publicly maintained, local roadway. The roadway is characterized by 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 54-foot-wide right-of-way. There are +/- 5-foot-wide sidewalks along both sides of the roadway. There are no bicycle facilities present.

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 add a right-in/right-out access to US 301 from Parcel B. All other access connections remain unchanged. As was previously approved, the applicant will be required to construct an access to Avian Forrest Dr. which connects these uses within Pockets A and B with the roadway. This roadway is critically important given the role such facility would have in ensuring trips to and from the adjacent community to the west do not have to unnecessarily utilize Symmes Rd. and US 301 to visit these businesses. Besides the general impacts to the safety and efficiency of our public roadway system that unnecessary or otherwise available trips generally cause, staff notes that the intersection of US 301 and Symmes Rd. has significant geometric constraints and operational issues. Furthermore, in coordination meetings regarding the project, FDOT staff has indicated that a lack of such connection could also impact turn lanes/ intersections along US 301 in the vicinity of the proposed project.

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

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (cl	neck 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
Avian Forrest Dr.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Tucker Jones Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	5,298	432	566			
Proposed	5,845	518	463			
Difference (+/-)	(+) 547	(+) 86	(-) 103			

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Pedestrian & Vehicular	None	Meets LDC
East	Х	Pedestrian & Vehicular	None	Meets LDC
West		Choose an item.	None	Meets LDC

Design Exception/Administrative Variance ⊠Not applicable for this request						
Road Name/Nature of Request	Туре	Finding				
	Choose an item.	Choose an item.				
	Choose an item.	Choose an item.				
	Choose an item.	Choose an item.				
	Choose an item.	Choose an item.				

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: November 22, 2024

TO: Isabelle Albert, Halff

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

David Ayala, FDOT Mecale' Roth, FDOT Leanna Schaill, FDOT

Richard Perez, Hillsborough County

SUBJECT: MM 25-0136, Folio: 77244.0150

11769 US 301, Riverview.

This project is on a state road, US 41. This site was reviewed at a Pre-Application meeting with FDOT on 9/10/24. 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

Pre App Info	ormation
Meeting Date 9/10/2024	
Meeting Title Tucker Jones & US 301 Pre	App
	n@dot.state.fl.us or 813-612-3237)
Location/Address 11769 S. US 301	
· —	Section ID 10 010 000
	R/L of Roadway Lt Rdwy
Road Class 3 Speed Limit 55 MPH Connect	· · · · · · · · · · · · · · · · · · ·
·	nal Median Opening Spacing 1320'
Folio # 77244-0150	
	_
Attendees Mike Yates	
	Schaill, Allison Carroll, Lindsey Mineer, Dan Santos, Tony Celani,
Nancy Porter, Summer Aherns, Ann	na Geismar and Martin Hernandez
	nformation provided and reviewed in this meeting
All comments are non-binding and subject to ch	
	ards automatically update to the current version when the standards are ards at the time the permit package is submitted in OSP
revised. I fails should all meet the current stand	ards at the time the permit package is submitted in Ooi
A	pplication 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	Local approval(s) - some form of approval by all other local agencies
MOT tech (use EOR's info in the application	(county, city, SWFWMD, EPA, etc.)
and change it when the MOT Tech is chosen)	✓ Plans - signed and sealed
Access Permits	Additional Details
	Additional Details
✓ Existing land use✓ Existing trips	
✓ Proposed land use	
✓ Proposed trips	
✓ Permit Category & Fee	TBD
✓ Access to State Road	
Conforming access	
□ Non conforming access	☐ Subject to closure in future when alternate access is available
 ✓ Cross access and court recorded easement 	
☐ Vehicular	
Pedestrian (if required by local municipality)	
✓ Auto turn template	
☑ COI - liability insurance	
Land donation & easement	
☑ Traffic study	See access management checklist
Design variation	

Pre-Application Meeting Permit Package Checklist

/	MOT indices						
	TTCP plan						
	D	rainage Permits				Addition	al Details
✓	Permit						
$\overline{\Box}$	Exception					See attachments	
				TBD)		
		questionnaire					
	Unsure						
✓	Survey - Signe						
√	SWFWMD app	proval					
	Const	ruction Agreements				Addition	al Details
	Construction /	Agreement					
	☐ Turn lane			TBD)		
	☐ Median M	odification					
	Sidewalk						
	Other						
	Median modif	ication letters					
	Security Instru	ıment					
	Easement - co	urt recorded					
	Cost estimate	- signed & sealed					
	LOA - constru	ction coordinator, managing LL	.C,				
	GM, any 3rd p	arty authorized agent					
		Utility Permits				Addition	al Details
	Water						
	Sewer			TBD)		
	Other						
	!						
		FDOT (Const	ructio	n P	rojects In Area	
FPIC)#	Type of Work	_	t Date		Project Manager	Contact Info
445	936-1	Resurfacing	Fall	2024			eyra.cash@dot.state.fl.us
					or	Summer Ahrens	sumer.ahrens@dot.state.fl.us
			Ad	ldition	nal I	Notes	
	FDOT lighting	adjustments or replacements	must b	e verifie	ed, a	pproved , and inspected	by the lighting contract
	project manag	ger, Tom Lauber. His email is th	nomas.	lauber@	dot	.state.fl.us or call 813-6	512-3200.
	Drainage ques	stions, contact Justin An at just	in.an@	dot.sta	te.fl	us or call 813-975-6000	ext 6599
	1 Droposine	a control drivoyear that masts	cnacina				
		a central driveway that meets s				oditions	
		roval will be contingent on med JS 301 is possible if it can be pr	_	_			tional traffic issues on 201
		send EOR all previous associate			ICLIU	nai anu noi create duur	tional traffic issues Off SOI
	+. iviecale to	seria Loiv aii hievious associate	eu peri	1111.5			

PERIOD SETTING

Analysis Name : Daily

(0) indicates size out of range.

Project Name: US 301 and Tucker Jones Rd No:

Date: 9/4/2024 City:

State/Province: Zip/Postal Code: Country: Client Name:

Analyst's Name: Edition: Trip Generation Manual, 11th

Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	131.93 ⁽	⁰⁾ Weekday	Average 36	2375 50%	2374 50%	4749
821 - Shopping Plaza (40-150k) - Supermarket - No (General Urban/Suburban)	1000 Sq. Ft. GLA	50	Weekday	Average 67.52	1688 50%	1688 50%	3376
934 - Fast-Food Restaurant with Drive- Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	9	Weekday	Average 467.48	2104 50%	2103 50%	4207

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
720 - Medical-Dental Office Building	0 %	2375	0 %	2374
821 - Shopping Plaza (40-150k)	0 %	1688	0 %	1688
934 - Fast-Food Restaurant with Drive-Through Window	0 %	2104	0 %	2103

INTERNAL TRIPS

720 - Medical-Dental Office Building 821 - Shopping Plaza (40-150k)

 Exit
 2374
 Demand Exit:
 0 %
 (0)
 Balanced:
 Demand Entry:
 0 %
 (0)
 Entry
 1688

 Entry
 2375
 Demand Entry:
 0 %
 (0)
 Balanced:
 Demand Exit:
 0 %
 (0)
 Exit
 1688

720 - Medical-Dental Office Building

934 - Fast-Food Restaurant with Drive-Through Window

Exit Entry	2374 2375	Demand Exit: Demand Entry:	0 %	()	Balanced: 0 Balanced: 0	Demand Entry: Demand Exit:		. ,	Entry Exit	2104 2103
821 - S	hopping P	laza (40-150k)				934 - Fast-	Food	Restaurant v Throug		
Exit	1688	Demand Exit:	0 %	(0)	Balanced: 0	Demand Entry:	0 %	(0)	Entry	2104
Entry	1688	Demand Entry:	0 %	(0)	Balanced: 0	Demand Exit:	0 %	(0)	Exit	2103

720 - Medical-Dental Office Building

		Internal Trips	Internal Trips				
	Total Trips	821 - Shopping Plaza (40-150k)	934 - Fast-Food Restaurant with Drive-Through Window	Total	External Trips		
Entry	2375 (100%)	0 (0%)	0 (0%)	0 (0%)	2375 (100%)		
Exit	2374 (100%)	0 (0%)	0 (0%)	0 (0%)	2374 (100%)		
Total	4749 (100%)	0 (0%)	0 (0%)	0 (0%)	4749 (100%)		

821 - Shopping Plaza (40-150k)

		Internal Trips				
	Total Trips	720 - Medical- Dental Office Restaurant with Building Drive-Through Window		Total	External Trips	
Entry	1688 (100%)	0 (0%)	0 (0%)	0 (0%)	1688 (100%)	
Exit	1688 (100%)	0 (0%)	0 (0%)	0 (0%)	1688 (100%)	
Total	3376 (100%)	0 (0%)	0 (0%)	0 (0%)	3376 (100%)	

934 - Fast-Food Restaurant with Drive-Through Window

		Internal Trips			
	Total Trips	720 - Medical- Dental Office Building	821 - Shopping Plaza (40-150k)	Total	External Trips
Entry	2104 (100%)	0 (0%)	0 (0%)	0 (0%)	2104 (100%)
Exit	2103 (100%)	0 (0%)	0 (0%)	0 (0%)	2103 (100%)
Total	4207 (100%)	0 (0%)	0 (0%)	0 (0%)	4207 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
720 - Medical-Dental Office Building	4749	0	0	4749
821 - Shopping Plaza (40-150k)	3376	0	0	3376

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
934 - Fast-Food Restaurant with Drive-Through Window	4207	0	0	4207

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)

ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - No (General Urban/Suburban)

ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)

ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	6167
Total Exiting	6165
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	6167
Total Exiting Non-Pass-by Trips	6165

15-6 VEL PRS D AN S

OPMENT ERAL DEVELO S 3

SAM

eet No.

PROJECT DATA TA #77244.0000, 77244.0100, and 77244.0150 Property Folio Numbers RIVERVIEW Community Planning Area(s) The project does not exist within any overlay districts. Overlay District(s) None within or adjacent to project Special Zone(s) None within or adjacent to project Scenic Roadway Corridor(s) No designated historic landmarks and other historical or Historic Landmarks archaeological sites and structures exist within the project boundaries or within 150 feet of the project boundaries. No Plats exist within the project boundaries or within 150 feet of the project boundaries. Proposed Zoning N/A Original PD Rezoning Number(s) Existing Zoning **16.28 ACRES** Gross Acreage ✓ Total for Project Use Pockets or Phases (Cross referenced on site plan) 5.00 ACRES 8.60 ACRES **2.69 ACRES** Acreage PROF. / MEDICAL WAREHOUSE/ PROF. / MEDICAL OFFICE, RES. Proposed Uses (List All Types) OFFICE SUPPORT, PUBLIC PUBLIC STORAGE / **FACILITIES** OFFICE SEE PROPOSED DEVELOPMENT Maximum Square Footage for 43,500 SF **OPTION TABLE** Non-Residential Uses Maximum FAR for Non-Residential .35 .35 Maximum Number of Dwelling N/A N/A N/A Units for Residential Uses Maximum Dwelling Units per Acre N/A N/A N/A (du/a) for Residential Uses Minimum NO INTERIOR YARD REQUIREMENTS Side Yards(s) Setbacks Rear Yards(s) Front Yard(s) Buffering and Side Yards(s) AS SHOWN ON PLAN Screening Rear Yards(s) Minimum Lot Width N/A Minimum Lot Size 35' / Two story Maximum Building Height 35% 35% 50% Maximum Building Coverage 80% 70% 70% Maximum Impervious Surface

remain

Use Pockets o	r Phases					
(Cross referenced on site plan)		A	В	С		
Future Land Use Designations(s) (FLU) per the Comp Plan		SMU-6				
FLU Designation to be Flexed		N/A				
FLEX Request	Distance of FLEX in Feet	N/A				
	Square Footage within FLEX	NONE				
Environmentally Sensitive Area(s) Acreage		2.42 ACRES				
Man-Made Wat	ter Body(ies) Acreage	0 ACRES				
Natural Water Body(ies) Acreage		2.42 ACRES				
Open Space/Recreation Area(s) Acreage		0 ACRES	0 ACRES	0 ACRES		
Public Park Land(s) Acreage		0 ACRES	0 ACRES	0 ACRES		
Public School Site(s) Acreage		0 ACRES	0 ACRES	0 ACRES		
Density Bonus Request		NONE	NONE	NONE		
Utilities Service Area		PUBLIC SEWER / PUBLIC WATER				

BORDER OF THE PROPOSED PD AND OF THE 150-FOOT STUDY AREA. SEE PLAN FOR THE NAME OF THE PROPOSED PD AND THE NAME OF THE DEVELOPER, LANDSCAPE

ARCHITECT AND PLANNER ASSOCIATED WITH THE PROJECT. SEE PLAN FOR SCALE, SCALE BAR, SCALE STATEMENT, DATE AND NORTH ARROW.

SEE PLAN FOR VICINITY MAP SHOWING THE LOCATION OF THE PROJECT WITHIN HILLSBOROUGH COUNTY . SEE PLAN FOR ALL PARCEL LINES WITHIN THE PROJECT BOUNDARIES, WITH 150 FEET OF THE PROJECT

SEE PLAN FOR RIGHT-OF-WAY INFORMATION THAT EXIST WITHIN THE PROJECT BOUNDARIES. NO EASEMENTS EXIST WITH THE PROJECT BOUNDARIES AND NONE ARE KNOWN TO EXIST WITH 150 FEET OF THE PROJECT BOUNDARIES.

SEE PLAN FOR CURRENT ZONING WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.

9. SEE PLAN AND "PROJECT DATA TABLE" FOR ANY COMPREHENSIVE PLAN DESIGNATIONS WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES. 10. SEE PLAN FOR THE GENERAL FOOTPRINTS OF ALL EXISTING STRUCTURES WITHIN 150 FEET OF THE

PROJECT BOUNDARIES LOCATED IN STANDARD ZONING DISTRICTS. 1. SEE PLAN FOR PLANNED DEVELOPMENT ZONING DISTRICT INFORMATION THAT EXISTS WITHIN 150' OF THE

12. SEE PLAN FOR THE CURRENT USE OF PROPERTIES WITHIN 150 FEET OF THE PROJECT BOUNDARIES. 13. SEE PLAN FOR A DEPICTION OF BUILDABLE AREAS OR "TYPICAL LOT LAYOUTS" WITHIN 200 FEET INSIDE THE PD BOUNDARY.

4.NO OPTIONAL BUILDING ELEVATIONS AND/OR RENDERINGS ARE PROPOSED. 15. SEE PLAN FOR THE PROJECT'S POINTS OF EXISTING INGRESS/EGRESS, EXISTING POINTS OF INGRESS/EGRESS TO BE CLOSED OR MODIFIED, LOCATION OF PROPOSED POINTS OF INGRESS/EGRESS. 16. SEE PLAN FOR THE GENERAL ROADWAY/TRAFFIC CIRCULATION PATTERNS OR PROJECT ROADWAYS.

17. PROJECT DRIVEWAYS SHALL NOT BE GATED WITH EXCEPTION OF PARCEL A STORAGE FACILITY. ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED WITH EXCEPTION OF AVIAN FOREST DRIVEPROJECT DRIVEWAY SHALL NOT BE GATED. PROJECT ROADS SHALL BE PRIVATE. 18. 3 POCKETS ARE PROPOSED WITHIN PROJECT.

20. SEE PLAN FOR THE GENERAL LOCATION OF PROPOSED PARKING AND SERVICE AREAS WITHIN 200 FEET OF

THE PROJECT BOUNDARIES. 21. NO RIGHT-OF-WAYS SHALL BE DEDICATED OR RESERVED. 22. SEE PLAN AND ROADWAY DATA TABLE FOR ALL PUBLIC RIGHTS-OF-WAY ON THE SITE PLAN ACCORDING TO THE FUNCTIONAL CLASSIFICATION MAP, ADJOINING, TRAVERSING, OR WITHIN 150 FEET OF THE

19. NO CROSS ACCESS BETWEEN THE PROJECT SITE AND ADJACENT PROPERTIES IS PROPOSED.

removed

PROPOSED DISTRICT. 23. SEE PLAN FOR ALL ROADWAYS ADJOINING, TRAVERSING, OR WITHIN 150 OF THE PROJECT BOUNDARIES NOTES CONTINUED ABOVE

24. PROJECT SHALL PROVIDE A BUS BAY AND TRANSIT ACCESSORY PAD WITH SHELTER, SEATING, TRASH RECEPTACLE, AND BIKE RACKS PURSUANT TO SECTION 6.02.17.4.B OF THE LAND DEVELOPMENT CODE UNLESS DETERMINED BY THE ADMINISTRATOR AND HART THAT SUCH NOT NEEDED. 25. SEE PLAN FOR A GENERAL INTERPRETATION OF NATURAL PHYSICAL FEATURES. 26. PROJECT SHALL UTILIZE PUBLIC WATER AND PUBLIC SEWER. 27. SEE PLAN FOR PROPERTY CROSS ACCESS BETWEEN ZONES. 28. DUMPSTERS SHALL BE COMPLETELY ENCLOSED WITH THE DUMPSTER ENCLOSURE/SHELTER BEING FINISHED IN SIMILAR MATERIAL TO THE PRINCIPAL STRUCTURE(S) THEY SERVE. DUMPSTERS SHALL NOT BE EMPTIED BETWEEN THE HOURS OF 11:00 PM AND 7:00 AM. 29. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED BETWEEN THE HOURS OF 10:00 PM AND 6;00 AM MONDAY - FRIDAY AND 10:00 PM - 8:00 AM SATURDAY AND SUNDAY: DELIVERIES, LOADING AND UNLOADING (EXTERNAL TO BUILDING), POWER SWEEPING/PARKING LOT CLEANING, TRIMMING OF LANDSCAPING AND DUMPSTER LOADING/UNLOADING. TRUCKS MAY BE UNLOADED FROM INTERNAL DOCKING BAYS AT ANY TIME. OVERNIGHT PARKING OF DELIVERY VEHICLES WITH RUNNING ENGINES, GENERATORS OR REFRIGERATION SYSTEMS SHALL BE PROHIBITED 30. HOURS OF OPERATION SHALL BE GENERALLY LIMITED TO 11 PM CLOSING TIME FOR RETAIL ACTIVITIES UNLESS OTHERWISE PERMITTED BY A SPECIAL USE APPLICATION. OFFICE USES SHALL BE GENERALLY LIMITED TO A 7 PM CLOSING TIME MON-SATURDAY AND CLOSED ON SUNDAYS EXCEPT FOR OWNERS. PUBLIC/MINI-STORAGE USES SHALL BE PERMITTED ACCESS 24/7 TO ANY RESPECTIVE UNIT VIA PRIVATE SECURE 31. VEHICLE SALES AND MAJOR VEHICLE REPAIR SHALL BE EXCLUDED.

ROAD INFORMATION:

S. US. HIGHWAY 301 RICHARD TOUDT LN. LOCAL ROAD ARTERIAL 48' RIGHT-OF-WAY 200' RIGHT-OF-WAY 16' PAVEMENT WIDTH **48' PAVEMENT WIDTH** ASPHALT - FAIR CONDITION ASPHALT - FAIR CONDITION 2-LANE **EXISTING 2 LANE** NO MEDIANS EXIST PROPOSED 4 LANE UNDIVIDED CENTER MEDIAN EXISTS - NO NEW MEDIAN OPENINGS NO TRAFFIC CONTROL LIGHT DEVICE EXISTS SIDEWALKS DO NOT EXIST NO BIKEWAYS OR TRANSIT STOPS EXISTS NO TRAFFIC CONTROL LIGHT DEVICE EXISTS NO SIDEWALKS EXIST WITHING 150' OF THE SITE BOUNDARIES AVIAN FOREST DR. NO BIKEWAYS OR TRANSIT STOPS EXISTS LOCAL ROAD 60' RIGHT-OF-WAY **TUCKER JONES ROAD** COLLECTOR ROAD

ASPHALT - FAIR CONDITION 50' RIGHT-OF-WAY 2-LANE 16' PAVEMENT WIDTH NO MEDIANS EXIST ASPHALT - FAIR CONDITION 2-LANE SIDEWALKS EXIST NO MEDIANS EXIST NO BIKEWAYS OR TRANSIT STOPS EXISTS NO TRAFFIC CONTROL LIGHT DEVICE EXISTS SIDEWALKS DO NOT EXIST

PROPOSED DEVELOPMENT OPTION TABLE PARCEL A = 5.00 ACRES OPTION 1 (.50 FAR MAX) PUBLIC STORAGE 91,476 SF (.50 FAR) PROF/MEDICAL OFFICE: 8,712 SF (.25 FAR) PARCEL B = 8.60 ACRES **OPTION 2** OPTION 1 ASSISTED LIVING FACILITY PROF/ MEDICAL OFFICE (.28 FAR) 101,674 SF PARCEL C = 2.69 ACRES **OPTION 1** OPTION 2 **OPTION 3** PUBLIC FACILITY (.36 FAR) PROF/MEDICAL OFFICE (.26 FAR) RES. SUPPORT (.36 FAR) 42,357 SF 30,256 SF 42,357 SF

Rhodine Rd *South Pointe of Tampa

VICINITY MAP

16.28 ACRES

SITE DATA:

PARCEL SIZE: **EXISTING ZONING:** PROPOSED ZONING: PLAN SECTOR: PROPOSED USES:

PD /MINOR MODIFICATION RETAIL, A.L.F., MINI-STORAGE, AND / OR PROFESSIONAL / MEDICAL OFFICE

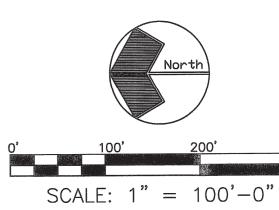
LEGAL DESCRIPTION:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF US HIGHWAY 301, LESS ROAD RIGHT-OF-WAY FOR TUCKER JONES ROAD. LESS THAT PART DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4, RUN EAST ALONG THE NORTH BOUNDARY 626.38 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 TO A POINT 638.72 FEET SOUTH OF THE NORTHWEST CORNER AND NORTH 638.72 FEET TO BEGINNING, LESS THE NORTH 25 FEET FOR SYMMES ROAD.

15 - 0691

RECEIVED

MAY 21 2015 Development Services Department



RECEIVED MAY 21 2015

20' PAVEMENT WIDTH NO TRAFFIC CONTROL LIGHT DEVICE EXISTS NO BIKEWAYS OR TRANSIT STOPS EXISTS

Existing access shared with resi to be removed 75'-0", O.8 ACRES -367'-6", 4.2 ACRES Proposed 301 access, spacing PD BOUNDARY 30' FRONT BUILDING_ 77244.0015, ZONE PD, SMU-6 SETBACK APPROVED FOR COMMERCIAL, AGRICULTURAL PD 04-54, PRS 07-1707 PROPOSED ACCESS POINT (TYP) 30' WCA SETBACK CONSERVATION AREA ASSISTED LIVING MINI-STORAGE FACILITY OR (15R = 0.80)PROFESSIONAL / PROFESSIONAL T1274.0000, ZONE BP-0, SMU-6 MEDICAL OFFICE MEDICAL OFFICE FITNESS CENTER CELL TOWER RESIDENTIAL SUPPORT, PUBLIC (ESSENTIAL FOR ACCESS) FACILITIES SINGLE FAMILY / MOBILE HOME T1272.0000 30' FRONT BUILDING 10' TYPE A BUFFER T7285.2482 WITH TYPE C SCREENING SETBACK WITH TYPE C SCREENING 77278.0000, ZONE PD, SMU-6 20' TYPE B BUFFER FISH FARM PD ZONING/ S.F. RESIDENTIAL APPROVED FOR 77256.0000, ZONE PD, SMU-6 WITH TYPE C SCREENING TT285.2484 SINGLE FAMILY RESIDENTIAL APPROVED FOR MOBILE HOME PD 05-1948 PARK, SF RESIDENTIAL T1285.248 17285.2528, ZONE PD, SMU-6 PD 91-104 WARREN OAKS PLACE -150' STUDY AREA CONTRACTOR OF THE SECOND SECON EXISTING BUILDING FOOTPRINT (TYP.) ZONE: PD, SMU-6 APPROVED FOR S.F. RESIDENTIA - EXISTING DRIVEWAY CUTS (TYP.) PD 05-90 Add unrestricted cross access to Access road to be

CG uses to

entitlements



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION

- All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The preapplication meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant.
- The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter.
- Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting.

FDOT - One Stop Permitting

The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.

PROJECT INFORMATION:

Tucker Jones and US 301 Pre App

11769 S. US 301 SR 43 10 010 000 MP 13.826 Class 3 @ 55 MPH

Connection spacing: 660' Signal spacing: 2640'

Directional median opening spacing: 1320'

Full median opening spacing: 2640'

Folio #: 77244.0150

GENER	GENERAL INFORMATION				
	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their fee based on the development in the individual phase.			
	Access and Drainage permits are reviewed and approved simultaneously.	 Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage, access permits, and construction agreements are required to match. 			
	Off-system Improvements	Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.			
	Drainage permits	Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.			
PLANS					

	Cover Sheet	 Include Location Include vicinity map. Include permit application numbers.
	Existing Conditions	 Include entire property under ownership. Include all existing buildings. Include all existing driveways. Include all parking and internal site circulation plan.
	Proposed Site plan	 Include entire property under ownership. Include all proposed buildings. Include all proposed driveways. Include all parcels to be served with requested access. Include all parking and internal site circulation plan.
	Roadway Improvements	 Roadway Improvement Plans All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. Cross sections every 50-feet (FDM 905.2) All existing and proposed connections are to be called out. Must be designed in accordance with Florida Design Manual (FDM).
	Truck turning/AutoTurn Exhibit	 Utilize FDOT-approved software. Utilize the largest anticipated vehicle. Provide ingress and egress to all connection locations. Provide internal site circulation. The truck turning wheel path shall not illustrate movements in the adjacent through and/or opposing lanes.
\boxtimes	Driveway Detail Sheet	 Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii) Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.
	Signing and Pavement Marking Sheet	 Include the signing and pavement marking plan sheet. Ensure all signing and pavement markings comply with FDM Chapter 230. Call outs are to reference FDOT Standard Plans Index. All required signing and pavement markings for all work in FDOT R/W including turn lanes, median/intersection modifications are to be shown on the plans.

	Aerial Exhibit Boundary Survey	 Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less. Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph. Show adjacent parcels, label ownership, and all known easements. Show location of all property boundaries. Provide a copy of the Warranty Deed.
NON-CO	NFORMING ACCESS	
	Draft cross-access agreement	 Submitted via OSP in conjunction with the permit application. Subject to review and approval by FDOT Legal and Surveying and Mapping.
	Existing cross access connections	Existing cross access connections proposed to remain in the proposed condition are to be recorded with the permit. Please provide a copy of the existing agreement documentation.
	Court recorded cross access agreement required by Access Management Staff prior to permit approval.	Permit will not be approved prior to the provision of the Court Recorded cross access agreement. The complete and final copy of the Agreement will be included in the permit record set in OSP.
EXISTING	MEDIAN OPENINGS	
	Existing median openings	Existing median openings which are non- conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.
	Proposed median modifications	Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.
TRAFFIC ST	rudy	
	Background and project description	 Project location map and site plan Type of proposed uses Size - building square footages, units, etc. Construction schedule – opening and build-out years. The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class. The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram:

	https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
Existing Conditions	 Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours. Include Aerial of intersections. Signal timings - for the study area Multimodal accommodations including transit, pedestrians, and bicyclists. AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically. Include any discussions/agreements with the local entity. Account for other planned developments in the area Document programmed improvements on state and local roads in the study area
Traffic Forecasts: Utilize the most recent version of the ITE Trip Generation (currently 11 th Edition).	 Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use. Trip Distribution - Include model data and historical data. Show Graphically. FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips. Use ITE-approved internal capture rates, where applicable. Passer-by trips are not to exceed 10% Background traffic - adjust appropriately. Show graphically. Background plus project trips. Show graphically.
Traffic Analysis	 Capacity analysis- project driveways and impacted intersections AM and PM peak hours analyses - unless special circumstances require midday/weekends. Analysis volumes match graphics, and truck percentages match TMC. Multimodal evaluation Reasonable signal timings Existing analysis results match field conditions Intersection impact evaluation for intersections for both adjacent median openings. Include input and output data sheets. Summarize LOS/Delay - with and without project results. Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures. If warrants met - separate ICE required. Access spacing - meet agency access spacing guidelines. Turn lane analysis.

		•	Mitigation measures result in acceptable operations
SIGNAL W	ARRANT ANALYSIS Manual on Uniform Traffic Contr	ol De	vices (MUTCD) - FHWA (dot.gov)
	To be provided if signal warrants are met in accordance with MUTCD.	• • •	Submitted upon approval of Traffic Study Only Complete document in PDF format Document to be signed and sealed. Future signal installation will be required to meet criteria contained in the attached document. See Access Connection Permit Future Traffic Signal Installation process.
INTERSECT	TION CONTROL 'ICE' ANALYSIS Intersection Operation	ons a	nd Safety (fdot.gov)
	ICE Analysis required	• • • • •	Proposed signal locations Reconstruction of existing intersections Driveway Access Category E and above Complete document in PDF format Provide the Excel Spreadsheets with all data for review. Document to be signed and sealed

Access Control Classification

Class	Medians	Median Openings		Signal	Connection	
		Full	Directional	Consensional	More than 45MPH Posted Speed	45 MPH and less Posted Speed
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 at greater than 45 MPH Posted Speed	660	2,640 at greater than 45 MPH Posted Speed	440	245
		1,320 At 45 MPH or less Posted Speed		1,320 At 45 MPH or less Posted Speed		
6	Non-Restrictive			1,320	440	245
7	Both Median Types	660	330	1,320	125	125

Project specific requirements:

- This section of US 301 is Class 03 with a 55mph posted speed.
- Driveway connection spacing is 660-feet between connections.

- The department issues permits to property owners and not developers.
- The applicant for the permit application is required to be the owner of the property.
- As there are proposed internal connections between the development and the adjacent parcel to the north, the submitted application is to include a completed cross access agreement between the property owners of both parcels.
- Please provide a draft copy of the draft cross access agreement for review and approval by the departments legal team prior to completing the document.
- The department will require a complete traffic impact study evaluating the northbound U-turn and left turn movements at the intersection at US 301 and Symmes Road.
- Please note additional improvements may be required to address the potential impacts from the additional turning movements resulting from this development.
- The submitted TIA is also required to evaluate the right turn lane requirements for potential access connections to the state roadway.
- The department understands the original permit 2016-A-796-016 was issued with the expectation the proposed development will include a connection to Avian Forrest Dr to the south. Please note this connection is to be included in the TIA traffic distribution and site development plans. If the intent is to sever this connection, please ensure include this condition on the submitted site plans.
- The applicant has requested the department consider the potential for a right-in/rightout driveway connection to serve parcel B on US 301. The department may consider an access connection with adequate demonstration there will be no safety and operational concerns due to the proximity of the taper for the existing southbound left turn lane serving Harbor Haze Ct.
- The department will also require sufficient demonstration that the required roadway improvements can be accommodated within the departments available right of way.
- Please provide a complete access connection permit application via the departments
 One Stop Permitting Website.
- Please note that improvements in the departments right of way will require the submittal a construction agreement via the departments one stop permitting website.

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

12-06-2023

FDOT District & - Traffic Operations:

Access Connection Permit Future Traffic Signal Installation Process.

For those applicants seeking an Access Connection Permit or Construction Agreement from FDOT whose impacts have been determined to meet signal warrants, the following will be required:

- A complete permit application package in accordance with F.A.C. 14-96 is required to be submitted and reviewed by Traffic Operations.
- The Access Connection Permit submittal is to include 60% (minimum) signalization plans. Final (100%) signal design plans will be provided for review and approval in conjunction with the Construction Agreement to install the traffic signal when required.
- The Access Connection Permit submittal is to include the approved Traffic Impact Analysis, Signal
 Warrant Analysis, and Intersection Control Evaluation (ICE) Analysis. The included information
 will clearly define the signal warrant thresholds at which the applicant is required to install the
 traffic signal.
- 4. The Access Connection Permit package is required to include a letter from Permittee/Applicant acknowledging 100% responsibility for acquisition and installation of the required traffic signal when the warrant threshold has been met or a safety and operational concern has been identified by FDOT which requires the installation of the signal.
- The approved Access Connection Permit Form 850-040-18 will include special provisions outlined on Page 3 defining the signal warrant threshold, minimum requirements for the signal installation, and all other project specific requirements.
- The Notice of Intent to Issue Permit (NOI) is required to be court recorded with complete permit package by the applicant. A copy of the recorded document provided to FDOT via the One Stop Permitting website, prior to permit issuance.

Please reach out to District 7 Traffic Operations with any questions or for any additional information.

COMMISSION

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



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AGENCY COMMENT SHEET

REZONING				
HEARING DATE: February 18, 2025	COMMENT DATE: February 12, 2025			
PETITION NO.: 25-0136	PROPERTY ADDRESS: 1769 South US Highway 301, Riverview			
EPC REVIEWER: Kelly M. Holland				
CONTACT INFORMATION: (813) 627-2600 x. 1222	FOLIO #: 0772440150			
EMAIL: hollandk@epchc.org	STR: 32-30S-20E			

REQUESTED ZONING: Major Modification to an existing PD

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	VALID TO NOVEMBER 17, 2025			
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Southcentral portion of the property			

Please allow these comments to supersede and cancel the comments issued to Hillsborough County on December 6, 2024 in their entirety.

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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary
 for the development as proposed will be issued, does not itself serve to justify any impact to wetlands,
 and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this
 correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC
 Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such
 impacts are necessary to accomplish reasonable use of the subject property.

Environmental Excellence in a Changing World

- A wetland delineation by EPC staff determined that wetlands exist onsite. Wetland surveys have been
 reviewed by EPC and expire on November 17, 2025. The submitted plans accurately depict the
 approved wetland lines for the project area. The wetland line must appear on all site plans, labeled as
 "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to
 the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
 pending formal agency jurisdictional determinations of wetland and other surface water boundaries
 and approval by the appropriate regulatory agencies.

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.

- The subject property contains wetland/OSW areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for internal cross access. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan
 submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Isabelle Albert, Agent – <u>ialbert@halff.com</u> James Cierra, Zoning – <u>jamesci@hcfl.gov</u> RZ 25-0136 February 12, 2025 Page 3 of 3



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: 03/13/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Karmen Domres PETITION NO: 25-0136

LOCATION: 1769 S 301 Hwy

FOLIO NO: 77244.0150

Estimated Fees:

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

Medical Office >10k s.f. Retail - Shopping Center ALF/Nursing Home

(Per 1,000 s.f.) (Per 1,000 s.f.) (Fire Per 1,000 s.f.)(Mobility per bed)

Mobility: \$31,459 Mobility: \$13,562.00 Mobility: \$1,253

Fire: \$158 Fire: \$313.00 Fire: \$95

 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: \$20,610.00
 Mobility: \$104,494.00
 Mobility: \$725.00

Fire: \$313.00 Fire: \$313.00 Fire: \$32.00

Project Summary/Description:

Urban Mobility, South Fire - 75,000 sq ft professional/medical office, alf 258 beds, or CG up to 50,000 sq ft (Except church, prek, daycare, adult care, schools, wedding/reception halls), or mini warehouse up to 150k sq ft

AGENCY COMMENT SHEET

TO:	Zoning/Code Administration, Development Services Department		
FROM:	Revie	wer: Andria McMaugh	Date: 02/06/2025
	Agency: Natural Resources		Petition #: 25-0136
	() () (X)	This agency has no objection This agency has no objection This agency has no objection conditions	

()

1. The proposed plan amendment submitted 01/27/2025 does not affect Natural Resource comments dated 01/24/2025. Please reference the comments dated 01/24/2025 for specific conditions of approval.

This agency objects, based on the listed or attached issues.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: MM 25-0136 REVIEWED BY: Clay Walker, E.I. DATE: 1/21/2025			
FOLIC	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 [(approximately <u>feet from the site)</u> , [(adjacent to the site), and is located south of the subject property within the south Right-of-Way of <u>Avian Forrest Drive</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
WASTEWATER				
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A <u>4</u> inch wastewater forcemain exists (approximately <u>275</u> feet from the project site), (adjacent to the site) <u>and is located east of the subject property within the south Right-of-Way of River Hawk Lane</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.			
	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.			
COMM	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 canacity to accept the flow from this project			

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 11/14/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/19/2024

PROPERTY OWNER: Karmen Domres PID: 25-0136

APPLICANT: Karmen Domres

LOCATION: 1769 S 301 Hwy. Riverview, FL 33578

FOLIO NO.: 77244.0150

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

HILLSE	BOROUGH COUNTY, FLORIDA
	of County Commissioners
	Y
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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

1 MS. HEINRICH: Our next item is Item D.4, Major Mod 2 25-0136. The application or the applicant is requesting a major modification to PD 10-0137. Sam Ball with Development Services 3 will provide staff comments after the applicant's presentation. HEARING MASTER FINCH: All right. Is the applicant here? Good evening. MR. MOLLOY: Good evening. William Molloy. HEARING MASTER FINCH: I think your mic isn't -- there 8 It's on. If it's red, it's on. So you need to turn it 9 10 There you go. 11 MR. MOLLOY: All right. William Molloy, 325 South Boulevard, Tampa, Florida. 12 13 Ms. Finch this is a fairly straightforward case. 14 an existing PD. It has BPO and commercial entitlements already. 15 It's approved for ALF, I believe 250 beds. And the point of tonight's exercise is really just to expound and refine those 16 entitlements a little bit. 17 18 We're really not asking for anything more that what was originally proposed. There's a fairly sophisticated program 19 20 of a trip cap and a limitation on the FAR. You'll see that in 21 about a page and a half of printed text of the conditions. 22 Isabel Albert is going to go through that for you, just so we 23 make sure we understand everything, we're on the same page. 24 Thank you. 25 HEARING MASTER FINCH: Thank you so much. Don't

forget to sign in. 1 MS. ALBERT: Good evening. Isabelle Albert with Halff, 1000 North Ashley Drive. I am a certified planner and 3 I'm here assisting Mr. Molloy. So the site is located on US Highway 301 in Riverview. It's probably one of the last few sites that's left to be developed on this heavy highway. It's about 870 -- 800 --8.73 acre site, which is a portion of a larger PD. And it is 8 located in the urban service area. Surrounding areas typically what you would see along 10 11 major roadways. You'll have the commercial along the major 12 roadway with a residential behind. We have a Publix shopping 13 center over here. Then we have some commercial, vacant 14 commercial. This is a mini warehouse. And this is where a 15 planned development starts, this planned development here. 16 We have a medical offices here and Tico Substation is 17 over here with some office and medical uses further to the 18 south. Future land use, we're located in the SMU-6 and across the street is residential six with some high intensive 19 commercial -- industrial uses further to the south. And the 20 21 zoning is kind of mostly planned development with some mixed use 22 in the area, ranging from commercial and residential and office. 23 The request is for major modification for parcel B. parcel B is located here in this light red area. This is the 24 25 mini warehouse over here with the buildings over here. This is

the medical office. And then they have the retention pond in 1 the back. Part of this request is to reduce the square footage for the medical office, add commercial general uses with some exceptions that are located in the conditions. And with this -within the staff report. It's also to limit the restaurant with drive-thrus 200 6 feet away from the residential to the south, I mean, to the west. So basically, limit the -- there's any restaurant 8 drive-thru limit to be this area along the front. Add mini warehouse use. And also to add an access that's a right in and 10 right out on 301. 11 12 Development Services reviewed it. They see the 13 trending -- the trend of the rural to commercial uses along 14 I don't know if you recall, but this roadway expanded 15 from a two-lane to a four and six lane. And they find that the development standard restricted uses requirement with the LDC, 16 17 the scale of the development. And we also have, it's kind of limited because we do have a wetland in the middle of the site. 18 It does help the site to be supportable, recommended approval. 19 20 Part of the conditions that we're providing, again, it was that 21 200-foot setback on the west for any restaurant with 22 drive-thrus. And that includes the parking, the drive-thru area 23 or anything like that, but also we are providing architectural 24 standards for -- for the mini warehouse use. 25 Planning Commission had some concerns with

compatibility by introducing fast food and restaurant drive-thru adjacent to residential development.

You know, this request, we felt like it does meet this policy, especially since it's located along a highway, a major or -- again, highway north and south in that county. By limiting the location of the drive-thrus 200 feet away from residential use over here. And -- and then by -- by doing that, we are being sensitive to the residential development to the west.

They also had concerns with the adding the mini warehouse and the commercial uses. And they felt that was too intense for the residential development to the west. Again, the report does spell that there is an approved mini warehouse onsite, it's immediately adjacent to it, without additional architectural conditions. The -- so in this case, you know, the additional design with the conditions to the mini warehouse, as well as the additional setback for the drive-thru does indicate any of these concerns.

And the intensity is also reduced by the presence of the wetland onsite. Neighborhood protection, they felt that that was too intense adjacent to immediate residential development to the west. Again, we're going to this 200-foot setback, additional design requirements. And all of that address the compatibility.

The -- do we -- the site does not meet commercial

location criteria. So this is interesting that the policy 4.7, 1 to be considered -- to consider neighborhoods are commercial uses. You have to be located -- one of many criterias, one of them is FDOT on interior roadway, which US 301 is. But the most -- the closest inter -- quantifying intersection is Crestside Boulevard. This is the road that's over here. is a T intersection -- T intersection. So therefore, we are -- we would meet the location 8 criteria within -- within 500 feet of that intersection. 9 falls within the wetland. So -- but if you look on the other 10 11 side in the RES-6 future land use, they -- they meet that -that requirement. So on one side of the road, you meet the 12 13 commercial location -- location criteria. You can request all 14 of these uses, but not on the other side. You know, it is a six 15 lane at this point, six lane major arterial roadway. The restaurant drive-thrus are neighborhood serving uses you to --16 17 you know, you find them typically in these heavy corridors, but 18 you'll have some residential behind. 19 And this site we are adding the access on US 301 just 20 to clearly oriented the -- the use towards that highway. 21 riverview south shore community plan, the Planning Commission 22 does see that the -- the proposal does meet the intent of the 23 corridor, but felt like goal one of the riverview seeks to achieve a better design density that are compatible with the 24 Riverview vision. And they felt that the -- the -- there was 25

not appropriate provision and compatible buffers and transition 1 and therefore they felt that they -- it does not meet that. 2 I'm in the different opinion that, again, by the --3 providing the additional setback, providing the design -additional architectural design components, does better -- does meet the -- the vision -- the vision of the community plan. Request for approval, we felt like there was no compatibility concerns with the intense head buffer of the head 8 setback, the architectural design. It's located on the major 9 FDOT arterial roadway. And the request is consistent with the 10 comprehensive plan and the Riverview south shore Community plan. 11 12 I'm here if you have any questions. 13 HEARING MASTER FINCH: Just a quick went about the 14 existing mini warehouse in the PD that's in parcel A. 15 MS. ALBERT: Yes. 16 HEARING MASTER FINCH: How is -- one, when was that 17 developed and how did that meet commercial locational criteria? 18 MS. ALBERT: That meets the commercial location criteria because it's just within that 1,000 foot distance. 19 Ιt 20 actually ends right -- right --HEARING MASTER FINCH: I see. 21 22 MS. ALBERT: -- somewhere along the -- this area here. 23 HEARING MASTER FINCH: Okay. MS. ALERT: And it was developed, I don't know off the 24 top of my head. No. But it -- it was -- I -- I will confirm 25

and I will take a look at that when exactly it was developed. 1 2 HEARING MASTER FINCH: The -- the bigger part of that 3 question was the commercial --MS. ALBERT: Yeah. HEARING MASTER FINCH: -- location criteria, which you answered, so. MS. ALBERT: Eight years ago. Like it -- it -- it wasn't -- it wasn't like -- it's not an old one. It's -- it's 8 pretty -- pretty new. 9 HEARING MASTER FINCH: All right. Thank you so much. 10 11 I appreciate it. 12 MS. ALBERT: You're welcome. 13 HEARING MASTER FINCH: Mr. Molloy, does that concluded 14 presentation? All right. Thank you. 15 We'll go to Development Services. Good evening. 16 MR. BALL: Good evening. Sam Ball, Hillsborough County Development Services. 17 18 The applicant is requesting a major modification to 19 pocket B of planned development 10-137. This modification would 20 change one of the two existing options and create a third 21 option. The proposed modification will allow for up to 50,000 22 square feet of limited commercial general uses and up to -- or 23 up to 150,000 square -- square feet of mini warehouse uses. The request also proposes reduction and allowable BPO uses from 24 101,674 square feet to 75,000 square feet. 25

1 The -- the CG in the BPO uses, they -- there's a way that they could possibly blend those, but they still have to 2 keep the FAR under 0.25. 3 4 The subject property is located along the western side of US 301, approximately one-quarter mile south of Sims Road. The development pattern in the area mostly consists of single-family and retail use. The abutting properties to the -the north are development for medical office and mini warehouse The property to the south is developed for utility use. Each of these properties are in the same PD as the subject 10 11 The properties to the -- to the east of 301 and 12 immediately west are developed for single-family use. 13 The mini warehouse use would be allowed to exceed the 14 0.25 FAR limit based on design standards that were offered by 15 the applicant and accepted by the Planning Commission. standards are included in the proposed conditions. The proposed 16 17 conditions also include a requirement that prohibits restaurants with drive-thru facilities within the western 200 feet of the 18 property prohibited CG uses also include vehicle sales, 19 minor/major auto repair, convenience stores with gas pumps and 20 21 gas stations and recyclable material coverage facilities. 22 The staff finds the development pattern in the areas 23 turning from rural to commercial along this area of US 301. Additionally, staff find -- also finds that with the proposed 24 development standards, restrictive uses, requirements within the 25

LDC that are not being waived or varied. The scale of 1 development will be limited to the amount of -- will be limited due to the amount of location of wetlands on the site. And -and an access road that will create additional separation between the abutting envelope and the residential properties to The architectural enhancements requirement for mini warehouse, all this will adequately mitigate the impacts to the neighboring properties. 8 Therefore, staff finds a modification compatible with 9 the zoning development pattern in the area and subject --10 approvable subject to the conditions. 11 12 HEARING MASTER FINCH: Thank you so much. 13 appreciate it. 14 MR. BALL: Thank you. 15 HEARING MASTER FINCH: Planning Commission. 16 MS. MICHIE: Willow Michie, Planning Commission staff. 17 The subject site is in the suburban mixed use six 18 future land use category, is in the urban service area and within the limits of the riverview at South Shore area wide 19 20 systems community plan. Although the proposed use may be 21 considered in the SMU-6 future land use category and the 22 impro -- the approved uses are deemed to be comparable with the 23 existing development pattern surrounding the subject site. proposed addition of a mini warehouse facility and commercial 24 general uses, with the exception of gas stations, minor and 25

major auto repair, and recyclable material recovery are too 1 intense in regard to the single-family residential uses located directly west of the subject site. The applicant has proposed exceptions to the type of commercial general uses that will be considered on the subject site. Planning Commission staff recognize these mitigation measures, but they are still a broad range of uses that could be considered -- that have not been excluded from this proposal. For instance, fast food restaurants with drive-thrus would be allowed for consideration with this modification, which would be 10 distinctly out character with the single-family residential 11 12 development directly adjacent to the subject site -- subject 13 property to the west. 14 Therefore, the proposed major modification does not 15 align with policy direction regarding neighborhood protection. 16 The proposed rezoning does not meet future land use element objective 16 and policy 16.1, 16.2 and 16.3 that relate to 17 18 neighborhood protection. There's single-family homes directly to the west of the property, light commercial and light 19 20 industrial uses exist to the north of the subject site. The proposed modification would introduce a 21 22 development pattern that is too intense for the surrounding area 23 and inconsistent with policy direction related to compatibility. Additionally, the site does not meet commercial 24

locational criteria due to the comp -- incompatibility.

25

Planning Commission staff cannot support a waiver to CLC. 1 Based upon the above considerations and the following 2 goals, objectives and policies, Planning Commission staff finds 3 the proposed major modification inconsistent with the Unincorporated Hillsborough County Comprehensive plan. HEARING MASTER FINCH: Thank you so much. 6 Is there anyone in the room or online that would like to speak in support? Anyone in favor. I'm seeing no one. 8 9 Anyone in opposition to this request? All right. Ms. Heinrich, anything else? 10 MS. HEINRICH: No, ma'am. 11 12 HEARING MASTER FINCH: All right. Mr. Molloy, you 13 have the last word with rebuttal. 14 MR. MOLLOY: I don't think I have anything to rebut 15 except the Planning Commission. And just to their point, we -- we completely expected 16 a bit of a fight from the neighbors behind us. Obviously, I 17 think no one's here this evening. And I'm hopeful that all the 18 mitigation efforts and the uses we excluded, the architectural 19 20 features were -- were persuasive. That sign was up there for a 21 long time. 22 I'd also like to just briefly address the commercial 23 locational criteria. We are almost equal distant between Sims Road and I believe it's Crestview -- crestside Boulevard to the 24 south. Both of those are qualifying intersections. We're just 25

1	stuck right in the middle. And then the southern end of our
2	site is wetlands, which is undevelopable as Isabelle said with
3	the T criteria for the locational criteria there. We just don't
4	meet it, but we're one a six lane undivided federal highway
5	undivided federal highway. And I just I I personally
6	believe this this is as commercial as it gets in South County
7	here on 301. Thank you.
8	HEARING MASTER FINCH: Thank you so much.
9	Then with that, we'll close Major Modification 25-0136
10	and go to the next case.
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                     HILLSBOROUGH COUNTY, FLORIDA
                     BOARD OF COUNTY COMMISSIONERS
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    IN RE:
    ZONE HEARING MASTER
 5
    HEARINGS
 6
 7
                     ZONING HEARING MASTER HEARING
                TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
 8
 9
              BEFORE:
                              Pamela Jo Hatley
10
                              Land Use Hearing Master
11
              DATE:
                              Tuesday, February 18, 2025
12
              TIME:
                              Commencing at 6:00 p.m.
                              Concluding at 9:02 p.m.
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15
16
                              Hillsborough County BOCC
17
                  LOCATION:
                               601 East Kennedy Boulevard
                               Tampa, Florida 33601
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23
    Reported by:
    Crystal Reyes, AAERT No. 1660
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Item A.19, Major Mod 25-0136. This application is out
 1
    of order to be heard and is being continued to the
 2
    March 24, 2025 ZHM hearing.
 3
              Item A.20, PD 25-0140. This application is out of
    order to be heard and is being continued to the March 24, 2025
    ZHM hearing.
              Item A.21, PD 25-0143. This application is out of
    order to be heard and is being continued to the March 24, 2025
 8
    ZHM hearing.
 9
10
              Item A.22, PD 24-0144. This application is being
    continued by the applicant to the March 24, 2025 ZHM hearing.
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              Item A.23, PD 25-0145. This application is be -- is
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13
    out of order and is being continued to the March 24, 2025 ZHM
14
    hearing.
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              Item A.24, Special Use 25-0300, is being continued by
    the applicant to the March 24, 2025 ZHM hearing.
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              And that concludes our published withdraws and
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18
    continuances.
              HEARING MASTER: All right. Thank you very much.
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                    Before we get started with the agenda, I'll go
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    over some -- the meeting procedures for tonight.
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              So the agenda consists of items that require a public
23
    hearing before a hearing master before they go to the Board of
    County Commissioners for a final decision. I will conduct a
24
    hearing on each item today and will submit written
25
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE