

# PD Modification Application MM-21-0481

Zoning Hearing Master Date: June 14, 2021

BOCC Land Use Meeting Date: August 10, 2021

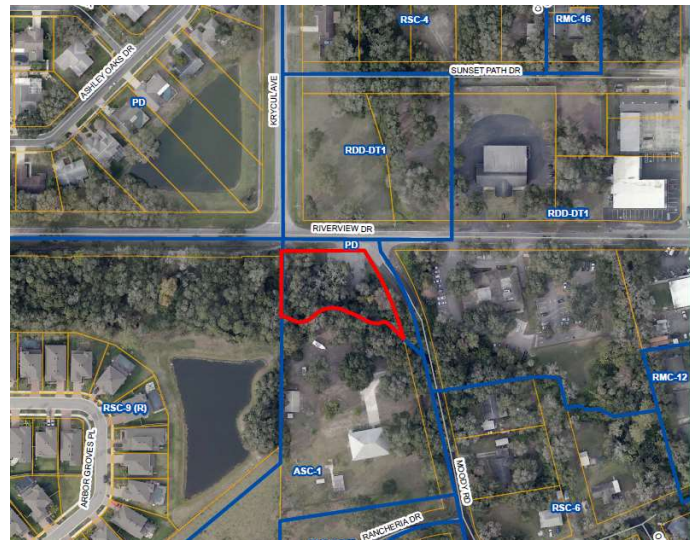


**Hillsborough County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman  
 FLU Category: Suburban Mixed Use-6 (SMU-6)  
 Service Area: Urban  
 Site Acreage: 0.40  
 Community Plan Area: Riverview  
 Overlay: Riverview Downtown-Uptown Overlay  
 Request: Major Modification



### Existing Approvals:

PD 79-0130  
 Approved for a Veterinary Hospital with no boarding and no kennels.

### Proposed Modifications:

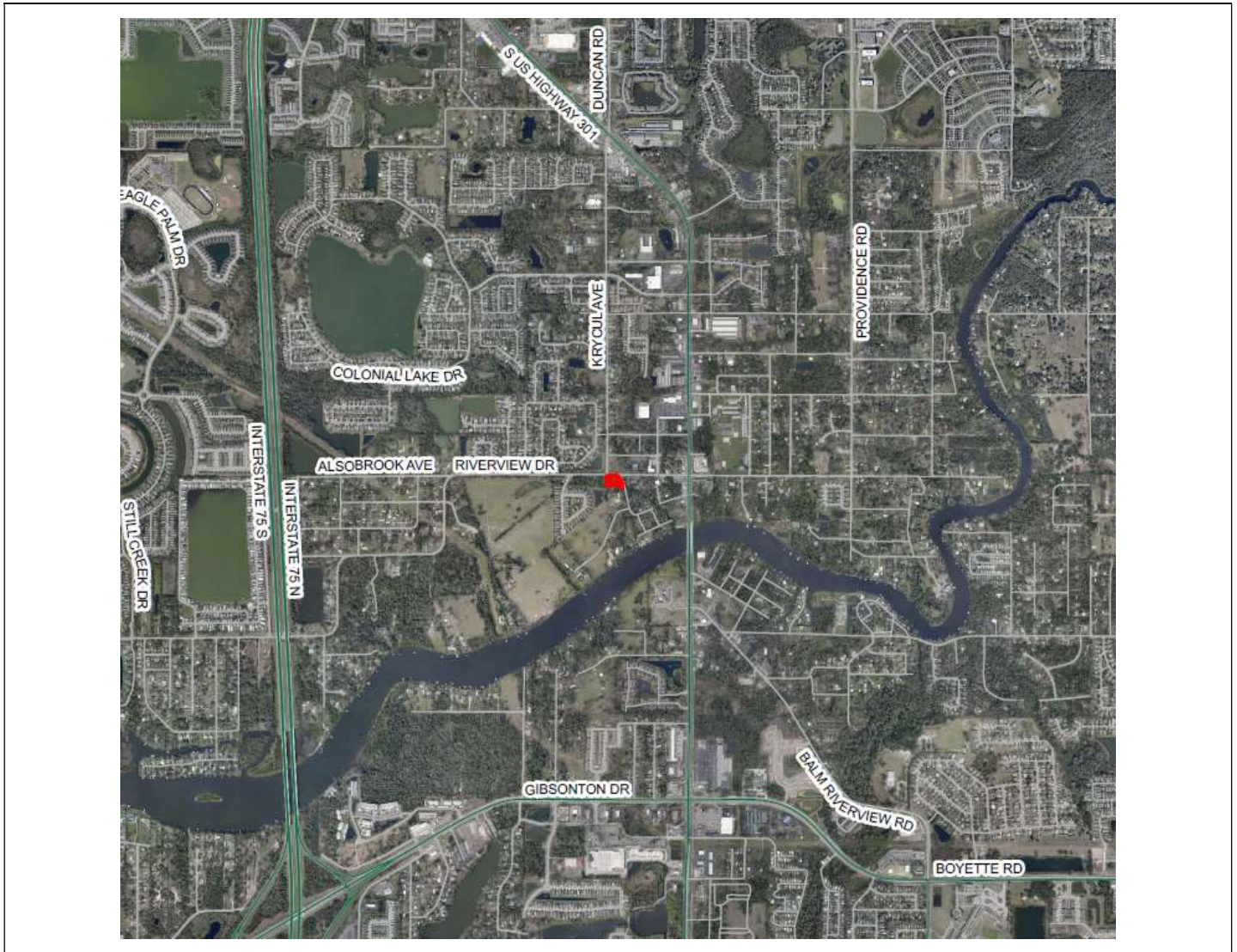
Current Request: PD 21-0481  
 Proposed PD zoning modification to convert the existing 2,148-square-foot building into an accounting office with executive suites.

### Additional Information:

PD Variations	Variance to Sec. 6.06.06 Buffering and Screening Requirements (20' foot buffer with type "B" vegetation). <ul style="list-style-type: none"> <li>Proposed 9.8-ft. buffer with no vegetative planting due to existing structure located 9.8-ft. from western property line.</li> <li>Proposed zero lot line buffer on the southern property line.</li> </ul>
Waivers	Commercial Locational Criteria Waiver
Planning Commission Recommendation	Consistent with the Comprehensive Plan. Recommendation to approve waiver for Commercial Locational Criteria.
Development Services Department Recommendation	Approvable, Subject to Conditions.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



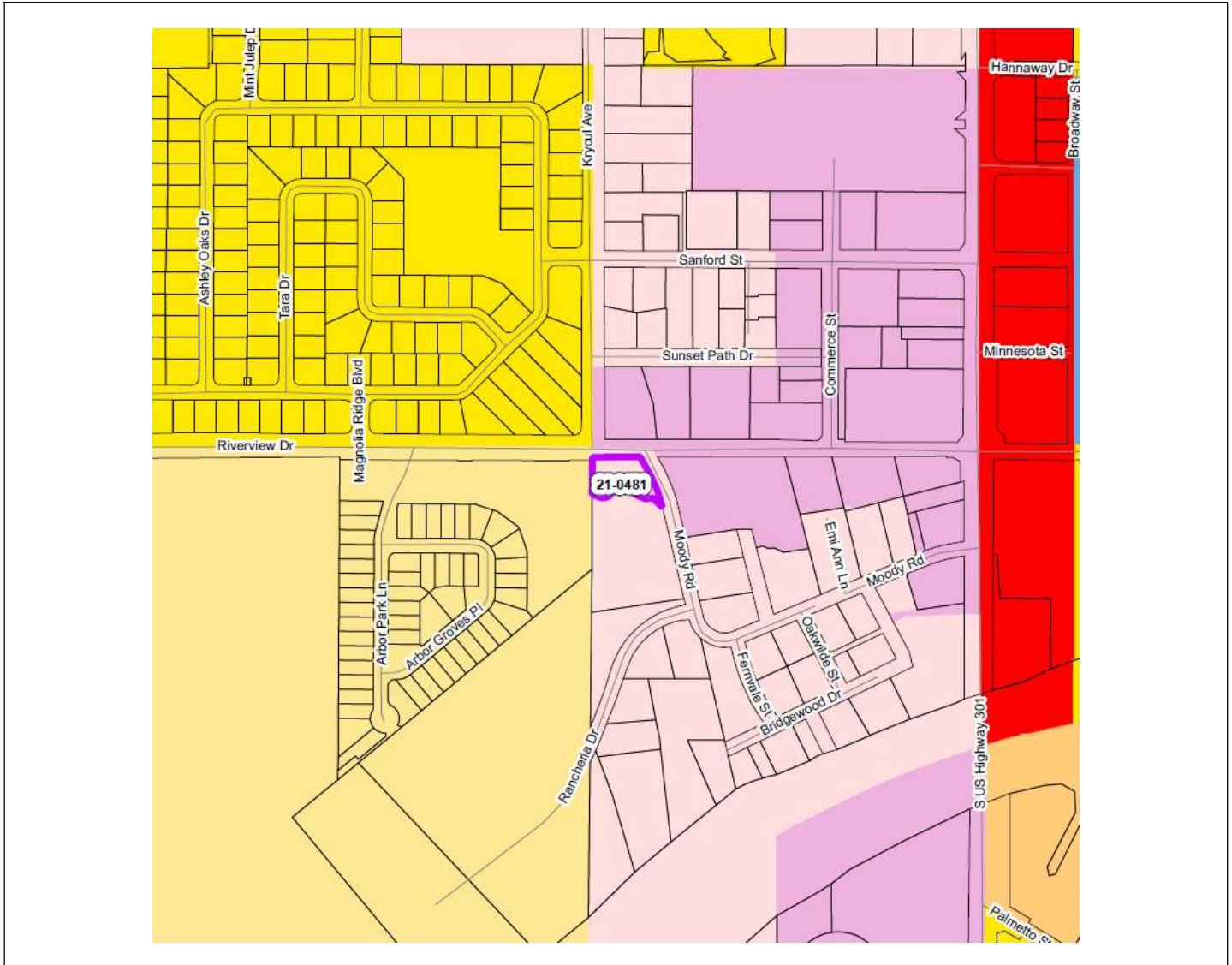
#### Context of Surrounding Area:

The site is within the Urban Service Area (USA) and located on a ±0.40-acre property at the southwest corner of the Riverview Drive and Moody Road intersection and over 1,000 feet west of U.S. Highway 301. North across Riverview Drive and east across Moody Road, are properties designated Riverview Downtown District Zoning Districts -1 (09-0892). Permitted Uses in the Riverview Downtown Zoning District includes both CG and RMC-12 uses as defined in Section 2.02.02 of the Hillsborough County Code, and mixed-use development projects (those with two or more use types), including vertically-integrated residential and non-residential uses.

South is a single-family home on ASC-1 zoned property located approximately 200 feet south of the subject property. To the west is property zoned RSC-9 developed with single-family homes. Per the conditions of RZ 14-0281, there is a substantial buffer including a vegetative buffer and a retention pond. The closest single-family home immediately west is over ±275 feet from the subject property. To the northwest across Riverview is a residential development (PD 85-0253). Prior to site plan approval of PD 85-0253, the developer dedicated, to the County, an additional right-of-way on the north side of Riverview Drive. Transportation staff is requesting dedication of eight feet of right-of-way along the north property line on Riverview Drive, due to the location in the corridor preservation area.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



#### Future Land Use Category Description:

Maximum FAR: 0.35 for office uses.

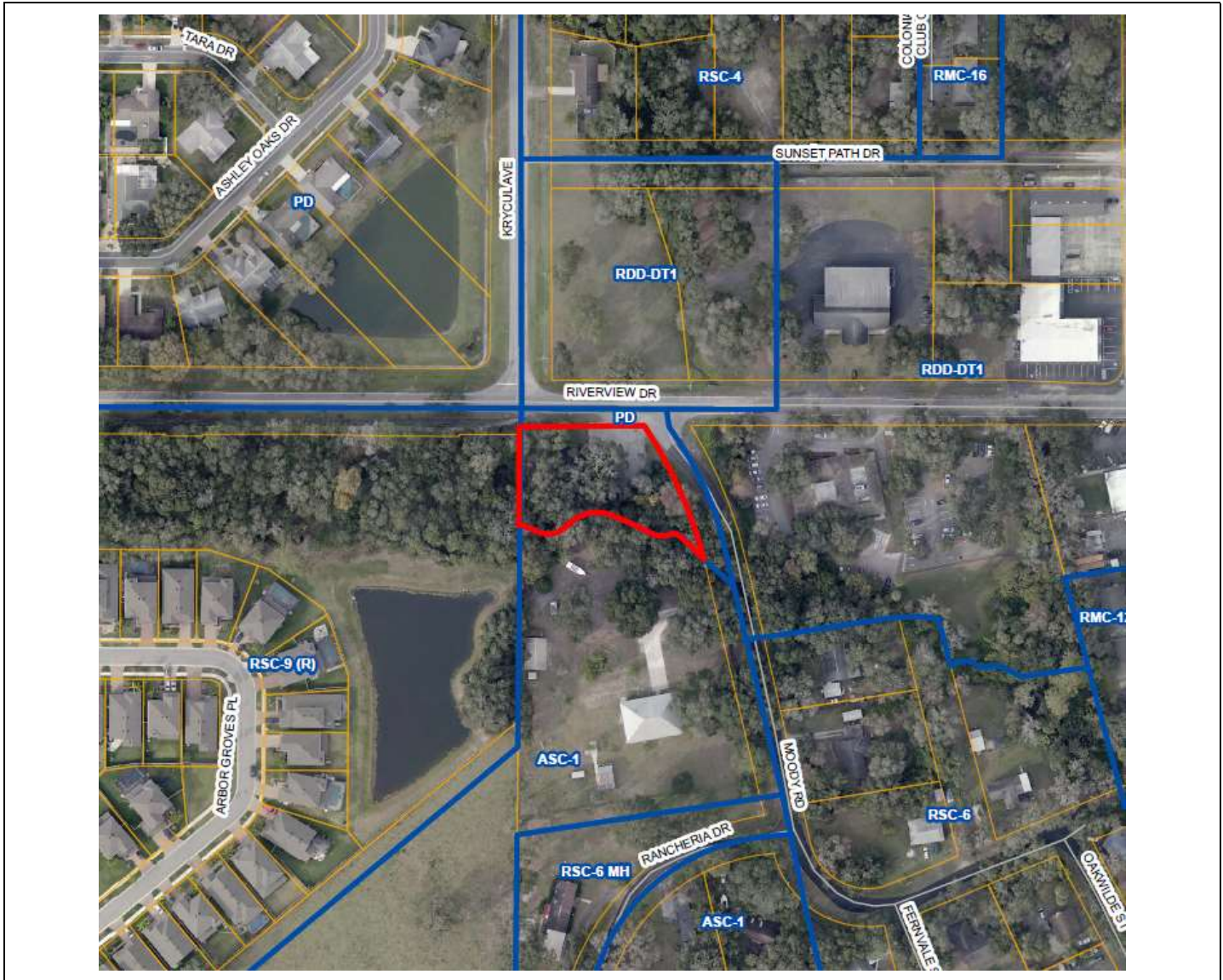
Maximum Density: 6 dwelling units per acre, Suburban Mixed Use-6 (SMU-6)

The subject property's Future Land Use designation is Suburban Mixed Use-6, and is located within the Urban Service Area (USA). Typical uses in the Suburban Mixed Use-6 include residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, and mixed-use development. To the east and north of the subject property is bounded by Community Mixed Use-12. Directly west is Residential-4. To the northwest is Residential-6 designated on the FLUM.

A Commercial Locational Criteria waiver is required per Policy 22.8 (FLUE). Per Comprehensive Plan 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, but not limited to: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**

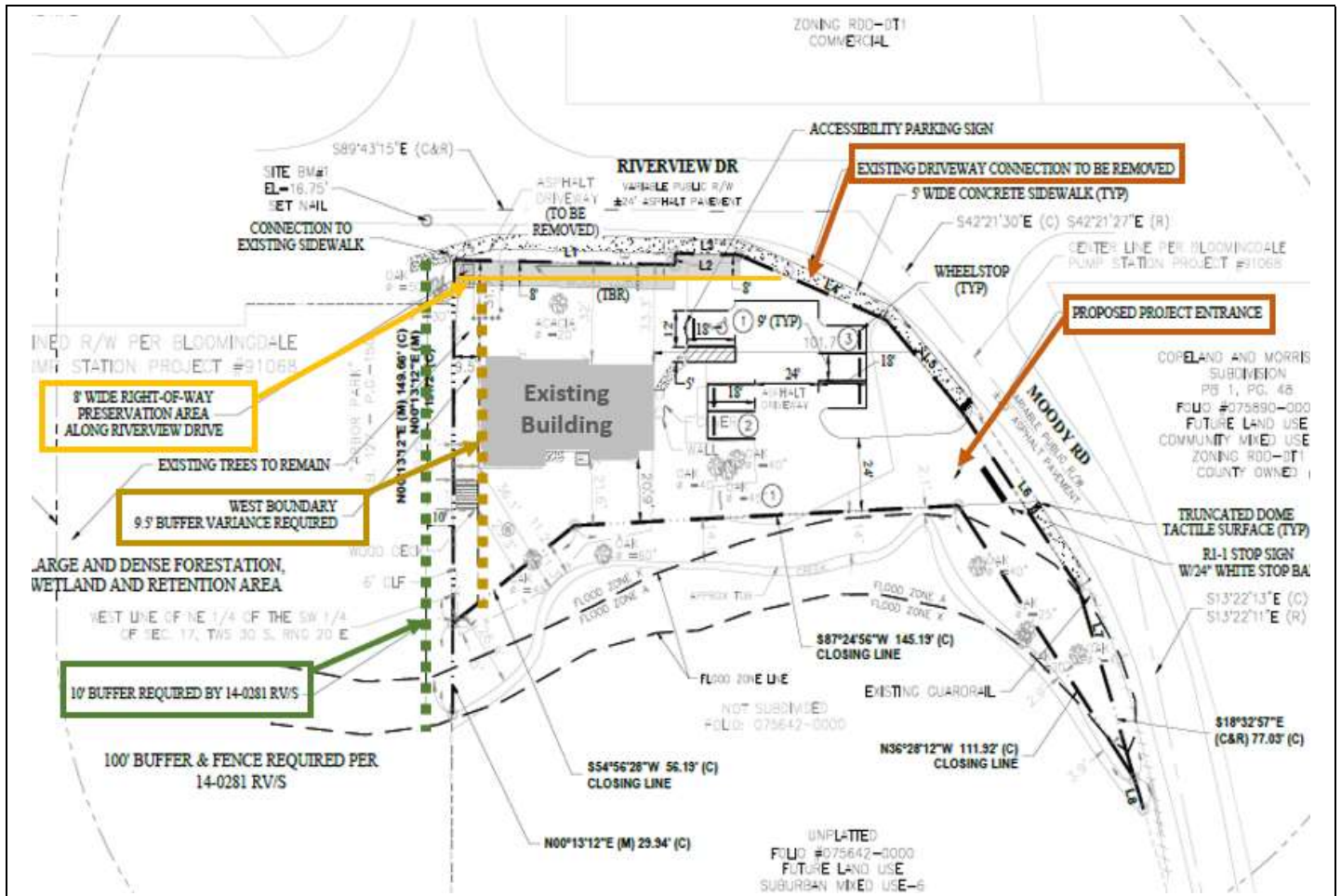


**Adjacent Zonings and Uses**

Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	RDD—DT1	CMU-12	FAR: 0.5 Density: 12 units / ac.	CG, RMC-12, Mixed-use developments	Vacant
South	ASC-1	SMU-6	FAR: 0.25 Density: 6 units / ac.	Single-Family Home	Single-Family Home
West	RSC-9 (14-0281)	R-4	FAR: 0.25 Density: 4 units / ac.	Single-Family Home	Single-Family Home
East	RDD—DT1	CMU-12	FAR: 0.5 Density: 12 units / ac.	CG, RMC-12, Mixed-use developments	Hillsborough County Riverview Branch Public Library

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan



The subject site is currently developed with a 2,148 square-foot building. The applicant is **not** proposing to modify the footprint of the existing building. Proposed changes include shifting the existing entrance driveway from the Moody Road and Riverview Drive intersection south approximately 90-feet. The site plan shows 9 parking spaces including one handicapped parking space near to the building entrance.

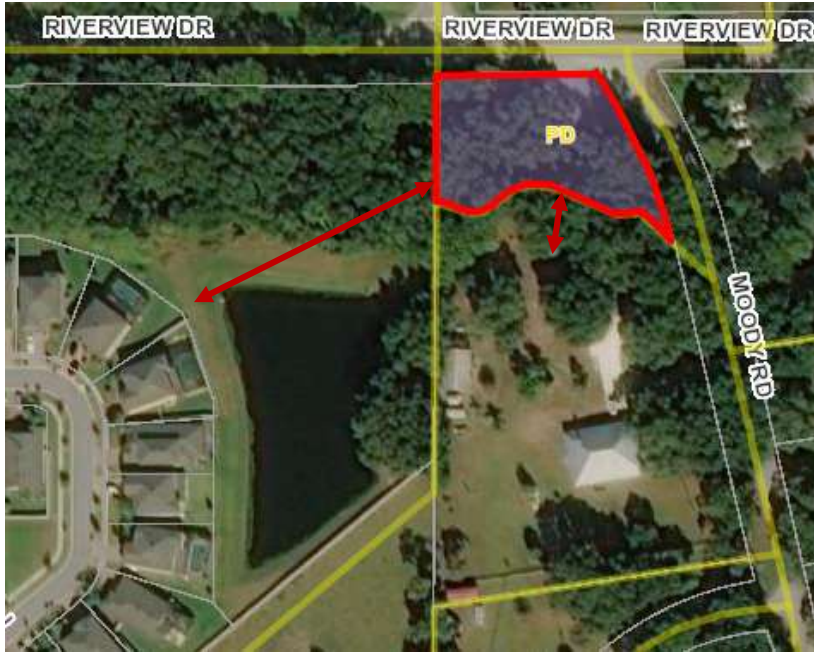
### 2.5 Variations Requested

The applicant has requested two variations from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Per LDC Section 6.06.06, the proposed office use would require a 20-foot buffer with Type B screening against the adjacent ASC-1 zoned parcel to the south (folio no. 75642.0000) and the RSC-9 zoned parcel to the west (folio no. 76020.7462). The applicant is requesting variances to due to the existing building being 9.8 feet from the western property line and along the southern property boundary which is the location of the proposed driveway access; therefore, the applicant is requesting a zero lot line buffer to the south.

**West Buffer Variance:**

Staff has reviewed the applicant’s waiver request and finds the western buffer waiver request supportable. Per conditions of RZ 14-0281 (folio no. 76020.7462), the parcel located immediately west is required to have a 10-foot buffer as indicated in the PD conditions. Furthermore, the conditions of RZ 14-0281 require the development to maintain a 100-foot buffer with the ASC-1 parcel to the immediate south (folio no. 75642.0000). This 100-foot buffer includes a vegetative buffer and a retention pond. The closest single-family home property line immediately west is over ±275 feet from the subject property (as shown in the figure below).



**South Buffer Variance:**

Staff has reviewed the applicant’s waiver request and finds the southern buffer waiver request supportable for the property to the south (folio no. 75642.0000). Wetlands Division staff of the Environmental Protection Commission of Hillsborough County found no wetlands on the site; however, EPC staff did find wetlands off-site to the south of the property. There is a creek and a ravine located just south of the subject property line creating a natural buffer that exceeds the required 20-foot vegetated buffer. The applicant also notes that the property owner of the adjacent southern property (folio no. 75642.0000) is the same owner as the subject property.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master’s recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Moody Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Riverview Dr.	County Local - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	34	33
Proposed	21	2	2
Difference (+/-)	(-) 179	(-) 32	(-) 31

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

Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Required Connectivity <input checked="" type="checkbox"/> Not applicable for this request	
Project Boundary	Status
North	Choose an item.
South	Choose an item.
East	Choose an item.
West	Choose an item.
Other:	

Cross Access <input type="checkbox"/> Not applicable for this request			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Conditions/Revisions Required Prior to Approval:**

1. Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to correct the parking table to show that 7 spaces are the minimum required. Per Section 6.05.02 the parking rate for professional services is 3 spaces per 1,000 G.S.F. and all parking calculations shall be rounded up.
2. Modify label which reads "8' Wide Right-of-Way Preservation Area Along Riverview Dr." to read "+/- 8-foot Wide Right-of-Way Preservation Per Hillsborough County Corridor Preservation Plan".

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p>
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	



Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Check if Applicable:</b> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Other –Corridor Preservation (Riverview)			
<b>Public Facilities:</b>			
<b>Transportation</b>			
<input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Utilities Service Area/ Water &amp; Wastewater</b>			A 6-inch water main exists adjacent to the site, located within the west ROW of Moody Road. A 20-inch wastewater force main exists adjacent to the site, and is located within the west ROW of Moody Road.
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Impact/Mobility Fees</b>			
<b>Comprehensive Plan:</b>			
<b>Planning Commission</b>			
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATION**

### **5.1 Compatibility**

As permitted by PD 79-0130, the current use, Veterinary Clinic is a conditional use in the BPO zoning district. The proposed use, Professional Office is a permitted use in the BPO zoning district.

The proposed use creates a logical land use transition from the single-family residential to the south and west to the more intensive civic and commercial uses heading east towards U.S. Highway 301. The area directly north and east is zoned RDD-DT1 (Riverview Downtown District), whose intent is to provide design standards that will revitalize Riverview's business center along US Highway 301 and establish a mixed use, walkable, and pedestrian friendly downtown district while protecting the character of the adjacent residential neighborhoods. To the immediate east across Moody Road is the Hillsborough County Riverview Branch Library, located in the RDD-DT1 zoning district. Northeast across Riverview is a funeral home, also located in the RDD-DT1 zoning district.

Immediately south of the subject property is a 2.42-acre parcel designated ASC-1 and developed with a single-family home. There is a creek that bisects the subject property and the property located immediately to the south creating a natural buffer between the properties. The single-family home is located approximately 200 feet from the subject property due to natural buffers and the location of the home on the site. According to the applicant's representative, the owner of the single-family home to the immediate south recently purchased the subject property and will be the proprietor of the accounting office.

The property adjacent to the western property line is zoned RSC-9, subject to RZ 14-0281. Condition 5 of RZ 14-0281, required a 10-foot wide buffer area, to be owned and maintained by the Homeowner's Association, will be provided perpendicular to the subject property's western boundary and a 100-foot buffer that is common with the property located immediately south of the subject property. The stormwater ponds are also located within the buffer area and it extends northward to the subject parcel. When this subdivision was developed the buffer was naturally extended to the north when the retention pond was located abutting the subject property.

The subject property does not meet Commercial Locational Criteria and a waiver request was submitted to the Planning Commission. The request to modify the existing Planned Development to allow for an office use is consistent with the vision of the Downtown District and Riverview Community Plan. Planning Commission staff recommends the Hillsborough Board of County Commissioners approve the waiver to Commercial Locational Criteria.

Hillsborough County, Comprehensive Plan Policy 1.4 defines compatibility 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 refers to the sensitivity of development proposals in maintaining the character of existing development.

### **5.2 Recommendation**

Staff finds that the project with the proposed development standards, existing scale and restrictions (including nearby PD conditions to maintain adjacent buffers) is compatible with the area. The proposed intensity is comparable with nearby non-residential uses and serves as a proper transition between single-family residential uses to the west and south, to civic uses and commercial uses along Riverview Drive heading eastward to U.S. 301. Therefore, based on these considerations, staff finds the request approvable, with conditions.

## 6.0 PROPOSED CONDITIONS

### CHANGES TO CONDITIONS

Approvable, subject to the following conditions.


Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 10, 2021. Previous conditions not carried forward are shown as strikethrough, and new conditions are shown as underlined.

1. ~~The veterinary operation shall be completely contained inside the building. The use shall be restricted to a 2,148-square-foot office for Business Services and Professional Services. accounting office and associated Business, Professional Office uses related to an accounting practice~~
2. ~~There shall be no outdoors runs or kennels.~~ Development shall be in substantial conformance with the revised site plan, stamped received May 10, 2021.
3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
4. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/- 8-feet of right-of-way along its Riverview Dr. frontage, such that a minimum of 76 feet of right-of-way is available along the project's frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
5. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be permitted to modify the internal site layout (without a PD modification) if necessary, to accommodate placement of the required sidewalks along Riverview Dr. and Moody Rd. within the property, given the existing roadway configuration and/or right-of-way being to small. In such case, the developer shall provide an easement acceptable to Hillsborough County (for public access and maintenance purposes) for any sidewalk required to be located within the subject property.
6. Notwithstanding anything on the PD site plan to the contrary, the developer shall construct a minimum 5-foot wide pedestrian connection between the primary entrance of the building and sidewalk to be constructed along the project's Riverview Dr. frontage.
7. ~~There shall be no boarding of animals.~~ 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 approval.
8. ~~Development shall be contingent upon approval of a detailed site development plan as provided for within Section 22 of the Hillsborough County Zoning Regulations, said detailed plan to be in keeping with the general site development plan approved by this action and placed on file within the official zoning records of Hillsborough County. 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.~~

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

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

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Jul 26 2021 11:34:28

**APPLICATION NUMBER:** MM 21-0481

**ZHM HEARING DATE:** June 14, 2021

**BOCC LUM MEETING DATE:** August 10, 2021

Case Reviewer: Timothy Lampkin

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## **7.0 ADDITIONAL INFORMATION**

**APPLICATION NUMBER:** MM 21-0481

**ZHM HEARING DATE:** June 14, 2021

**BOCC LUM MEETING DATE:** August 10, 2021

Case Reviewer: Timothy Lampkin

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## **8.0 FULL TRANSPORTATION REPORT**

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** MM 21-0481

**DATE OF HEARING:** June 14, 2021

**APPLICANT:** TSSS Real Estate, LLC

**PETITION REQUEST:** The Major Modification request is to modify PD 79-0130 to convert and existing building into an accounting office with executive suites

**LOCATION:** Southwest corner of Riverview Dr. and Moody Rd.

**SIZE OF PROPERTY:** 0.61 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 79-0130

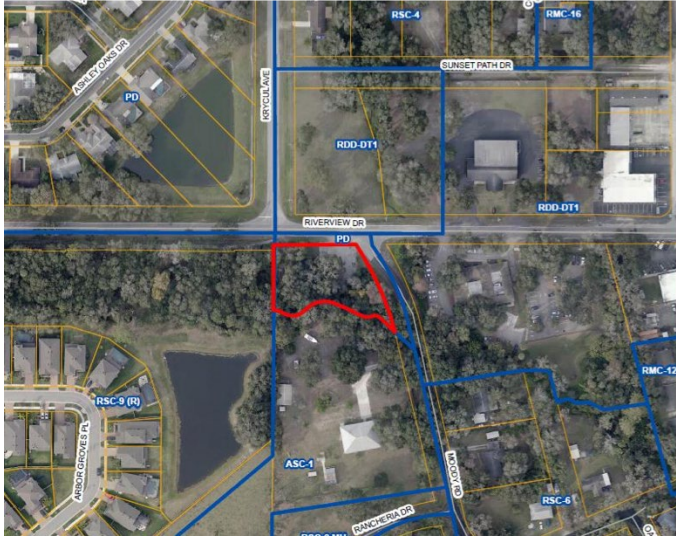
**FUTURE LAND USE CATEGORY:** SMU-6

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Riverview

# DEVELOPMENT REVIEW STAFF REPORT

## 1.0 APPLICATION SUMMARY

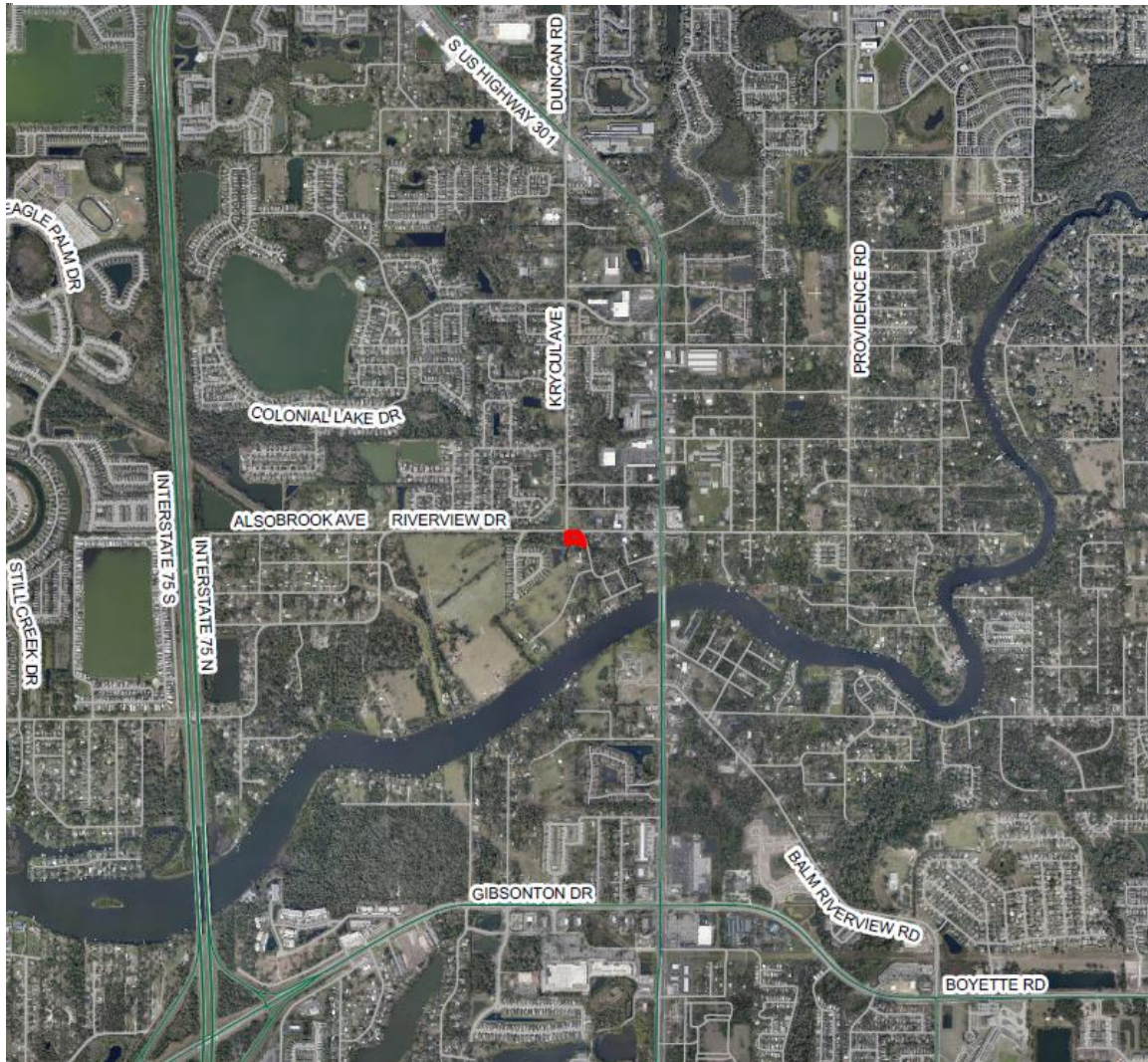


Applicant:	Todd Pressman
FLU Category:	Suburban Mixed Use-6 (SMU-6)
Service Area:	Urban
Site Acreage	0.40
Community Plan Area:	Riverview
Overlay:	Riverview Downtown-Uptown Overlay
Request	Major Modification



<b>Existing Approvals:</b>	
PD 79-0130 Approved for a Veterinary Hospital with no boarding and no kennels.	
<b>Proposed Modifications:</b>	
Current Request: PD 21-0481 Proposed PD zoning modification to convert the existing 2,148-square-foot building into an accounting office with executive suites.	
<b>Additional Information:</b>	
PD Variations	Variance to Sec. 6.06.06 Buffering and Screening Requirements (20' foot buffer with type "B" vegetation). <ul style="list-style-type: none"> <li>Proposed 9.8-ft. buffer with no vegetative planting due to existing structure located 9.8-ft. from western property line.</li> <li>Proposed zero lot line buffer on the southern property line.</li> </ul>
Waivers	Commercial Locational Criteria Waiver
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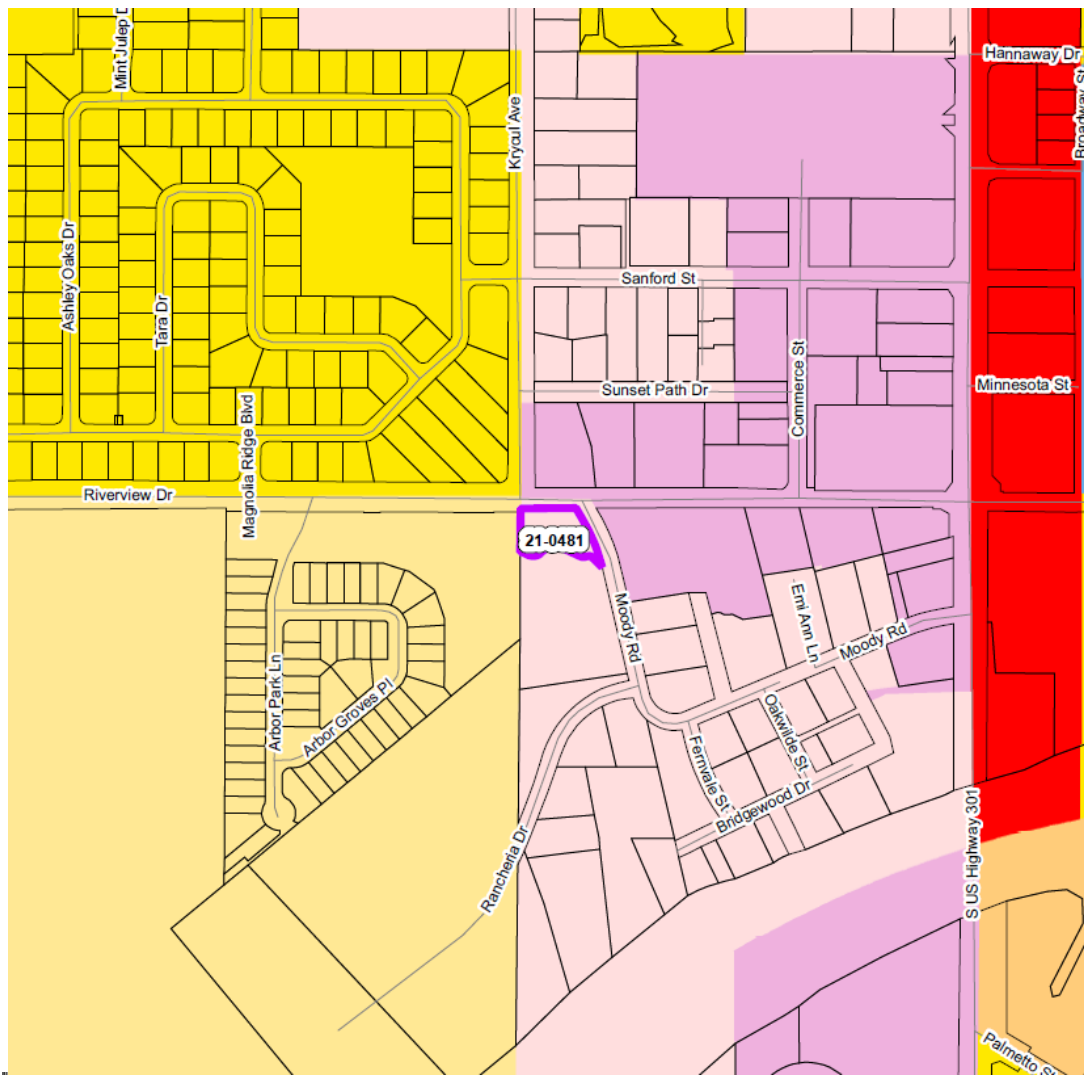


### Context of Surrounding Area:

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**2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map**



**Future Land Use Category Description:**

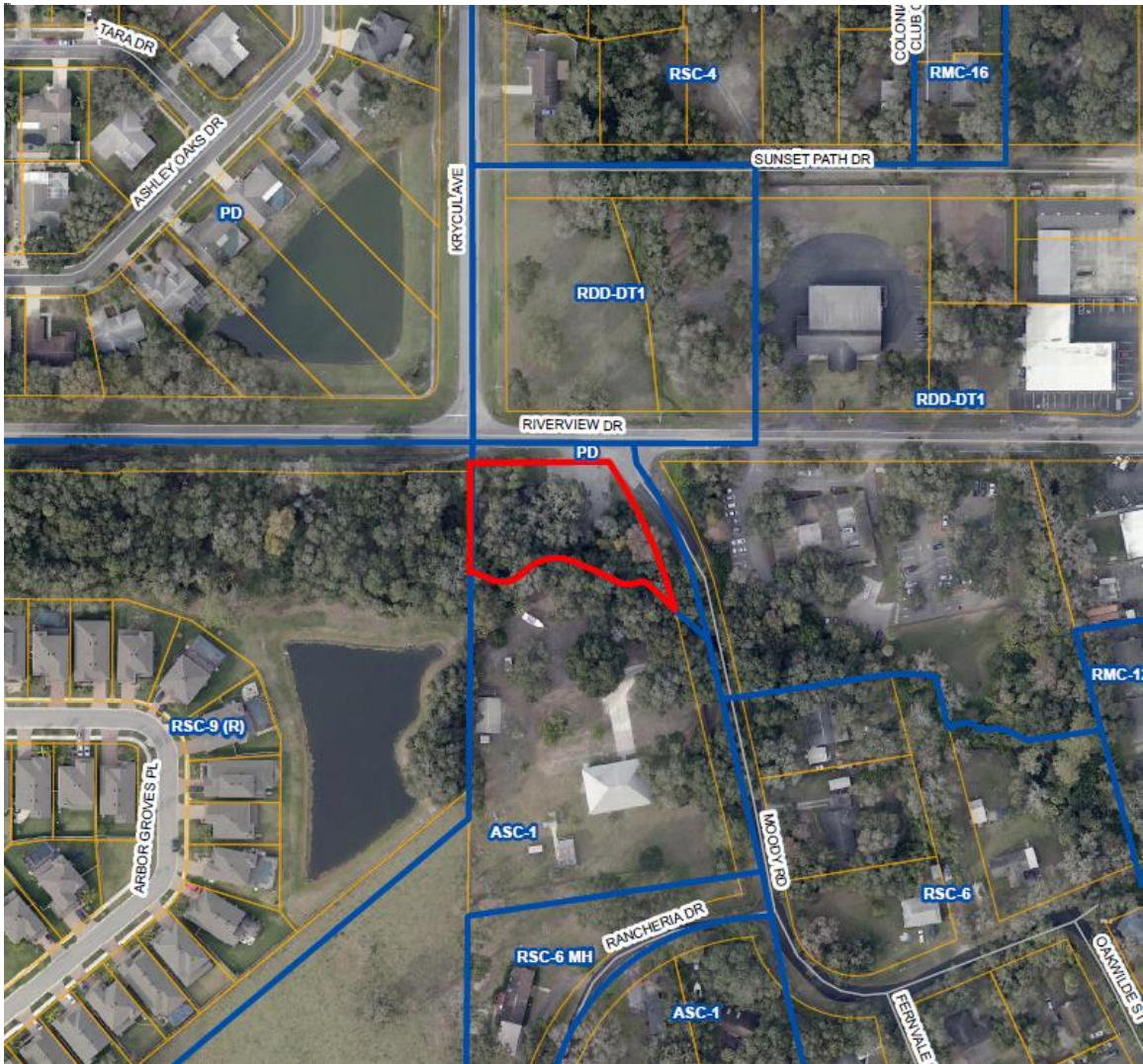
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Maximum Density: 6 dwelling units per acre, Suburban Mixed Use-6 (SMU-6)

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



**NOTE: A Portion of the Development Services Department staff report regarding adjacent zonings and land use did not electronically transfer into the Zoning Hearing Master's Recommendation. Please refer to the original report in County records for the complete staff report.**

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Proposed Site Plan

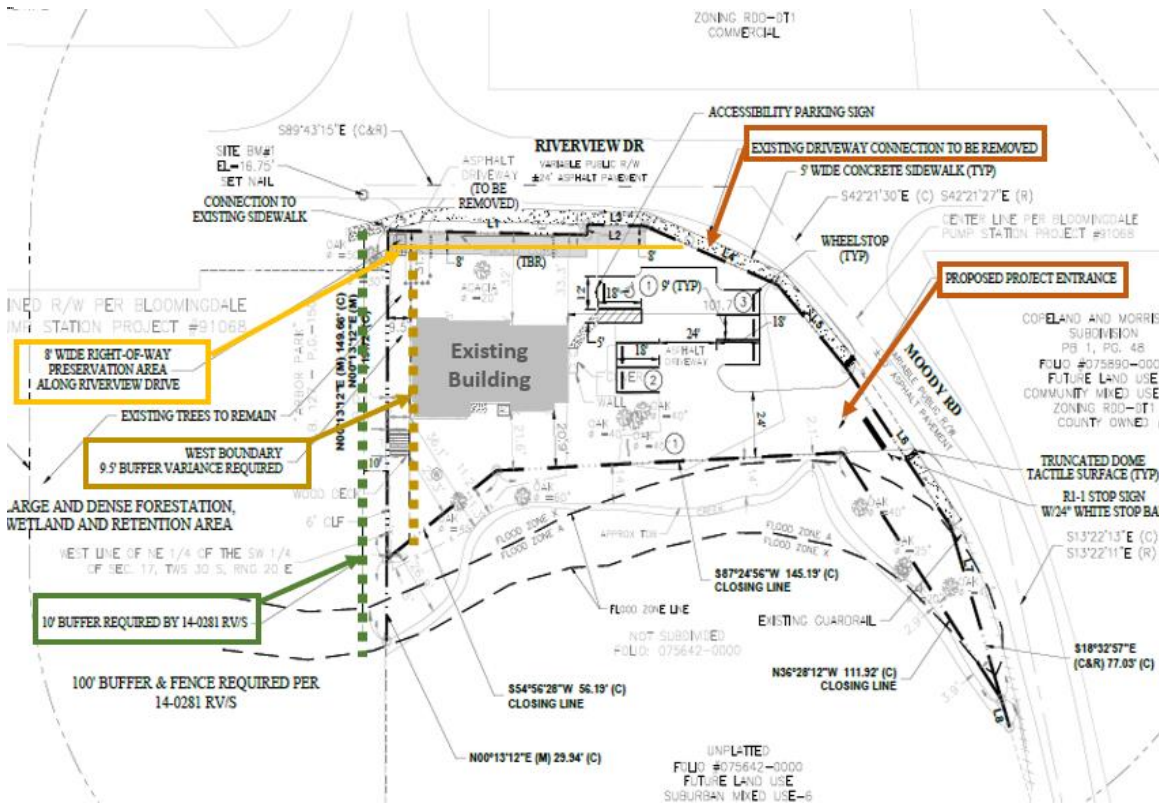
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Per LDC Section 6.06.06, the proposed office use would require a 20-foot buffer with Type B screening against the adjacent ASC-1 zoned parcel to the south (folio no. 75642.0000) and the RSC-9 zoned parcel to the west (folio no. 76020.7462). The applicant is requesting variances to due to the existing building being 9.8 feet from the western property line and along the southern property boundary which is the location of the proposed driveway access; therefore, the applicant is requesting a zero lot line buffer to the south.



Staff has reviewed the applicant's waiver request and finds the western buffer waiver request supportable. Per conditions of RZ 14-0281 (folio no. 76020.7462), the parcel located immediately west is required to have a 10-foot buffer as indicated in the PD conditions. Furthermore, the conditions of RZ 14-0281 require the development to maintain a 100-foot buffer with the ASC-1 parcel to the immediate south (folio no. 75642.0000). This 100-foot buffer includes a

vegetative buffer and a retention pond. The closest single-family home property line immediately west is over ±275 feet from the subject property (as shown in the figure below).

**South Buffer Variance:**

Staff has reviewed the applicant’s waiver request and finds the southern buffer waiver request supportable for the property to the south (folio no. 75642.0000). Wetlands Division staff of the Environmental Protection Commission of Hillsborough County found no wetlands on the site; however, EPC staff did find wetlands off-site to the south of the property. There is a creek and a ravine located just south of the subject property line creating a natural buffer that exceeds the required 20-foot vegetated buffer. The applicant also notes that the property owner of the adjacent southern property (folio no. 75642.0000) is the same owner as the subject property.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master’s recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Moody Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Riverview Dr.	County Local - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	34	33
Proposed	21	2	2
Difference (+/-)	<b>(-) 179</b>	<b>(-) 32</b>	<b>(-) 31</b>

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



Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Cross Access <input type="checkbox"/> Not applicable for this request			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Transportation</b>  <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**Additional Conditions/Revisions Required Prior to Approval:**

1. Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to correct the parking table to show that 7 spaces are the minimum required. Per Section 6.05.02 the parking rate for professional services is 3 spaces per 1,000 G.S.F. and all parking calculations shall be rounded up.
2. Modify label which reads "8' Wide Right-of-Way Preservation Area Along Riverview Dr." to read "+/- 8-foot Wide Right-of-Way Preservation Per Hillsborough County Corridor Preservation Plan".

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/VIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
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**Environmental:**

Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Check if Applicable:  
 Wetlands/Other Surface Waters  
 Use of Environmentally Sensitive Land Credit  Wellhead Protection Area

<input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area  <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other –Corridor Preservation (Riverview)			
<b>Public Facilities:</b>			
<b>Transportation</b>			
<input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Utilities Service Area/ Water &amp; Wastewater</b>			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A 6-inch water main exists adjacent to the site, located within the west ROW of Moody Road. A 20-inch wastewater force main exists adjacent to the site, and is located within the west ROW of Moody Road.
<b>Hillsborough County School Board</b>			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>			
<b>Comprehensive Plan:</b>			
<b>Planning Commission</b>			
<input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent  <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested  Consistent  Inconsistent

## **5.0 IMPLEMENTATION RECOMMENDATION**

### **5.1 Compatibility**

As permitted by PD 79-0130, the current use, Veterinary Clinic is a conditional use in the BPO zoning district. The proposed use, Professional Office is a permitted use in the BPO zoning district.

The proposed use creates a logical land use transition from the single-family residential to the south and west to the more intensive civic and commercial uses heading east towards U.S. Highway 301. The area directly north and east is zoned RDD-DT1 (Riverview Downtown District), whose intent is to provide design standards that will revitalize Riverview's business center along US Highway 301 and establish a mixed use, walkable, and pedestrian friendly downtown district while protecting the character of the adjacent residential neighborhoods. To the immediate east across Moody Road is the Hillsborough County Riverview Branch Library, located in the RDD-DT1 zoning district. Northeast across Riverview is a funeral home, also located in the RDD-DT1 zoning district.

Immediately south of the subject property is a 2.42-acre parcel designated ASC-1 and developed with a single-family home. There is a creek that bisects the subject property and the property located immediately to the south creating a natural buffer between the properties. The single-family home is located approximately 200 feet from the subject property due to natural buffers and the location of the home on the site. According to the applicant's representative, the owner of the single-family home to the immediate south recently purchased the subject property and will be the proprietor of the accounting office.

The property adjacent to the western property line is zoned RSC-9, subject to RZ 14-0281. Condition 5 of RZ 14-0281, required a 10-foot wide buffer area, to be owned and maintained by the Homeowner's Association, will be provided perpendicular to the subject property's western boundary and a 100-foot buffer that is common with the property located immediately south of the subject property. The stormwater ponds are also located within the buffer area and it extends northward to the subject parcel. When this subdivision was developed the buffer was naturally extended to the north when the retention pond was located abutting the subject property.

The subject property does not meet Commercial Locational Criteria and a waiver request was submitted to the Planning Commission. The request to modify the existing Planned Development to allow for an office use is consistent with the vision of the Downtown District and Riverview Community Plan. Planning Commission staff recommends the Hillsborough Board of County Commissioners approve the waiver to Commercial Locational Criteria.

Hillsborough County, Comprehensive Plan Policy 1.4 defines compatibility 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 refers to the sensitivity of development proposals in maintaining the character of existing development.

## **5.2 Recommendation**

Staff finds that the project with the proposed development standards, existing scale and restrictions (including nearby PD conditions to maintain adjacent buffers) is compatible with the area. The proposed intensity is comparable with nearby non-residential uses and serves as a proper transition between single-family residential uses to the west and south, to civic uses and commercial uses along Riverview Drive heading eastward to U.S. 301. Therefore, based on these considerations, staff finds the request approvable, with conditions.

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

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 14, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and distributed a revised staff report.

Mr. Todd Pressman 200 Second Avenue South # 451 St. Petersburg testified on behalf of the applicant and property owner. Mr. Pressman showed a PowerPoint presentation to describe the requested Major Modification. He stated that the Planned Development is approved as a veterinarian hospital and the applicant would like to convert it to an accounting and business professional office. He described one minor change to Zoning Condition 1 which will restrict the use to a 2,148 square foot office for business and professional services. The second issue pertains to two buffering and screening variances and a locational waiver. Mr. Pressman described the location of the property in the Riverview area. The property is heavily treed. The existing structure is used as a veterinarian hospital with boarding, kennels and an animal shelter. The proposed use will be the exact same footprint with renovations to meet today's Code. Mr. Pressman testified that the property owner owns the parcel to the south. He stated that the proposed use will generate 36 daily trips. The maximum square footage that could be considered is 6,064 square feet. The applicant is requesting the existing 2,148 square feet. Mr. Pressman described the adjacent land uses which include a funeral home, school and a County library. He described the

proposed buffering and screening as well as the commercial locational criteria waiver. The applicant is required to provide a 20-foot buffer with Type B screening but proposes instead to provide a 9.8 foot buffer with no screening due to the existing structure and a zero lot line buffer on the southern property line. These requests are supported by staff. The existing dense vegetation will remain and the property owner owns the parcel to the south. Mr. Pressman concluded his presentation by stating that staff supports the request.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin described the zoning and land use category of the subject property. He showed an aerial photo to discuss the zoning and land use of the surrounding parcels. The applicant is requesting a waiver of buffering and screening requirements. The site is constrained due to the location of the existing building and the plan to shift the driveway south to the Moody Riverview Drive intersection. Mr. Lampkin described the requested variances. Staff supports the request. He concluded his presentation by discussing the proposed change to Zoning Condition 1 and added that staff finds the request approvable with the proposed zoning conditions.

Ms. Yeneka Mills of the Planning Commission testified regarding the Planning Commission staff report. Ms. Mills stated that the property is designated Suburban Mixed Use-6 on the Future Land Use map and located in the Urban Service Area and the Riverview Community Plan. She stated that the property does not meet commercial locational criteria. A waiver was requested as the applicant stated that the existing structure matches the residential character of the area and is bordered by thick forested areas to the south and west. She added that the request complies with Objective 16 and associated Policies 16.1, 16.2 and 16.3 in regard to the buffering and screening techniques. The request is also consistent with Policy 12.3 regarding direct access. The rezoning is consistent with the Riverview Community Plan. Ms. Mills stated that staff finds the request consistent 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.

County staff and Mr. Pressman did not have additional comments.

Hearing Master Finch then concluded the hearing.

### **EVIDENCE SUBMITTED**

Mr. Pressman submitted a copy of his PowerPoint presentation 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 0.61 acres in size and is zoned Planned Development (79-0130). The property is designated SMU-6 by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Plan.
2. The Planned Development is currently approved as a veterinarian hospital with no outdoor runs or kennels.
3. The Major Modification request is to permit the conversion of the existing 2,148 square foot building into an accounting office with associated Business and Professional office uses.
4. The Planning Commission found the request consistent with Objective 16 and associated Policies 16.1, 16.2 and 16.3 in regard to the buffering and screening techniques. The parcel does not meet commercial locational criteria. A waiver was submitted and is supported by staff as the existing structure matches the residential character of the area and is bordered by thick forested areas to the south and west. The Planning Commission staff also found the request to be consistent with the Riverview Community Plan and the Comprehensive Plan.
5. The applicant has requested two Planned Development variations to the required 20-foot buffer with Type B screening along the western and southern boundary. Specifically, the applicant proposes a 9.8 foot buffer on the western side with no screening and a zero lot line buffer on the southern property line with no additional screening. The applicant is requesting the variations due to the location of the existing building being 9.8 feet from the western property line. The southern property boundary is affected as the location of the proposed driveway is being moved in recognition of the Moody Riverview Drive intersection.

The requested variations comply with Land Development Code Section 5.03.06.C.6(b) as there is existing heavy vegetation that mitigates the degree of the variation to the west and south. In addition, the variations are in harmony with the intent of the Land Development Code and will not affect adjacent property owners.

6. The applicant does not propose to increase the size of the existing building but rather renovate it for the conversion into an accounting office.
7. The proposed Major Modification request is consistent with the character of the area and intent of the Land Development Code and the Comprehensive Plan.

### **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 Major Modification to Planned Development 79-0130 requests to permit the conversion of the existing 2,148 square foot building into an accounting office with associated Business and Professional office uses. The applicant does not propose to increase the size of the existing building but rather renovate it for the conversion into an accounting office.

The Planning Commission stated that the parcel does not meet commercial locational criteria. A waiver was submitted and is supported by staff as the existing structure matches the residential character of the area and is bordered by thick forested areas to the south and west. Staff found the modification to be consistent with the Riverview Community Plan and the Comprehensive Plan.

The applicant has requested two Planned Development variation to the required 20-foot buffer with Type B screening on the western and southern property boundaries. The applicant is requesting the variations due to the location of the existing building being 9.8 feet from the western property line. The southern property boundary is affected as the location of the proposed driveway is being moved in recognition of the Moody Riverview Drive intersection. The requested variations comply with Land Development Code Section 5.03.06.C.6(b) as there is existing heavy vegetation that mitigates the degree of the variation to the west and south. In addition, the variations are in

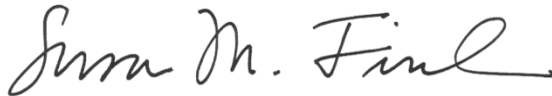


harmony with the intent of the Land Development Code and will not affect adjacent property owners.

The modification is consistent with both the Land Development Code and the Comprehensive Plan.

**RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 79-0130 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

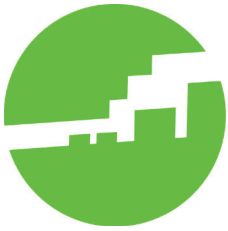


July 5, 2021

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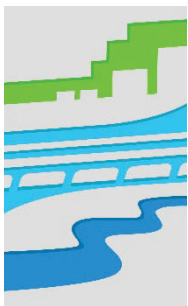
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 14, 2021  <b>Report Prepared:</b> June 3, 2021	<b>Petition: MM 21-0481</b>  <b>10501 RIVERVIEW DR</b>  <i>Southwest of the Riverview Drive and Moody Road intersection</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ac; 0.25 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Riverview, SouthShore Areawide Systems</b>
<b>Modification Request:</b>	Modify an existing Planned Development (PD 79-0130) to allow for a 2, 148 sq. ft. accounting office and executive suites
<b>Parcel Size (Approx.):</b>	0.40 +/- acres
<b>Street Functional Classification:</b>	Riverview Drive – <b>Collector</b> Moody Road – <b>Local</b>
<b>Locational Criteria:</b>	Does not meet Commercial Locational Criteria; a waiver has been submitted
<b>Evacuation Zone:</b>	The subject property is not located in an Evacuation Zone.



## Context

- The subject site is located on approximately 0.40 acres southwest of the Riverview Drive and Moody Road intersection. The site is located within the limits of the Riverview Community Plan within the Downtown District and the SouthShore Areawide Systems Plan. The site is located within the Urban Service Area (USA).
- The site is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. SMU-6 allows uses such as residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- The Community Mixed Use-12 (CMU-12) Future Land Use category is located north and east of the property. Residential-6 (RES-6) is located to the northwest. Suburban Mixed Use-6 (SMU-6) is located to the south. Residential-4 is located to the west.
- The subject property is classified as a light commercial lot and zoned Planned Development (PD 79-0130). Vacant, single-family and public/quasi-public lots are located to the north with Planned Development (PD) and Riverview Downtown District (RDD-DT1) zoning. Public/quasi-public and single-family lots are located to the east across Moody Road with Riverview Downtown District (RDD-DT1) and Residential Single-Family Conventional-6 (RSC-6). Single-family and agricultural lots are located to the south and the west with Agricultural Single-Family Conventional-1 (ASC-1) and Residential Single-Family Conventional-9 (RSC-9).
- The applicant requests a Major Modification to an existing Planned Development (PD 79-0130) to allow for a 2,148 sq. ft. accountant's office and executive suites. The site was previously approved for a veterinary hospital in 1979. According to the applicant all activity was approved for the interior of the building and no boarding or kennels were included as part of the original Planned Development. The applicant intends to utilize the current structure on the property as an accounting office.

### Compliance with Comprehensive Plan:

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

### **Future Land Use Element**

#### ***Urban Service Area (USA)***

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

**Policy 1.2: Minimum Density** All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**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.

### **Provision of Public Facilities-Transportation**

**Objective 12:** All new development and redevelopment shall be serviced with transportation systems that meet or exceed the adopted levels of service established by Hillsborough County.

**Policy 12.1:** Coordinate land use and transportation plans to provide for locally adopted levels of service consistent with the Transportation and Capital Improvements Elements of the Comprehensive Plan.

**Policy 12.2:** The County shall maximize arterial capacity by acquiring and/or protecting adequate rights-of-way, consistent with the Corridor Plan adopted as a part of the Transportation Element.

**Policy 12.3:** Restrict direct access to arterial roadways from development projects when access can be provided via a collector or local facility.

### **Neighborhood/Community Development**

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

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

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

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

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

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

**Policy 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

## **Livable Communities Element**

### **Riverview Community Plan**

#### **III. Vision Statements**

##### **Community Vision**

*As the community has grown, Riverview's small town charm and atmosphere has been maintained. The community has a town center containing a peaceful, family-oriented and pedestrian-friendly atmosphere in which all safely live, work and play. A strong sense of “community identity” and spirit, with versatile recreational and economic opportunities as well as cultural and educational resources, stimulates both the young and elderly. The recreational and economic opportunities uniquely afforded them by the Alafia River were maximized while also prioritizing the protection of it and other natural resources.*

##### **Vision Concept**

*Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the “Riverview District Concept Map”. See attached figure 10. It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed-Use districts. These unique districts reflect community assets and guide development.*

- 2. Downtown District Vision: Riverview Downtown is the hub of the community where people gather, enjoy the river, or attend one of the many outdoor entertainment events at the riverfront amphitheater. Convenient to transportation links, this hub contains not only a variety of prosperous businesses, but also medical facilities, and a large community college and vocational center that host many social, recreational, and cultural events. Its campus seamlessly fits into the surrounding area while adding incalculable value to our*

*community. The state of the-art childcare facilities for children of all ages are conveniently located within walking distance of businesses and residential communities.*

*The interlocking paths and trails connect the various elements of the downtown area. The recreation park offers many athletic events, both organized and pick-up games. The tree-lined streets with colorful landscaping adds to the visual experience of Riverview. Subdued and consistent signage, updated storefronts, new restaurants, bookstores and other businesses have revitalized the downtown area.*

**Staff Analysis of Goals, Objectives, and Policies:**

The subject site is located on approximately 0.40 acres southwest of the Riverview Drive and Moody Road intersection. The site is located within the limits of the Riverview Community Plan within the Downtown District and the SouthShore Areawide Systems Plan. The site is located within the Urban Service Area (USA). The applicant requests a Major Modification to an existing Planned Development (PD 79-0130) to allow for an accounting office and executive suites. The site was previously approved for a veterinary hospital in 1979. According to the applicant all activity was approved for the interior of the building and no boarding or kennels were included as part of the original Planned Development.

The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The intent of the SMU-6 land use category is to designate areas suitable for urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. The SMU-6 category allows for Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

The subject property does not meet Commercial Locational Criteria. A waiver has been submitted for review. The applicant asserts that the structure currently located on the property matches the residential character within the area. The applicant also states the subject property is bordered by thick forested area to the south and west. The application also states that a public library and a funeral home are located in close proximity to the Riverview and Moody drive intersection and subject property.

The request for a 2,148 sq. ft. accounting office with executive suites is consistent with the Suburban Mixed Use-6 Future Land Use category. The applicant is not requesting to increase the amount of square footage but to renovate the existing 2,148 sq. ft. structure on the subject property. The maximum allowable Floor Area Ratio (FAR) for office uses in SMU-6 is 0.35. The maximum allowable intensity on the property is 6,064 sq. ft. The use and intensity are consistent with the Suburban Mixed Use-6 Future Land Use Category. The proposed modification is compatible with the surrounding area, promotes growth within the Urban Service Area and is consistent with Objective 1, Policy 1.4, Objective 16 and Policies 16.1, 16.2 and 16.3.

The applicant also requests to access the site via Moody Road, a local roadway. The request is consistent with Policy 12.3 (FLUE) which requires that direct access to arterial roadways from development projects be restricted when access can be provided via a collector or local facility.

The subject site is located within the limits of the Riverview Community Plan and within the Downtown District. The Downtown District contains a variety of uses including businesses, medical facilities, a large community college and vocational center that hosts many social, recreational, and cultural events. The request to modify the existing Planned Development to allow for an office use is consistent with the vision of the Downtown District and Riverview Community Plan. Planning Commission staff recommends the Hillsborough Board of County Commissioners approve the waiver to Commercial Locational Criteria.

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the subject property in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the subject parcel.

Overall, Planning Commission staff finds the proposed modification compatible with the surrounding area. The request would encourage development that complements the surrounding character and contribute to a mix of uses within the Riverview Community Plan's Downtown District. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0481

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

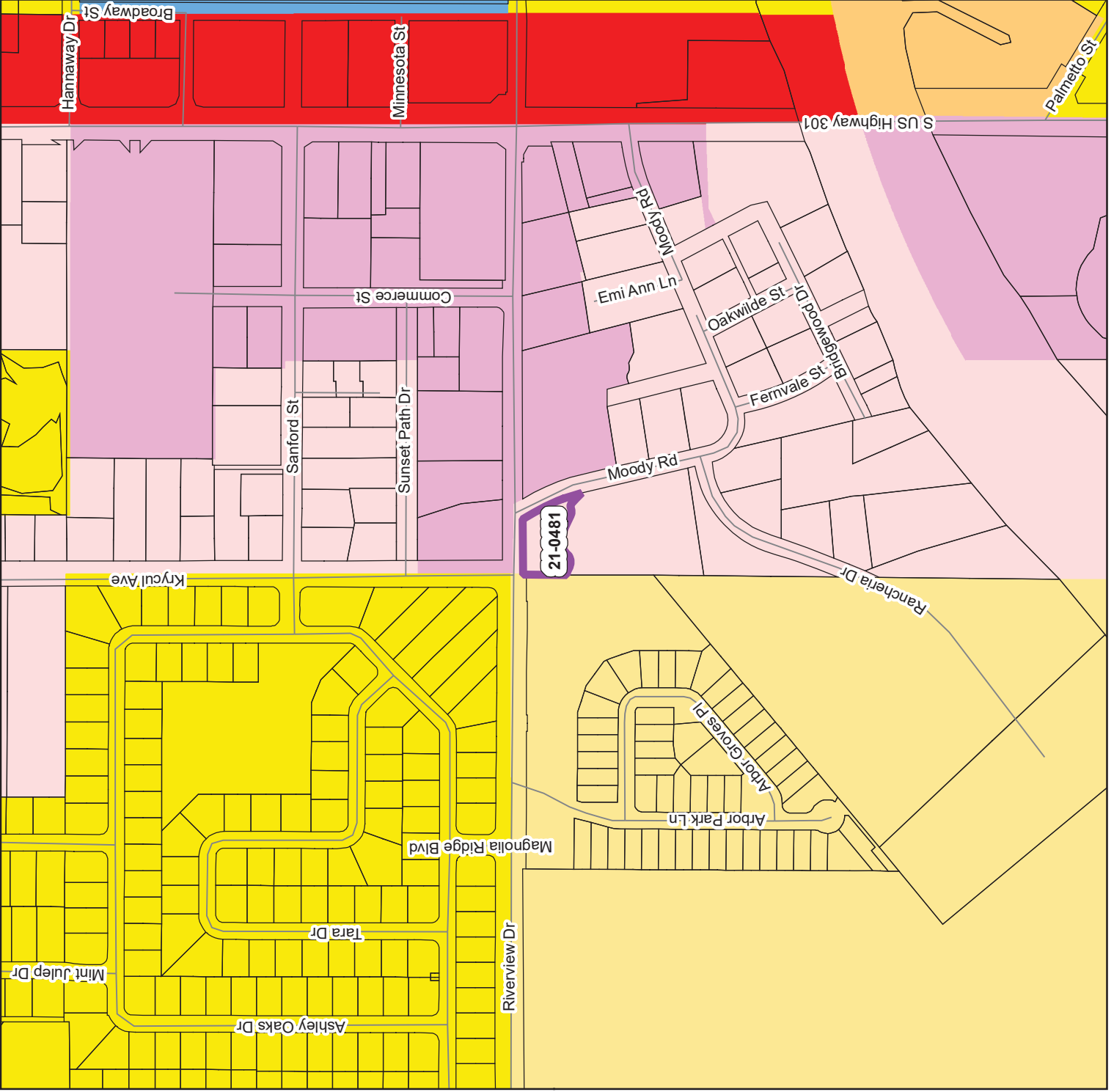
Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

0 230 460 680 920 Feet







**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

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

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**DEPUTY COUNTY ADMINISTRATOR**

Lucia E. Garsys

**Project Name:** \_\_\_\_\_

**Zoning File:** \_\_\_\_\_ **Modification:** \_\_\_\_\_

**Atlas Page:** \_\_\_\_\_ **Submitted:** \_\_\_\_\_

**To Planner for Review:** \_\_\_\_\_ **Date Due:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

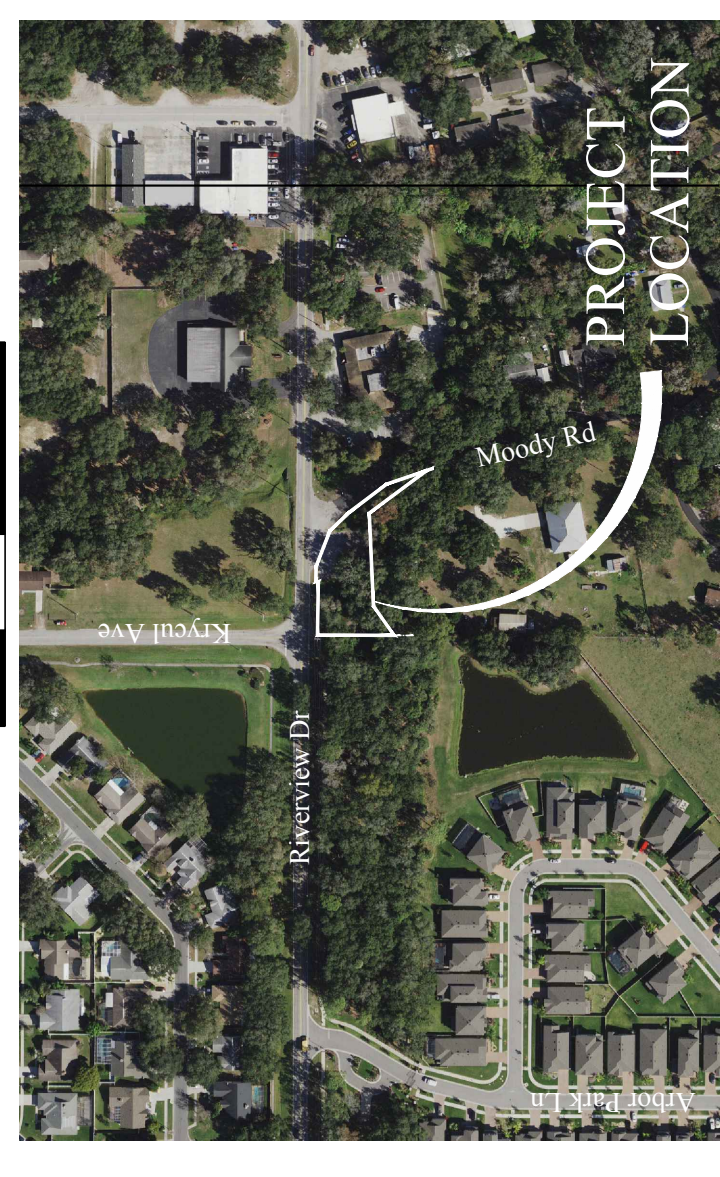
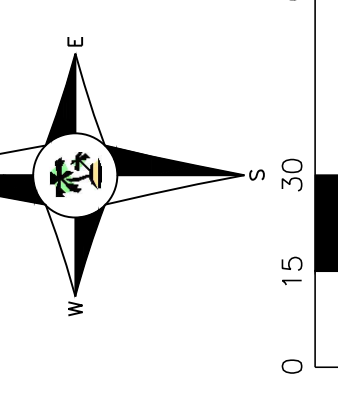
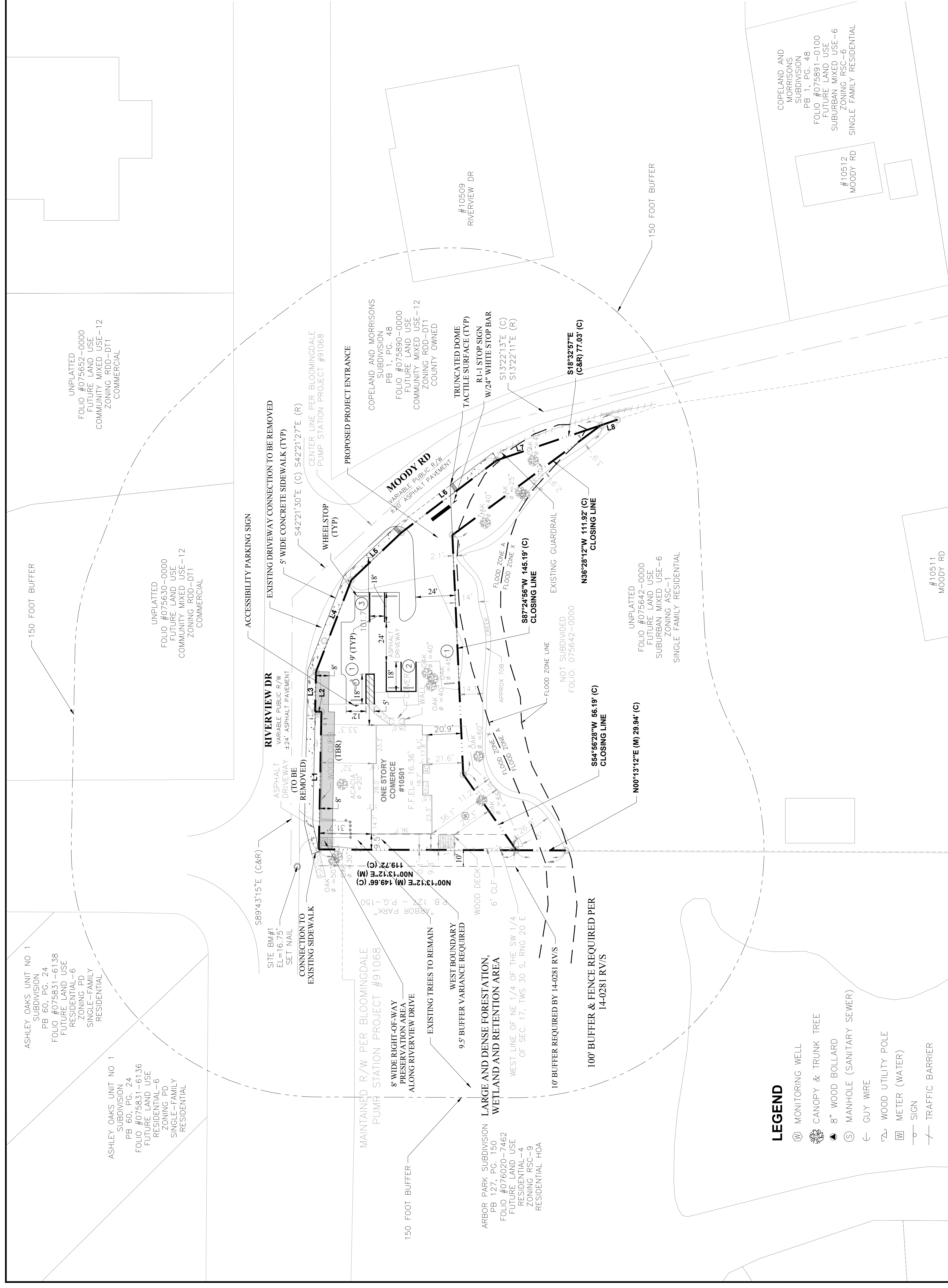
**Right-Of-Way or Land Required for Dedication:    Yes                      No**

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

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

**Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Date Agent/Owner notified of Disapproval:** \_\_\_\_\_



LOCATION MAP

**LEGAL DESCRIPTION**  
ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF A BRANCH OF A CREEK RUNNING APPROXIMATELY EAST AND WEST ACROSS SAID PROPERTY, TO WIT: ALL THAT PART OF GOVERNMENT LOT 2 BEING THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 17, TWS. 30 SOUTH, R&G 20 EAST, LYING WEST OF COPELAND AND MORRISON'S SUBDIVISION OF RIVERVIEW, AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE PUBLIC ROAD ON THE NORTH END OF THE ABOVE DESCRIBED LAND.

**SITE DATA TABLE**

Address	10501 Riverview Drive	
Folio #	Riverview; EL 33758	
Site Acreage	075641-0000	
Existing Zoning	PD	±0.40 ac (±17,389 sf)
Proposed Zoning	PD	
Future Land Use Designation	Suburban Mixed Use-6	
Community Planning Area	N/A	
Overlay District(s)	N/A	
Special Zones	N/A	
Designated Scenic Corridor	N/A	
Existing Use	Medical Office (2, 148 sf)	
Proposed Use	Accounting Office (2, 148 sf)	
Maximum # of Dwelling Units	N/A	
Building Setbacks (Existing)		
(Office Building)		
Front (North)	31.7'	BPO Standard
Front (East)	101.7'	30'
Side (South)	20.9'	30'
Side (West)	9.5' (*)	20'
Side (North)	9.5'	20'
Landscape Buffer (West)	6 spaces	
Parking Required	7 spaces (6 + 1 HC)	
Parking Provided	0.124	
Maximum Floor Area Ratio Proposed	Existing 1-story	50' BPO
Maximum Building Height	Proposed (FAR) 12.4%	20% BPO
Maximum Building Coverage Proposed	42.1%	60% BPO
Maximum Impervious Surface Proposed	No	
Archaeological/Historic Landmarks On-Site	No	
Project is located within the Urban Service Area (USA)	No	

**Note:**  
Transit facilities are not being provided for this site.  
\* Setback to existing main structure

**BPO (BUSINESS PROFESSIONAL OFFICE) STANDARDS APPLY**

LINE DATA		DISTANCE	
BEARING	DISTANCE	BEARING	DISTANCE
L1	S88°55'20"E (C&R)	83.50'	(C&R)
L2	N00°16'48"E (C&R)	3.80'	(C&R)
L3	S88°46'40"E (C&R)	24.30'	(C&R)
L4	S66°54'23"E (C&R)	59.55'	(C&R)
L5	S43°27'05"E (C&R)	41.91'	(C&R)
L6	S37°09'16"E (C&R)	72.51'	(C&R)
L7	S18°32'57"E (C&R)	66.42'	(C)
L8	S18°32'57"E (C&R)	10.61'	(C)

REVISED	DATE	BY	REVISION
1	05/07/2021	ROBERT FERGUTZ, ACP	REVISED PER HILLSBOROUGH COUNTY COMMENTS

**10501 RIVERVIEW DRIVE  
PD GENERAL DEVELOPMENT PLAN**

**Thomasena Supan, CPA**  
8811 Van Fleet Road  
Riverview, FL 33758

**Gulf Coast Consulting, Inc.**  
Land Development Consulting  
MEMBER OF THE ASSOCIATION OF PLANNING PERMITTING ENGINEERS OF FLORIDA (APEF)  
15050 W. VAN FLEET ROAD, SUITE 605  
CLEARWATER, FLORIDA 33760  
Phone: (727) 524-1818 Fax: (727) 524-6990  
WWW.GULFCOASTCONSULTINGINC.COM

DESIGNED	RP
DRAWN	MCC
CHECKED	SPC
IN CHARGE	MC

DATE	03/05/21
APP. BY	ROBERT FERGUTZ, ACP
REVISED PER HILLSBOROUGH COUNTY COMMENTS	

DATE	03/05/21
APP. BY	ROBERT FERGUTZ, ACP
REVISED PER HILLSBOROUGH COUNTY COMMENTS	



# **AGENCY COMMENTS**

## PD Modification

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Moody Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
Riverview Dr.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	34	33
Proposed	21	2	2
Difference (+/-)	(-) 179	(-) 32	(-) 31

Design Exceptions/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Required Connectivity <input checked="" type="checkbox"/> Not applicable for this request	
Project Boundary	Status
North	Choose an item.
South	Choose an item.
East	Choose an item.
West	Choose an item.
Other:	

Cross Access <input type="checkbox"/> Not applicable for this request			
Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

## PD Modification

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 6/7/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ Central

PETITION NO: MM 21-0481

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

### **PROJECT SUMMARY AND CONCLUSIONS**

- The proposed project is anticipated to decrease (by 179 average daily trips, 32 a.m. peak hour trips, and 31 p.m. peak hour trips) the maximum trip generation potential of the subject property.
- Vehicular access will be to/from Moody Rd. All existing access to/from Riverview Dr. will be closed.
- Moody Rd. is a substandard local roadway. By policy of the County Engineer, projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards provided the roadway being accessed meets minimum life safety standards (i.e. 15 feet of pavement width within a 20-foot wide clear area). The project generates 2 peak hour trips. As such, no substandard road improvements are required.
- The developer will be required to preserve 8 feet along its Riverview Dr. frontage in accordance with the Hillsborough County Corridor Preservation Plan.
- Transportation Review Section staff has no objection to this rezoning, subject to the conditions proposed hereinbelow.

### **CONDITIONS OF APPROVAL**

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve +/- 8-feet of right-of-way along its Riverview Dr. frontage, such that a minimum of 76 feet of right-of-way is available along the project's frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
3. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall be permitted to modify the internal site layout (without a PD modification) if necessary, to accommodate placement of the required sidewalks along Riverview Dr. and Moody Rd. within the property, given the existing roadway configuration and/or right-of-way being too small. In such case, the developer shall provide an easement acceptable to Hillsborough County (for public access and maintenance purposes) for any sidewalk required to be located within the subject property.

4. Notwithstanding anything on the PD site plan to the contrary, the developer shall construct a minimum 5-foot wide pedestrian connection between the primary entrance of the building and sidewalk to be constructed along the project's Riverview Dr. frontage.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to:
  - Correct the parking table to show that 7 spaces are the minimum required. Per Section 6.05.02 the parking rate for professional services is 3 spaces per 1,000 g.s.f., and all parking calculations shall be rounded up).
  - Modify label which reads “8’ Wide Right-of-Way Preservation Area Along Riverview Dr.” to read “+/- 8-foot Wide Right-of-Way Preservation Per Hillsborough County Corridor Preservation Plan”.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification (MM) to a +/- 0.61 ac. parcel zoned Planned Development (PD) #79-0130. The existing PD 01-1280 currently has approvals for a 147-unit mobile home park. The proposed PD is seeking entitlements 2,148 s.f. general office uses (for an accounting office).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that, given the project generates fewer than 50 peak hour trips, to transportation analysis was required to process this request. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
79-0130, 9,300 s.f. Animal Hospital/Veterinary Clinic (ITE LUC 640)	200	34	33

Proposed Uses (Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,148 s.f. General Office Uses (ITE LUC 710)	21	2	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-) 179</b>	<b>(-) 32</b>	<b>(-) 31</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**



Moody Rd. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 50 feet and +/- 120 feet in width) along the project's frontage. There are no bicycle facilities or sidewalks along Moody Rd. in the vicinity of the proposed project.

Although the roadway is substandard, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot-wide clear area). As such, staff finds that the project generates a de minimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

Riverview Ave. is a 2-lane, undivided, publicly maintained, collector roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lies within a +/- 60-foot wide right-of-way along the project's frontage. There are no sidewalks or bicycle facilities present along Riverview Ave. in the vicinity of the proposed project.

Riverview Ave., along the project's frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway.

The minimum right-of-way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an additional 12 feet of right-of-way for enhancements (for a total of 76 feet of right-of-way required). Given there is only +/- 60 feet of right-of-way existing along the project's frontage, the developer will be required to preserve one-half of the additional +/- 16 feet of right of way needed. As such, the developer will be required to preserve +/- 8 feet of right-of-way along the south side of Riverview Dr.

**SITE ACCESS AND CONNECTIVITY**

The site currently takes access from Riverview Dr. via an undefined driveway connection (i.e. the parking lots blends with the roadway pavement). At staff's request, the applicant is proposing to close off the Riverview Dr. frontage, and take sole access from Moody Rd. This configuration is preferred, given the lesser functional classification of Moody Rd. (local vs. collector), and the fact that an access to Riverview Dr. could not meet LDC Section 6.04.07 or 6.04.08 spacing standards.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Riverview Dr.	US 41	US 301	D	C

Source: Hillsborough County 2019 Level of Service Report.

## Lampkin, Timothy

---

**From:** Perry Cahanin, Jacqueline <cahaninj@epchc.org>  
**Sent:** Tuesday, May 11, 2021 9:53 AM  
**To:** Lampkin, Timothy  
**Subject:** REZ 21-0481 TSSS Real Estate LLC - EPC Comments

[External]

Good morning,

The revised plans for the above application do not change the previously issued EPC comments from 4/7/21.

Thank you,

**Jackie Perry Cahanin, M.S.**

**Environmental Scientist II**

Wetlands Division

(813) 627-2600 ext. 1241 | [www.epchc.org](http://www.epchc.org)

**Environmental Protection Commission**

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*

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[Track Permit Applications](#)

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 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> June 14, 2021</p> <p><b>PETITION NO.:</b> 21-0481</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> April 7, 2021</p> <p><b>PROPERTY ADDRESS:</b> 10501 Riverview Dr., Riverview, FL</p> <p><b>FOLIO #:</b> 075641-0000</p> <p><b>STR:</b> 17-30S-20E</p>
<p><b>REQUESTED ZONING:</b> From RSC-9 to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>NO</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>04/05/2021</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>N/A</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Wetland offsite to the south of the property</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Jpc/mst

ec: [Todd@Pressmaninc.com](mailto:Todd@Pressmaninc.com)



**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:** 06/11/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** TSSS Real Estate, LLC

**PETITION NO:** 21-0481

**LOCATION:** 10501 Riverview Dr

**FOLIO NO:** 75641.0000

**Estimated Fees:**

Office Multi-Tenant

(Per 1,000 s.f.)

Mobility: \$5,374

Fire: \$158

Office Single Tenant

(Per 1,000 s.f.)

Mobility: \$6,466

Fire: \$158

Prior Structure credit

(per 1,000 s.f.)

Mobility: \$14,206

Fire: \$158

**Project Summary/Description:**

Urban Mobility, Central Fire - BPO. prior use medical office (under 10,000 sq ft)

## Rome, Ashley

---

**From:** RYALL, OLIVIA J <oryall@teamhcso.com>  
**Sent:** Monday, May 10, 2021 2:01 PM  
**To:** Rome, Ashley  
**Subject:** Fwd: RE MM 21-0481

[External]

Good Afternoon Ashley,

We have no concerns at this time for this project.

Thank you,  
Olivia

*Olivia J. Ryall*

Program Specialist  
Grants, Research, and Development Unit  
Hillsborough County Sheriff's Office  
J: 813.247.8232  
[oryall@teamhcso.com](mailto:oryall@teamhcso.com)

---

**From:** "DANIEL P HAWKINS" <dhawkins@teamhcso.com>  
**To:** "OLIVIA J RYALL" <oryall@teamhcso.com>  
**Sent:** Monday, May 10, 2021 1:55:36 PM  
**Subject:** Re: RE MM 21-0481

No concerns. Thank you.

Corporal Daniel Hawkins ABN#221999  
Hillsborough County Sheriff's Office  
District V - Traffic  
Office (813) 318-5461

---

**From:** "OLIVIA J RYALL" <oryall@teamhcso.com>  
**To:** "DANIEL P HAWKINS" <dhawkins@teamhcso.com>  
**Sent:** Monday, May 10, 2021 11:49:34 AM  
**Subject:** Fwd: RE MM 21-0481

Good Morning Cpl. Hawkins,

Please let me know if you have any comments or concerns.

Thank you,  
Olivia

## Olivia J. Ryall

Program Specialist  
Grants, Research, and Development Unit  
Hillsborough County Sheriff's Office  
P: 813.247.8232  
[oryall@teamhcso.com](mailto:oryall@teamhcso.com)

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**From:** "Ashley Rome" <RomeA@hillsboroughcounty.org>  
**To:** "Ackett, Kelli" <AckettK@hillsboroughcounty.org>, "marrerao" <marrerao@plancom.org>, "Alvarez, Alicia" <AlvarezA@hillsboroughcounty.org>, "Amber Dickerson" <amber.dickerson@sdhc.k12.fl.us>, "Andrea Papandrew" <papandrewa@plancom.org>, "Ayesha Brinkley" <ayasha.brinkley@sdhc.k12.fl.us>, "Blinck, Jim" <BlinckJ@HillsboroughCounty.ORG>, "Brown, Gregory" <BrownGr@hillsboroughcounty.org>, "Cabrera, Richard" <CabreraR@HillsboroughCounty.ORG>, "Castro, Jason" <CastroJR@HillsboroughCounty.ORG>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "Dickerson, Ross" <DickersonR@HillsboroughCounty.ORG>, "Ellen Morrison" <ellen.morrison@swfwmd.state.fl.us>, "Franklin, Deborah" <FranklinDS@hillsboroughcounty.org>, "Greg Colangelo" <colangeg@plancom.org>, "Hansen, Raymond" <HansenR@hillsboroughcounty.org>, "Holman, Emily - PUD" <HolmanE@HillsboroughCounty.ORG>, "Hudkins, Michael" <HudkinsM@hillsboroughcounty.org>, "Hummel, Christina" <HummelC@hillsboroughcounty.org>, "Impact Fees" <ImpactFees@hillsboroughcounty.org>, "Ivana Kajtezovic" <Ikajtezovic@tampabaywater.org>, "James Hamilton" <jkhamilton@tecoenergy.com>, "Jillian Massey" <masseyj@plancom.org>, "Jiwuan Haley" <haleyj@plancom.org>, "Kaiser, Bernard" <KAISERB@HillsboroughCounty.ORG>, "Katz, Jonah" <KatzJ@hillsboroughcounty.org>, "Kelly O'Connor" <kelly.oconnor@myfwc.com>, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "Lindstrom, Eric" <LindstromE@hillsboroughcounty.org>, "Mackenzie, Jason" <MackenzieJ@hillsboroughcounty.org>, "Matthew Pleasant" <matthew.pleasant@hcps.net>, "McGuire, Kevin" <McGuireK@HillsboroughCounty.ORG>, "Melanie Ganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" <lienhardm@plancom.org>, "Martin, Monica" <MartinMo@hillsboroughcounty.org>, "OLIVIA J RYALL" <oryall@teamhcso.com>, "Perez, Richard" <PerezRL@hillsboroughcounty.org>, "Petrovic, Jakska" <PetrovicJ@HillsboroughCounty.ORG>, "Pezone, Kathleen" <PezoneK@hillsboroughcounty.org>, "Ratliff, James" <RatliffJa@hillsboroughcounty.org>, "Hessinger, Rebecca" <HessingerR@hillsboroughcounty.org>, "Carroll, Richard" <CarrollR@HillsboroughCounty.ORG>, "Rochelle, Randy" <RochelleR@HillsboroughCounty.ORG>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Schipfer, Andy" <Schipfer@epchc.org>, "Shelton, Carla" <SheltonC@HillsboroughCounty.ORG>, "Tapley, Kimberly" <tapleyk@epchc.org>, "Thompson, Mike" <Thompson@epchc.org>, "Tony Mantegna" <tmantegna@tampairport.com>, "Salisbury, Troy" <SalisburyT@hillsboroughcounty.org>, "Turbiville, John (Forest)" <TurbivilleJ@HillsboroughCounty.ORG>, "Valdez, Rick" <ValdezR@HillsboroughCounty.ORG>, "Yeneka Mills" <millsy@plancom.org>  
**Cc:** "Brian Grady" <GradyB@HillsboroughCounty.ORG>, "Lampkin, Timothy" <LampkinT@hillsboroughcounty.org>, "Rosalina Timoteo" <TimoteoR@HillsboroughCounty.ORG>, "Padron, Ingrid" <PadronI@hillsboroughcounty.org>, "Williams, Michael" <WilliamsM@HillsboroughCounty.ORG>  
**Sent:** Monday, May 10, 2021 10:26:48 AM  
**Subject:** RE MM 21-0481

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Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Timothy Lampkin

Contact: [lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

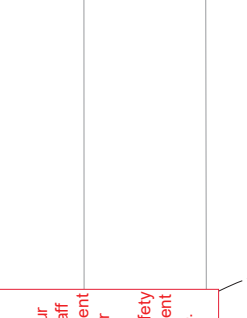
601 E. Kennedy Blvd., Tampa, FL 33602

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LOCATION MAP

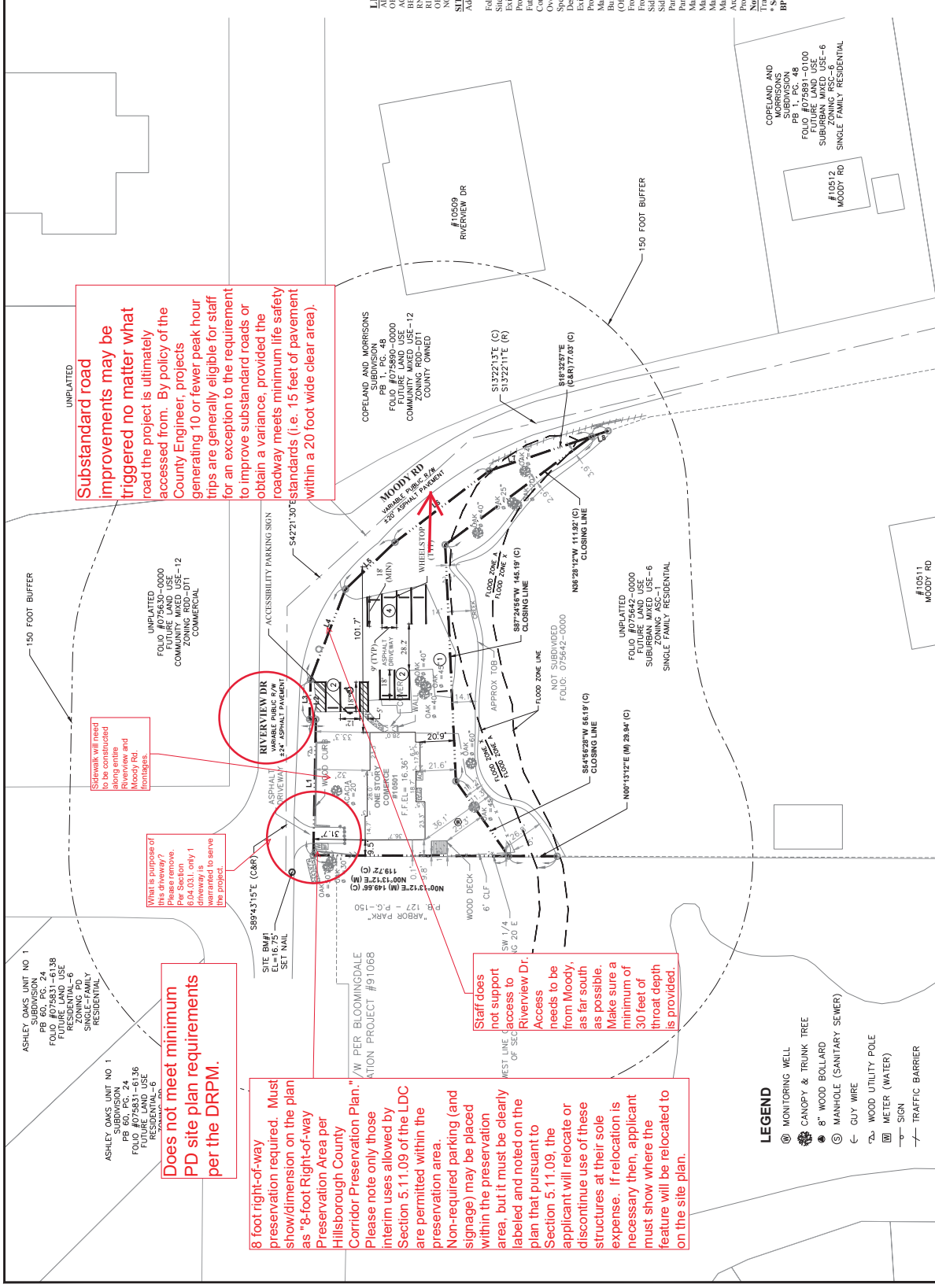
**LEGAL DESCRIPTION**  
ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH AND EAST OF THE INTERSECTION OF RIVERVIEW DRIVE AND MOODY ROAD ACROSS AND ADJACENT TO, TO WIT: ALL THAT PART OF GOVERNMENT LOT 2 BEING THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 17, TWS. 36 SOUTH, RNS. 20 EAST LYING WEST OF COPELAND AND MORRISONS SUBDIVISION OF HILLBOROUGH COUNTY, FLORIDA, LESS THE PUBLIC ROAD ON THE NORTH END OF THE ABOVE DESCRIBED LAND.

**SITE DATA TABLE**

Address	10501 Riverview Drive
Folio #	075641-0000
Site Acreage	= 0.40 ac (=17,899 sf)
Existing Zoning	PD
Proposed Zoning	PD
Project Description	Suburban Mixed Use-6
Community Planning Act	N/A
Overlay District(s)	N/A
Special Zones	N/A
Designated Scenic Corridor	N/A
Proposed Use	Maxim # of Dwelling Units (Existing)
Maximum # of Dwelling Units (Office Building)	31.7
Maximum # of Dwelling Units (Retail)	10.7
Maximum # of Dwelling Units (Side/South)	20.9
Side (West)	9.5' (*)
Parking Required	6 spaces
Maximum # of Spaces	6 spaces (8 + 1 HC)
Maximum Building Height	0-12'
Maximum Building Coverage (Proposed FAR)	Existing - 1-story
Maximum Impervious Surface Proposed	42.4%
Metropolitan Planning Area	Metropolitan Planning Area On-Site - No
Metropolitan Planning Area	Metropolitan Planning Area On-Site - No

**LINE DATA**  
MINIMUM 9" W PER BLOOMINGDALE SUBDIVISION  
PROJECT (FOLIO #075641-0000)  
L1 S88°52'52"E (CAR) 83.50' (CAR)  
L2 N00°18'45"E (CAR) 3.90' (CAR)  
L3 S88°46'49"E (CAR) 24.30' (CAR)  
L4 S88°45'29"E (CAR) 59.55' (CAR)  
L5 S43°27'09"E (CAR) 41.91' (CAR)  
L6 S37°09'09"E (CAR) 72.51' (CAR)  
L7 S18°32'59"E (CAR) 66.42' (C)  
L8 S18°32'59"E (CAR) 10.81' (C)

**NOTES**  
Transit facilities are not being provided for this site.  
\* Sublot to existing main structure  
BPO (BUSINESS PROFESSIONAL OFFICE) STANDARDS APPLY



OWNER	Thomaseta Supan, CPA 8811 Van Fleet Road Riverview, FL 33758
PROJECT DESCRIPTION	10501 RIVERVIEW DRIVE PD GENERAL DEVELOPMENT PLAN
DATE	21-012
SCALE	AS SHOWN
DATE	03/05/21
DESIGNER	THOMAS SUPAN, CPA

**LEGEND**

- MONITORING WELL
- CANOPY & TRUNK TREE
- 8" WOOD BOLLARD
- MANHOLE (SANITARY SEWER)
- GUY WIRE
- WOOD UTILITY POLE
- METER (WATER)
- METER SIGN
- TRAFFIC BARRIER

**OWNER:** Gulf Coast Consulting, Inc.  
13821 EIGHTH BLVD., SUITE 1000  
TAMPA, FL 33613  
Phone: (727) 524-1483 Fax: (727) 524-0400  
WWW.GULFCOASTCONSULTING.COM

**SCALE:** AS SHOWN

**DATE:** 21-012

**SCALE:** AS SHOWN

**DATE:** 03/05/21

**DESIGNER:** THOMAS SUPAN, CPA



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

---

PETITION NO.: MM21-0481      REVIEWED BY: Randy Rochelle      DATE: 3/29/2021

FOLIO NO.: 75641.0000

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This agency would  (support),  (conditionally support) the proposal.

**WATER**

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 6 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the west Right-of-Way of Moody Road.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

**WASTEWATER**

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 20 inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the west Right-of-Way of Moody Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



# **VERBATIM TRANSCRIPT**



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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
June 14, 2021  
ZONING HEARING MASTER: SUSAN FINCH

D7:  
Application Number: MM 21-0481  
Applicant: TSSS Real Estate, LLC  
Location: SW corner of Riverview Dr.;  
Moody Rd.  
Folio Number: 075641.0000  
Acreage: 0.61 acres, more or less  
Comprehensive Plan: SMU-6  
Service Area: Urban  
Existing Zoning: PD (79-0130)  
Request: Major Modification to a Planned  
Development

1 MR. GRADY: The next item is agenda item  
2 D-7, Major Mod Application 21-0481. The  
3 applicant's TSSS Real Estate, LLC.

4 The request is for a Major Modification to  
5 existing Planned Development. Timothy Lampkin will  
6 provide staff recommendation after presentation by  
7 the applicant.

8 HEARING MASTER FINCH: Is the applicant  
9 here? Please step forward. Mr. Pressman, good  
10 evening.

11 MR. PRESSMAN: Good evening, Hearing  
12 Officer. Todd Pressman, 200 Second Avenue South,  
13 No. 451 in St. Petersburg, Florida.

14 I do have a PowerPoint for you. I'd like to  
15 also introduce you to Ms. Thomasena Supan, who is  
16 the property owner. She's here tonight. This  
17 Major Modification 21-0481. Next slide, please.

18 Found consistent by the Planning Commission.  
19 Support from Development Services. Next slide.  
20 Issues are one, Major Modification of an allowable  
21 and approved veterinarian hospital to accounting  
22 and business professional offices.

23 There is one minor change and that is on  
24 Condition No. 1, which we've talked with staff  
25 about, which will read as the use will be

1 restricted to a 2,148-square-foot office for  
2 business services and professional services.

3 Second issue is there are two buffer and  
4 screening variances and three locational waiver.  
5 Next slide, please. Located in the Riverview area.  
6 Next slide. See a little closer. Next slide,  
7 please.

8 And this is the location here. I do want to  
9 point out, as you can see, that the area in the  
10 site is heavily forested and heavily buffered.  
11 Next slide. As per the property appraiser shows  
12 it, in fact, it's so foresty, you really can't even  
13 see the existing structure. Next slide, please. A  
14 little closer.

15 The buffering and screening is important for  
16 this particular site. Next slide, please. And,  
17 again, next slide. So a little history. Next  
18 slide. This sub was approved in 79-130. Next  
19 slide. Which was for veterinarian hospital  
20 facility just for use of boarding, kennels, animal  
21 shelter. Next slide, please.

22 This was the site plan at the time. Next  
23 slide, please. And what's proposed today is exact  
24 same footprint, stays the same. It's a renovation  
25 of the existing site and really just improvements

1 renovation-wise, exterior/interior, to meet today's  
2 code. Next slide, please.

3 So this is the PD before you which looks the  
4 same except much busier, 30 years of more details  
5 and PD plans. Building is the same and working on  
6 site development issues for as directed by the  
7 staff. Next slide, please.

8 This is site that's existing. You can see  
9 the sign for the veterinary hospital. Next slide,  
10 please. Again, show you some of the surrounding  
11 buffer and screening. Next slide, please. All  
12 natural dense.

13 This is another shot just to give you an  
14 idea, the aerials. The intensity of the height,  
15 the density, and the thickness of the surrounding  
16 forestation. Next slide, please.

17 We are in the SMU-6 category, which allows  
18 residential, suburban scale neighborhood  
19 commercial, office uses, research park, light  
20 industrial, multipurpose, and clustered residential  
21 mixed-use projects. Next slide, please.

22 And I do want to point out to you that  
23 Ms. Supan does own the property to the south as  
24 the -- her and her husband. Next slide, please.  
25 Riverview Drive, transportation. On the other side

1 U.S. 301, carry 9700 vehicles per day; on the west  
2 side, carry 9213 vehicles per day. The use will  
3 generate 36 daily trips. Next slide, please.

4 It has a very low FAR. What's existing,  
5 what's proposed is the same 2,148 square feet.  
6 Under the FAR for the site would be allowed  
7 6,064 square feet. So, again, very low FAR. Next  
8 slide, please.

9 Adjacent uses and conditions. Next slide,  
10 please. So from the site going one direction,  
11 there's a funeral care. The Hillsborough County  
12 library is the adjacent use on the other side of  
13 Moody. There's a center, Academy Riverview School  
14 and Hawkins Construction along Riverview. Next  
15 slide, please.

16 These are just quick pics of those uses.  
17 Next slide, please. And then to the other side is  
18 the residents subdivision approximately 275 feet  
19 away. There are distance and buffering  
20 requirements that I'll review with you and, again,  
21 the applicant owns to the south. Next slide,  
22 please.

23 And the other owner in between the  
24 residential and Ms. Supan is on record in support.  
25 Next slide, please. And then the other direction



1 is, again, quite a distance, 275, 300 feet plus  
2 retention to the other residents in the  
3 subdivision. Next slide, please.

4 So under 14-0281, a 10-foot buffer is  
5 required on the side of the -- of the subject  
6 property, and then to the south, a 100-foot buffer  
7 fence is required per that approval for the PD next  
8 door. Next slide, please.

9 And that's included in the restrictions,  
10 which I'm putting in the record for your reference.  
11 Next slide, please. Planning Commission notes it's  
12 consistent with the SMU-6. Compatible with  
13 surrounding area, promotes growth within the Urban  
14 Service Area, and consistent with the number of  
15 policies in the downtown district in the Riverview  
16 Community Plan. Next slide, please.

17 Development Services, they found the project  
18 is well compatible. Intensity is comparable with  
19 nearby residential uses. Serves as a proper  
20 transition between single-family uses to the west  
21 and south and the civic uses and commercial uses.  
22 Next slide, please.

23 The locational waiver. Based on  
24 compatibility, per the Planning Commission, the  
25 Planned Development to allow an office use is

1 consistent with the vision of the downtown district  
2 Riverview Community Plan. Next slide, please.

3 So we have a couple of variances required --  
4 requires a 20-foot buffer with a Type B vegetation.  
5 The first one is proposed 9.8-foot buffer with no  
6 vegetative planting due to the existing structure  
7 located a distance. The second is a zero lot line  
8 buffer on the southern property line. Both are  
9 supported by staff. Next slide, please.

10 So this is the proposed 9.8 of the existing  
11 structure. The arrow was an estimate. And, again,  
12 I made you aware of the extensive density and  
13 buffer requirements on the other side by the PD,  
14 which extend far from that buffer and for the  
15 retention and distance to the residential. Next  
16 slide, please.

17 Into the south. Again, proposed zero lot  
18 line on the southern property line. Applicant owns  
19 on the south. Again, the extensive thick -- not  
20 think -- dense forestation. There's also a very,  
21 very deep creek that provides separation. Next  
22 slide, please. And, again, another view of that.  
23 That's looking to the south. Next slide, please.  
24 And, again, next slide, please.

25 Now, that -- that buffer and variance is

1 really only for the parking area. I'm just  
2 highlighting that. The density and thickness,  
3 everything you saw is the same, but it's specific  
4 for where the parking area is. Next slide, please.

5 And this is to show you where -- close  
6 approximation of where that is. Next slide,  
7 please. So with that, we thank you for your  
8 consideration. We're happy to have the staff  
9 support, and I believe that really covers the issue  
10 quite well. We're happy to answer any questions.

11 HEARING MASTER FINCH: I don't have any at  
12 this time, but thank you.

13 MR. PRESSMAN: Thank you.

14 HEARING MASTER FINCH: All right.  
15 Development Services.

16 THE CLERK: Mr. Pressman.

17 MR. LAMPKIN: Sorry about that I switched  
18 screens. Tim Lampkin, Development Services.

19 On the screen, you'll see the subject parcel  
20 is located on the south side of Riverview Drive,  
21 and it's at the southwest corner of Riverview Drive  
22 and Moody Road. It's approximately a thousand feet  
23 west of U.S. 301 and Riverview Drive.

24 HEARING MASTER FINCH: Can't hear  
25 Mr. Lampkin.

1 MR. LAMPKIN: Hello?

2 MR. LAMPE: We can hear you. Go ahead.

3 MR. LAMPKIN: Okay. Sorry. PowerPoint  
4 wasn't moving. Okay. Surrounding uses are  
5 Community Mixed-Use-12 and -- to Riverview and 301.  
6 To the northwest is RES-6 and to the southwest is  
7 Residential-4, and to the immediate south is  
8 Suburban Mixed-Use-6.

9 And here's an aerial. Across the street,  
10 you'll see is Hillsborough County library, the  
11 Riverview branch. The parcel to the immediate  
12 south is ASC-1. To the north, it's vacant and it's  
13 surrounding to the north and east of the subject  
14 parcel is Riverview Downtown District DT-1.

15 All the way to the intersection of Riverview  
16 Drive and U.S. 301, and it's developed with  
17 commercial and civic uses, including the library  
18 directly adjacent and across Moody Road.

19 To the west of the subject property is the  
20 RSC-9 property that was approved as part of  
21 Rezoning 14-0281, and it was developed with  
22 single-family homes.

23 And as the applicant stated, per the  
24 conditions, development to the immediate west was  
25 required to have a 10-foot buffer against the

1 subject property and 100-foot buffer against the  
2 ASC-1 property to the south. Essentially, though,  
3 due to the retention pond, the closest  
4 single-family home to the subject property is  
5 approximately 275 feet to the west.

6 Normally, a 20-foot buffer of landscaping is  
7 required by the applicant. Due to the existing  
8 vegetative buffer, retention pond, and existing  
9 structures on the site, the applicant is requesting  
10 a waiver of this requirement to Section 6.66.

11 To the south is ASC-1 zoned property also  
12 developed with a single-family home. The applicant  
13 does not desire to modify the footprint. However,  
14 it is modifying the parking, and the applicant  
15 requests a waiver of the 20-foot buffer landscaping  
16 due to the constrained site and the existing  
17 building and shifting the driveway egress-ingress  
18 south from the Moody Riverview Drive intersection.

19 Here are the variances -- the west variance  
20 buffer. As the applicant has already shown,  
21 there's an existing adjacent 100-foot buffer and  
22 retention pond; and, again, the closest  
23 single-family home is approximately 275 feet away.

24 The southern buffer is -- there's a creek on  
25 the property in the next slide. You'll see here's

1 an illustration of an approximation of where the  
2 creek is located, and you'll see it creates a  
3 natural buffer on the property to the south.

4 No modification is being proposed to the  
5 footprint of the existing structure.

6 Modifications, again, include shifting the  
7 egress-ingress, modifying the vehicular area to  
8 make it safer and in compliance with the LDC.

9 Due to the existing vegetative buffer,  
10 retention pond, the existing structure on the  
11 subject site, the applicant is requesting a waiver  
12 per Section 6.06.06.

13 The applicant, again, is not planning on  
14 modifying the structure. The Environmental  
15 Protection Commission did find the wetlands which  
16 are surrounding the stream area on the property to  
17 the immediate south. No wetlands were found on the  
18 site itself.

19 The applicant has provided justification in  
20 their application for the variance request, and the  
21 staff finds it supportable along with the  
22 application. On the site plan, you'll also see a  
23 couple of call-outs.

24 You'll see, for example, to the middle of  
25 the screen where the existing driveway connection

1 is to be removed and showing where the proposed  
2 project driveway entrance is going to be. There's  
3 also 8-foot of right-of-way preservation area along  
4 Riverview Drive, and that's the yellow line at the  
5 top.

6 And here's the condition that's being  
7 modified. After submittal of the staff report, the  
8 applicant reached out to staff regarding  
9 Condition 1 pertaining to the use.

10 Based on discussions between the applicant  
11 and the staff, staff and the applicant concur that  
12 Condition 1 may be modified as follows: The use  
13 shall be restricted to a 2148-square-foot office  
14 for business services and professional services.

15 Based upon the SMU-6 Future Land Use  
16 classification, the surrounding zoning, and  
17 development pattern in the proposed use to  
18 development standards, staff finds the request  
19 approvable with the proposed conditions.

20 That concludes staff's presentation, unless  
21 there are any questions.

22 HEARING MASTER FINCH: I don't have any  
23 questions, but thank you for your testimony.

24 Planning Commission, please.

25 MS. MILLS: Yeneka Mills, Planning

1 Commission staff.

2 The subject property is located within the  
3 Suburban Mixed-Use-6 Future Land Use  
4 classification, the Urban Service Area, and the  
5 Riverview and Southshore Areawide Systems Community  
6 Plans.

7 The request is consistent with the Suburban  
8 Mixed-Use-6 Future Land Use classification. The  
9 subject property does not meet commercial  
10 locational criteria. The waiver has been submitted  
11 for review.

12 The applicant asserts that the structure  
13 currently, excuse me, located on the property  
14 matches the residential character within the area.  
15 The applicant also stated within the application  
16 that the subject property is bordered by thick  
17 forested area to the south and west.

18 The maximum allowable intensity on the  
19 property is a little over 6,000 square feet. The  
20 use and intensity are consistent with the Suburban  
21 Mixed-Use-6 Future Land Use classification.

22 The proposed modification is also compatible  
23 with the surrounding development pattern. Also  
24 promotes growth within the Urban Service Area and  
25 is consistent with Objective 1, Policy 1.4,



1 Objective 16; Policy 16.1, 16.2, and 16.3.

2 The applicant also requests access -- excuse  
3 me. The applicant also requests to access the site  
4 via Moody Road, a local roadway. The request is  
5 consistent with Policy 12.3 of the Future Land Use  
6 Element, which requires that direct access to  
7 arterial roadways from development projects be  
8 restricted to access of a collector or a local  
9 facility.

10 The request to modify the existing PD to  
11 allow for an office use is consistent with the  
12 downtown district of the Riverview Community Plan.

13 And based on those considerations, Planning  
14 Commission staff recommends that the Hillsborough  
15 County Board of County Commissioners approve the  
16 waiver to commercial locational criteria.

17 And based on those considerations, Planning  
18 Commission staff finds the proposed use consistent  
19 with the Future of Hillsborough Comprehensive Plan  
20 subject to conditions proposed by Development  
21 Services. Thank you.

22 HEARING MASTER FINCH: Thank you. I  
23 appreciate it.

24 At this time we'll call for anyone who'd  
25 like to speak in support. Anyone in favor that

1 would like to testify in here or online?

2 Seeing no one, anyone in opposition to this  
3 request? No one.

4 County Staff, anything else?

5 MR. GRADY: Nothing further.

6 HEARING MASTER FINCH: Mr. Pressman,  
7 anything further from you?

8 MR. PRESSMAN: All good. Thank you.  
9 Appreciate your consideration.

10 HEARING MASTER FINCH: Appreciate your time.

11 We'll close Major Modification 21-0481 and  
12 go to the next case.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #  R2 20-1253</p>	<p>PLEASE PRINT NAME <u>Kamala Corbett</u>  MAILING ADDRESS <u>101 E Kennedy Blvd, St 3700</u>  CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-8421</u></p>
<p>APPLICATION #  R2 20-1253</p>	<p>PLEASE PRINT NAME <u>SAM A. CALCO JR.</u>  MAILING ADDRESS <u>18422 SWAN LAKE DR</u>  CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 500-0202</u></p>
<p>APPLICATION #  VS R2 20-1253</p>	<p>PLEASE PRINT NAME <u>Midelle Parks</u>  MAILING ADDRESS <u>19330 US Hwy 41 N.</u>  CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION #  R2 20-1266 VS</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u>  MAILING ADDRESS <u>400 N. Ashley Dr</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION #  R2 21-0554 VS</p>	<p>PLEASE PRINT NAME <u>Tyler Hudson</u>  MAILING ADDRESS <u>400 N. Ashley Dr</u>  CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____</p>
<p>APPLICATION #  MM 21-0169</p>	<p>PLEASE PRINT NAME <u>Todd Pessenda</u>  MAILING ADDRESS <u>200 2nd Ave N. #456</u>  CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>704 1760</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 20-1255</u> <u>VS</u>	PLEASE PRINT NAME <u>Christopher McMeal</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lotz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 21-0576</u>	PLEASE PRINT NAME <u>Cliff Leubsteln</u> MAILING ADDRESS <u>10827 Alafia St</u> CITY <u>Gibsonia</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-5928</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Jorge Salmeron</u> MAILING ADDRESS <u>P.O. Box 1753</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-748-5817</u>
APPLICATION # <u>RZ 21-0700</u> <u>VS</u>	PLEASE PRINT NAME <u>Rogelio Alejo</u> MAILING ADDRESS <u>5645 W. Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Mauro Salmeron</u> MAILING ADDRESS <u>5022 Resnick Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>(813)397-7657</u>
APPLICATION # <u>RZ 21-0700</u>	PLEASE PRINT NAME <u>Preston Price</u> MAILING ADDRESS <u>5655 W. Griffin Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-205-7075</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Barbara McClellan McClernan</u></p> <p>MAILING ADDRESS <u>5710 W Griffin Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-963-4350</u></p>
<p>APPLICATION #</p> <p>RZ 21-0700</p>	<p>PLEASE PRINT NAME <u>Patti Craddock</u></p> <p>MAILING ADDRESS <u>4112 Edwards Rd</u></p> <p>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813 841 9476</u></p>
<p>APPLICATION #</p> <p>MM 21-0036</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Perry #200</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>762-2375</u></p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Alison Yovine</u></p> <p>MAILING ADDRESS <u>1533 Crescent Rd</u></p> <p>CITY <u>Clifton Park</u> STATE <u>NY</u> ZIP <u>12065</u> PHONE _____</p>
<p>APPLICATION #</p> <p>MM 21-0038</p> <p>VS</p>	<p>PLEASE PRINT NAME <u>Jamie Easton</u></p> <p>MAILING ADDRESS <u>621 Columbia St.</u></p> <p>CITY <u>Cohoes</u> STATE <u>Ny</u> ZIP <u>12047</u> PHONE _____</p>
<p>APPLICATION #</p> <p>RZ 21-0297</p>	<p>PLEASE PRINT NAME <u>M.D. FORNER, AICP</u></p> <p>MAILING ADDRESS <u>14500 N. Dale Perry #200</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2375</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  RZ 21-0297	PLEASE PRINT NAME <u>Shawn Wilson</u>  MAILING ADDRESS <u>5300 W. Cypress St.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-354-4825</u>
APPLICATION #  RZ 21-0297	PLEASE PRINT NAME <u>Alissa Restivo</u> <u>11408 Buchanan Lane</u> MAILING ADDRESS <del>11408 Buchanan Lane</del> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u>
APPLICATION #  RZ 21-0297	PLEASE PRINT NAME <u>MARY RESTIVO</u>  MAILING ADDRESS <u>11408 Buchanan Lane</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-638-1049</u>
APPLICATION #  RZ 21-0318	PLEASE PRINT NAME <u>CARON BRICKENMEYER</u>  MAILING ADDRESS <u>4427 W. KENNEDY BLD, 250</u> <sup>Suite</sup> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-9700</u>
APPLICATION #  RZ 21-0318	PLEASE PRINT NAME <u>Christie Barreiro</u>  MAILING ADDRESS <u>5904 Hampton Oaks Pkwy, #</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>813-253-5311</u>
APPLICATION #  MM 21-0481	PLEASE PRINT NAME <u>Todd Pressman</u>  MAILING ADDRESS <u>200 0th Ave, S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33729</u> PHONE <u>727-304-1760</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  R221-0482	PLEASE PRINT NAME <u>Mark Bentley</u>  MAILING ADDRESS <u>401 E Jackson St</u>  CITY <u>Jacksonville</u> STATE <u>FL</u> ZIP <u>32202</u> PHONE <u>813 2252500</u>
APPLICATION #  R221-0482	PLEASE PRINT NAME <u>Russell Ottenberg</u>  MAILING ADDRESS <u>3737 Lake Joyce Dr.</u>  CITY <u>Longwood</u> STATE <u>FL</u> ZIP <u>32639</u> PHONE <u>813 962-1752</u>
APPLICATION #  R2 21-0494 VS	PLEASE PRINT NAME <u>Mike Scholer</u>  MAILING ADDRESS <u>6509 Brandon Cir</u>  CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION #  R2 21-0494	PLEASE PRINT NAME <u>JOSEPH KOWALSKI</u>  MAILING ADDRESS <u>7804 U.S. HWY 301 SOUTH</u>  CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-0706</u>
APPLICATION #  R221-0494	PLEASE PRINT NAME <u>DAMON DYE</u>  MAILING ADDRESS <u>10760 BUCCINNOUCE AVE</u>  CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>8134137575</u>
APPLICATION #  R221-0494	PLEASE PRINT NAME <u>Bradford Patrick (Brent)</u>  MAILING ADDRESS <u>9507 Statife Dr</u>  CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 454-3420</u>



DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Joe Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>2137771715</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jennifer LINA</u> MAILING ADDRESS <u>6304 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>941 773 7620</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Chelsea TAVAREZ</u> MAILING ADDRESS <u>6311 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-7865</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Suzanne Hughes</u> MAILING ADDRESS <u>9910 Springway Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>3524671690</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Catherine Nance Patrick</u> MAILING ADDRESS <u>9507 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>615 888 2710</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jodie Shiver</u> MAILING ADDRESS <u>9508 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-777-1450</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Jean Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>William Hollash</u> MAILING ADDRESS <u>9603 Starlite Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-677-5008</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>JOE W. JONES</u> MAILING ADDRESS <u>6202 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>813-629-1367</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>MACE MARAMAN (Nelson)</u> MAILING ADDRESS <u>9605 STARLITE DRIVE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-363-1045</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>JOSHUA MALONEY</u> MAILING ADDRESS <u>6304 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>727-692-3205</u>
APPLICATION # <u>RZ 21-0494</u>	PLEASE PRINT NAME <u>Vanessa Hernandez</u> MAILING ADDRESS <u>9621 Springbrook dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-598-8973</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Jan M Dunlap</u></p> <p>MAILING ADDRESS <u>9606 Springbrook Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 40-6090</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Lois Bahlw</u> Lois Bahlw</p> <p>MAILING ADDRESS <u>2505 Starlite Dr</u></p> <p>CITY <u>Kovach</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 240-2750</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Gerald T Boehm</u> Gerald Boehm</p> <p>MAILING ADDRESS <u>9505 Starlite Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 690-4477</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Anthony Hernandez</u></p> <p>MAILING ADDRESS <u>9621 Springbrook Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 576-5502</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>FAY ALPAUGH</u> Fay Alpaugh</p> <p>MAILING ADDRESS <u>6307 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 671-5534</u></p>
<p>APPLICATION # <u>RZ 21-0494</u></p>	<p>PLEASE PRINT NAME <u>Ann Fatch</u></p> <p>MAILING ADDRESS <u>6213 Brandon Circle</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 735-9365</u></p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME <u>Annette Coffey</u></p> <p>MAILING ADDRESS <u>6204 Brandon Cir</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702-806-7700</u></p>
<p>APPLICATION #</p> <p>RZ 21-0494</p>	<p>PLEASE PRINT NAME <u>Ricky Lee</u></p> <p>MAILING ADDRESS <u>9906 Springway Dr</u></p> <p>CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 503358</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #  R221-0494</p>	<p>PLEASE PRINT NAME <u>Eric Coffey</u> MAILING ADDRESS <u>6204 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>702 574-2121</u></p>
<p>APPLICATION #  R221-0494</p>	<p>PLEASE PRINT NAME <u>Tracy Whidden</u> MAILING ADDRESS <u>6310 Brandon Cir</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>220 1185</u><sup>813</sup></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHERYL T. McDANIEL</u> MAILING ADDRESS <u>6214 BRANDON CIR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-992-5507</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Taylor J. Peña</u> MAILING ADDRESS <u>9605 Springbrook Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-766-2525</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Francisco Peña (Frank)</u> MAILING ADDRESS <u>9605 Springbrook Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-966-2292</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>Julie Sanchez</u> MAILING ADDRESS <u>6209 Brandon Circle</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-517-4533</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>JOSEPH R FUTCH</u> MAILING ADDRESS <u>6213 BRANDON CIRCLE</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-735-9367</u>
APPLICATION # R2 21-0494	PLEASE PRINT NAME <u>CHRIS BURNS</u> MAILING ADDRESS <u>6212 BRANDON CIRCLE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 523 7155</u>

DATE/TIME: 6/14/21 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 21-0494	PLEASE PRINT NAME Vaughn Ali MAILING ADDRESS 9902 Springway Dr W CITY Riverview STATE FL ZIP 33578 PHONE 813-760-9532
APPLICATION # R2 21-0494	PLEASE PRINT NAME NANNETTE HASSY MAILING ADDRESS 6014 BRANDON CIR CITY RIVERVIEW STATE FL ZIP 33578 PHONE 813 677 5635
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # R221-0507	PLEASE PRINT NAME Jaime Maier MAILING ADDRESS 101 E. Kennedy Blvd., Ste. 3700 CITY Tampa STATE FL ZIP 33602 PHONE 813-830-8460
APPLICATION # R221-0507	PLEASE PRINT NAME STEVE HENRY MAILING ADDRESS 5023 W. LAMAR ST CITY TPA STATE FL ZIP 33607 PHONE 813-289-0039
APPLICATION # R221-0559	PLEASE PRINT NAME CHARLTON BRUCKENBERG MAILING ADDRESS 4427 W. KENNEDY BLVD SUITE 250 CITY TAMPA STATE FL ZIP 33609 PHONE (813) 229-5720

DATE/TIME: 6/14/21 6pm

HEARING MASTER: Susan Funch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM21-0561</u> <u>VS</u>	PLEASE PRINT NAME <u>Chris McNeal</u> MAILING ADDRESS <u>15957 N. Florida Ave</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____



HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 06/14/2021

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0507	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0507	JAIME MAIER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0482	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0482	MARK BENTLEY	2. APPLICANT PRESENTATION PACKET	YES (COPY)
RZ 21-0318	BRIAN GRADY	1. REVISED STAFF REPORT	YES (COPY)
RZ 21-0318	MICHAEL HORNER	2. APPLICANT PRESENTATION PACKET	NO
RZ 21-0576	CLIFF LAUBSTEIN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0700	PRESTON PRICE	1. OPPOSITION PRESENTATION PACKET	NO
RZ 21-0700	BARBARA MCCLERNAN	2. OPPOSITION PICTURES	NO
MM 21-0036	MICHAEL HORNER	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0297	MARY RESTIVO	1. OPPOSITION LETTERS	NO
RZ 21-0297	ALISSA RESTIVO	2. OPPOSITION LETTER	NO
MM 21-0481	TODD PRESSMAN	1. APPLICANT PRESENTATION PACKET	NO
RZ 21-0494	JENNIFER LIND	1. OPPOSITION LETTER	NO
RZ 21-0494	BRADFORD PATRICK	2. OPPOSITION LETTER	NO
RZ 21-0494	TWYLA PENA	3. OPPOSITION LETTER	NO
RZ 21-0494	CHELSEA TAVAREZ	4. OPPOSITION LETTER	NO

JUNE 14, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 14, 2021, at 6:00 p.m., held virtually.

☒ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

☒ Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

D.1. RZ 20-1253

☒ Brian Grady, Development Services, calls RZ 20-1253.

☒ Kami Corbett, applicant rep, presents testimony.

☒ Sam Calco, proponent, presents testimony.

☒ Michelle Parks, opponent, presents testimony.

☒ Brian Grady, Development Services, responds opponent.

☒ Kami Corbett, applicant rep, responds to Development Services.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1253 to August 16, 2021.

B.2. RZ 20-1266

☒ Brian Grady, Development Services, calls RZ 20-1266.

☒ Truett Gardner, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 20-1266 to July 26, 2021.

D.11. RZ 21-0554

☒ Brian Grady, Development Services, calls RZ 21-0554.

☒ Tyler Hudson, applicant rep, presents testimony.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 21-0554 to July 26, 2021.

A-14 MM 21-0556

☐ Brian Grady, Development Services, calls

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues MM 21-0556 to August 16, 2021.

D-4 MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/ continues MM 21-0169 to August 16, 2021.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Cameron Clark overview consent agenda requirements/ZHM process.

☐ Susan Finch, ZHM, oath

B. REMANDS

B.1. RZ 20-1255

☐ Brian Grady, Development Services, calls RZ 20-1255.

☐ Christopher McNeal, applicant rep, presents testimony.

☐ Israel Monsanto, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

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

☐ Brian Grady Development Services, advised of BOCC date July 20, 2021.

☐ Susan Finch, ZHM, closes RZ 20-1255.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 21-0576

- ☒ Brian Grady, Development Services, calls RZ 21-0576.
- ☒ Cliff Laubstein, applicant rep, presents testimony.
- ☒ Isis Brown, Development Services, staff report.
- ☒ Yeneka Mills, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0576.

C.2. RZ 21-0700

- ☒ Brian Grady, Development Services, calls RZ 21-0700.
- ☒ Jorge Salmeron, applicant rep, presents testimony.
- ☒ Susan Finch, ZHM, questions to applicant rep.
- ☒ Jorge Salmeron, applicant rep, answers ZHM questions and continues testimony.
- ☒ Chris Grandlienard, Development Services, staff report.
- ☒ Yeneka Mills, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents.
- ☒ Rogelio Alejo, proponent, presents testimony.
- ☒ Manuel Salmeron, proponent, presents testimony
- ☒ Preston Price, opponents presents testimony.
- ☒ Barbara McClernan, opponents presents testimony.
- ☒ Patty Craddock, opponents presents testimony.
- ☒ Susan Finch, ZHM, questions to Development Services.
- ☒ Brian Grady, Development Services, answers ZHM questions.
- ☒ Rogelio Alejo, applicant rep, presents rebuttal.

MONDAY, JUNE 14, 2021

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Rogelio Alejo, applicant rep, answers ZHM questions.

☐ Susan Finch, ZHM, closes RZ 21-0700.

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

D.2. MM 21-0036

☐ Brian Grady, Development Services, calls RZ 21-0036.

☐ Michael Horner, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☐ Brian Grady, Development Services, staff report.

☐ Yeneka Mills, Planning Commission, staff report.

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

☐ Brian Grady, Development Services, continues testimony.

☐ Michael Horner, applicant rep, presents rebuttal.

☐ Susan Finch, ZHM, closes MM 21-0036.

D.3. MM 21-0038

☐ Brian Grady, Development Services, calls MM 21-0038.

☐ Alison Yovine, applicant rep, presents testimony.

☐ Jamie Easton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ Jamie Easton, applicant rep, answers ZHM questions and continues testimony.

☐ Tania Chapela, Development Services, staff report.

MONDAY, JUNE 14, 2021

☒ Susan Finch, ZHM, questions to Development Services.

☒ Tania Chapela, Development Services, answers ZHM questions.

☒ Yeneka Mills, Planning Commission, staff report.

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

☒ Jamie Preston, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes MM 21-0038.

D.5. RZ 21-0297

☒ Brian Grady, Development Services, calls RZ 21-0297.

☒ Michael Horner, applicant rep, presents testimony.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Michael Horner, applicant rep, answers ZHM questions and continues testimony.

☒ Shawn Wilson, applicant rep, presents testimony.

☒ Michael Horner, applicant rep, continues testimony.

☒ Steve Beachy, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents.

☒ Alissa Restivo, opponent, presents testimony.

☒ Mary Restivo, opponent, presents testimony.

☒ Susan Finch, ZHM, calls for Development Services/applicant rep.

☒ Brian Grady, Development Services, continues testimony.

☒ Michael Horner, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0297.

☒ Susan Finch, ZHM, break

MONDAY, JUNE 14, 2021

☒ Susan Finch, ZHM, resumes hearing

D.6. RZ 21-0318

☒ Brian Grady, Development Services, calls RZ 21-0318.

☒ Clayton Bricklemyer, applicant rep, presents testimony.

☒ Steve Beachy, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, questions to Planning Commission.

☒ Yeneka Mills, Planning Commission, answers ZHM questions.

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

☒ Christie Barreiro, applicant rep, presents rebuttal.

☒ Susan Finch, closes RZ 21-0318.

D.7. MM 21-0481

☒ Brian Grady, Development Services, calls MM 21-0481.

☒ Todd Pressman, applicant rep, presents testimony.

☒ Tim Lampkin, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls ~~for~~ for proponents/opponents/Development Services/applicant rep/closes MM 21-0481.

D.8. RZ 21-0482

☒ Brian Grady, Development Services, calls RZ 21-0482.

☒ Mark Bentley, applicant rep, presents testimony.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Mark Bentley, applicant rep, answers ZHM questions and continues testimony.

MONDAY, JUNE 14, 2021

☒ Russell Ottenberg, applicant rep, presents testimony.

☒ Susan Finch, ZHM, Oath.

☒ Russell Ottenberg, applicant rep, continues testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponent/Development Services/applicant rep.

☒ Susan Finch, ZHM, questions to applicant rep.

☒ Mark Bentley applicant rep, answers ZHM questions and presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0482.

D.9. RZ 21-0494

☒ Brian Grady, Development Services, calls RZ 21-0494.

☒ Joseph Kowalski, applicant rep, presents testimony.

☒ Damon Dye, applicant rep, presents testimony.

☒ Tim Lampkin, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents.

☒ Brent Patrick, opponent, presents testimony.

☒ Joe Shiver, opponent, presents testimony.

☒ Jennifer Lynn, opponent, presents testimony.

☒ Chelsea Tavaréz, opponent, presents testimony.

☒ Suzanne Hughes, opponent, presents testimony.

☒ Catherine Patrick, opponent, presents testimony.

☒ Jodie Shiver, opponent, presents testimony.



MONDAY, JUNE 14, 2021

William Hollash, opponent, presents testimony.

Jean Hollash, opponent, presents testimony.

Nelson Maraman, opponent, presents testimony.

Vanessa Hernandez, opponent, presents testimony.

Joshua Maloney, opponent, presents testimony.

Jan Dunlap, opponent, presents testimony.

Lois Bahlow, opponent, presents testimony.

Gerald Boehm, opponent, presents testimony.

Anthony Hernandez, opponent, presents testimony.

Cheryl McDaniel, opponent, presents testimony.

Fary Alpaugh, opponent, presents testimony.

Joe Jones, opponent, presents testimony.

Twyla Pena, opponent, presents testimony.

Frank Pena, opponent, presents testimony.

Julie Sanchez, opponent, presents testimony.

Joseph Futch, opponent, presents testimony.

Ann Futch, opponent, presents testimony.

Annett Coffey, opponent, presents testimony.

Eric Coffey, opponent, presents testimony.

Chris Burns, opponent, presents testimony.

Tracy Whidden, opponent, presents testimony.

Vaughn Ali, opponent, presents testimony.

Ricky Lee, opponent, presents testimony.

Nannette Massy, opponent, presents testimony.

MONDAY, JUNE 14, 2021

☒ Mike Scholer, opponent, presents testimony.

☒ Susan Finch, ZHM, calls for Development Services/applicant rep.

☒ Joseph Kowalski, applicant rep, presents rebuttal.

☒ Susan Finch, ZHM, closes RZ 21-0494.

D.10. RZ 21-0507

☒ Brian Grady, Development Services, calls RZ 21-0507 and advised of BOCC date July 20, 2021.

☒ Jaime Maier, applicant rep, presents testimony.

☒ Steve Henry, applicant rep, presents testimony.

☒ Israel Monsanto, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0507.

D.12. RZ 21-0559

☒ Brian Grady, Development Services, calls RZ 21-0559.

☒ Clayton Brickleyer, applicant rep, presents testimony.

☒ Tania Chapela, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0559.

D.13. MM 21-0561

☒ Brian Grady, Development Services, calls RZ 21-0561.

☒ Christopher McNeal, applicant rep, presents testimony.

☒ Michelle Heinrich, Development Services, staff report.

☒ Yeneka Mills, Planning Commission, staff report.

MONDAY, JUNE 14, 2021

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

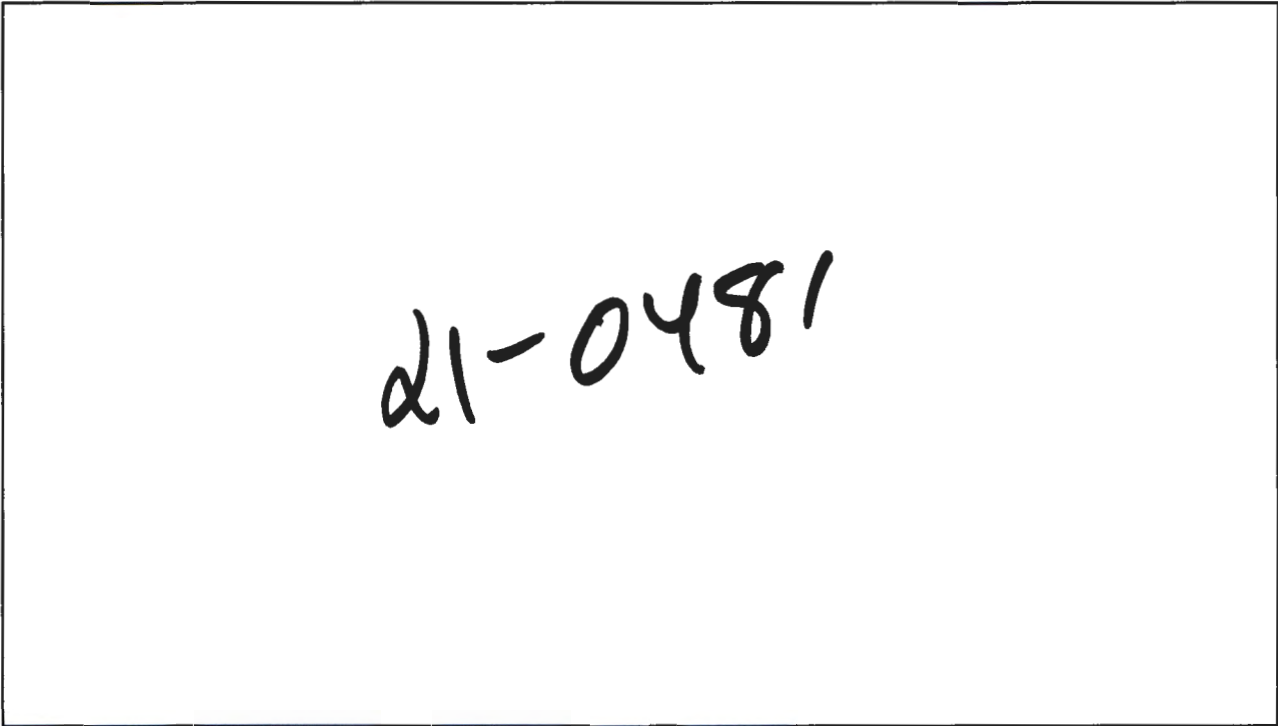
☐ Christopher McNeal, applicant rep, presents rebuttal

☐ Susan Finch, ZHM, closes RZ 21-0561

ADJOURNMENT

☐ Susan Finch, ZHM, adjourns the meeting.

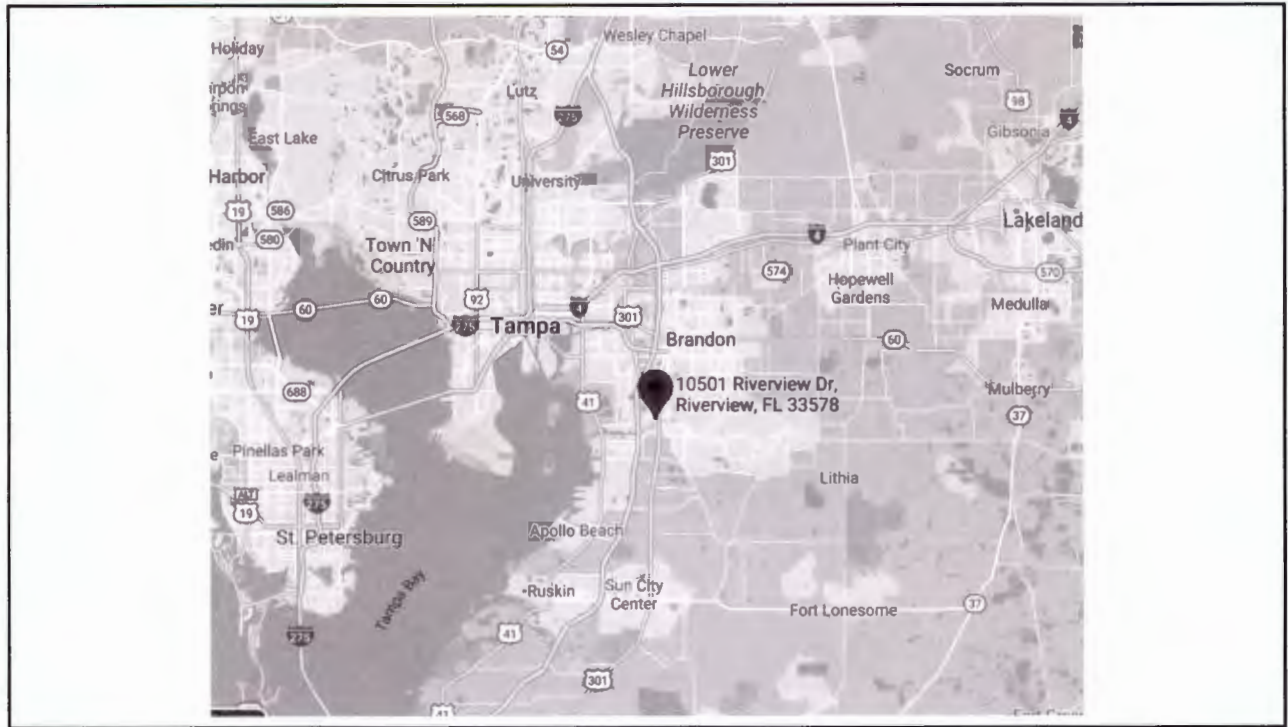
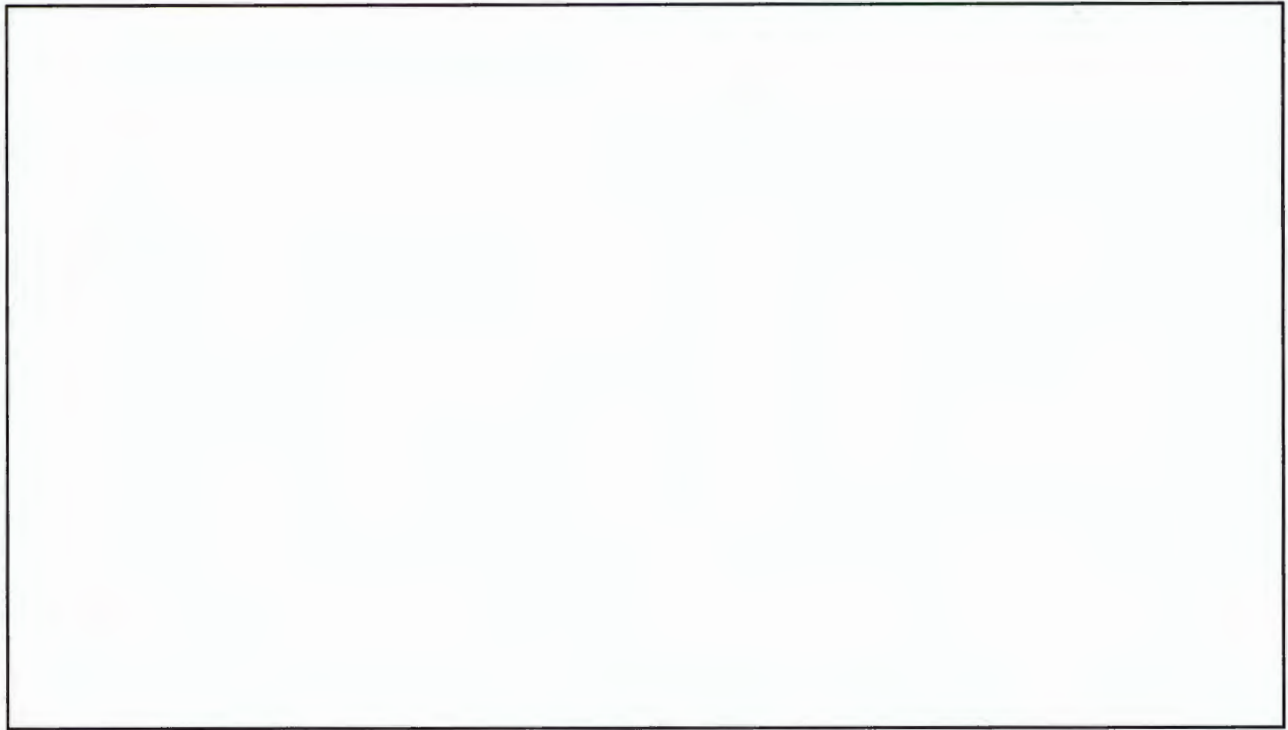
Application No. MM 21-0481  
Name: Todd Pressman  
Entered at Public Hearing: 2 PM  
Exhibit # 1 Date: 6/14/21



**Consistent by Planning Commission and  
support from Development Services**

## **ISSUES:**

- 1) Major Modification of a Veterinarian Hospital to Accounting and Business/Professional Offices.**
- 2) 2 buffer and screening variances**
- 3) Locational Waiver**











- 1) Issue: Major Modification of the Veterinarian Hospital to Accounting and Business/Professional Offices.**
- 2) 2 buffer and screening variances**
- 3) Locational Waiver**

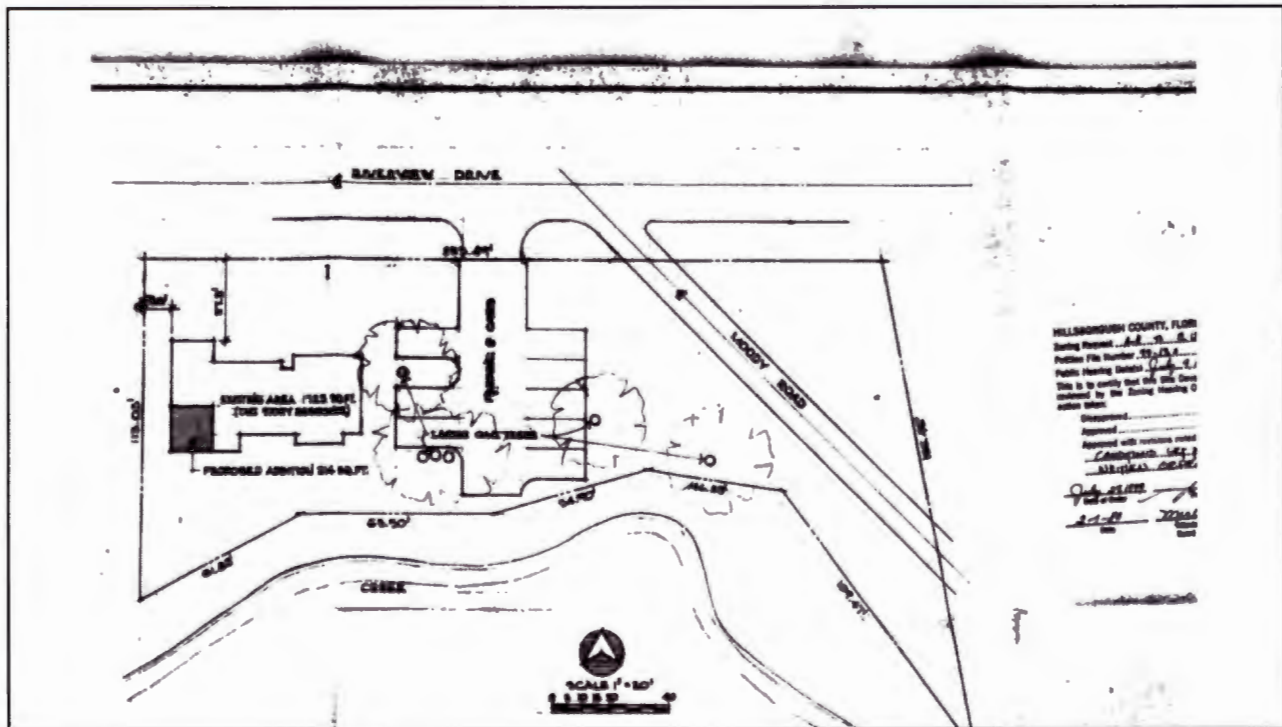
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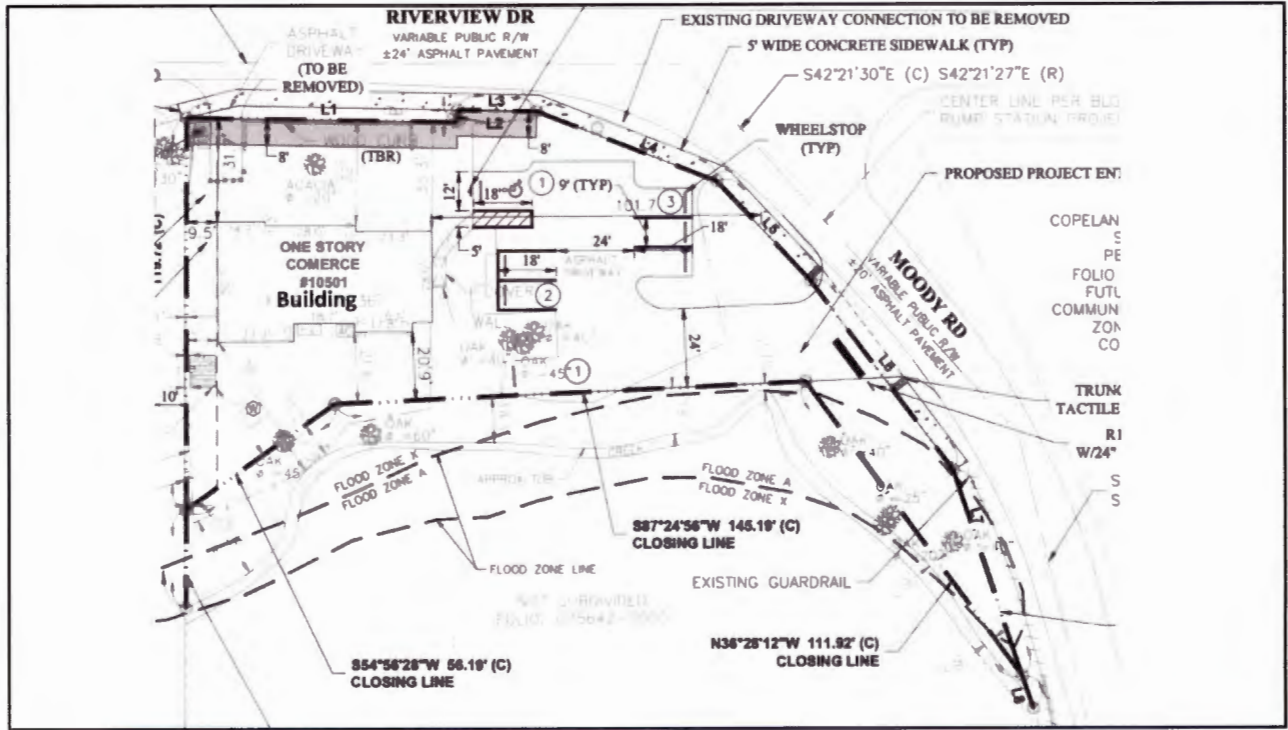
**REZONING  
PETITION  
NUMBER**  
79-130  
**Site Plan District - See**  
**Site Plan Series Film**

- .1 The staff recommendation is for APPROVAL SUBJECT TO THE CONDITIONS SETFORTH IN GENERAL COMMENTS 5.1 and 5.2.

**GENERAL COMMENTS**

- .1 The petition is for a veterinarian hospital facility only and will not allow the use of boarding kennels or animal shelter.
- .2 All required information should appear on the general site plan prior to certification in the event of an approval.





### SMU-6

“The SMU-6 category allows for Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations”



.40 acres

1)Dense, high thick forestation

2)Applicant owns abutting South



**Building footprint stays  
the same, renovated.  
Site improvements to  
meet today's code.**





**LOW FAR**

**2,148 SF existing and remains the same**

**6,064 SF Permissible for FAR**

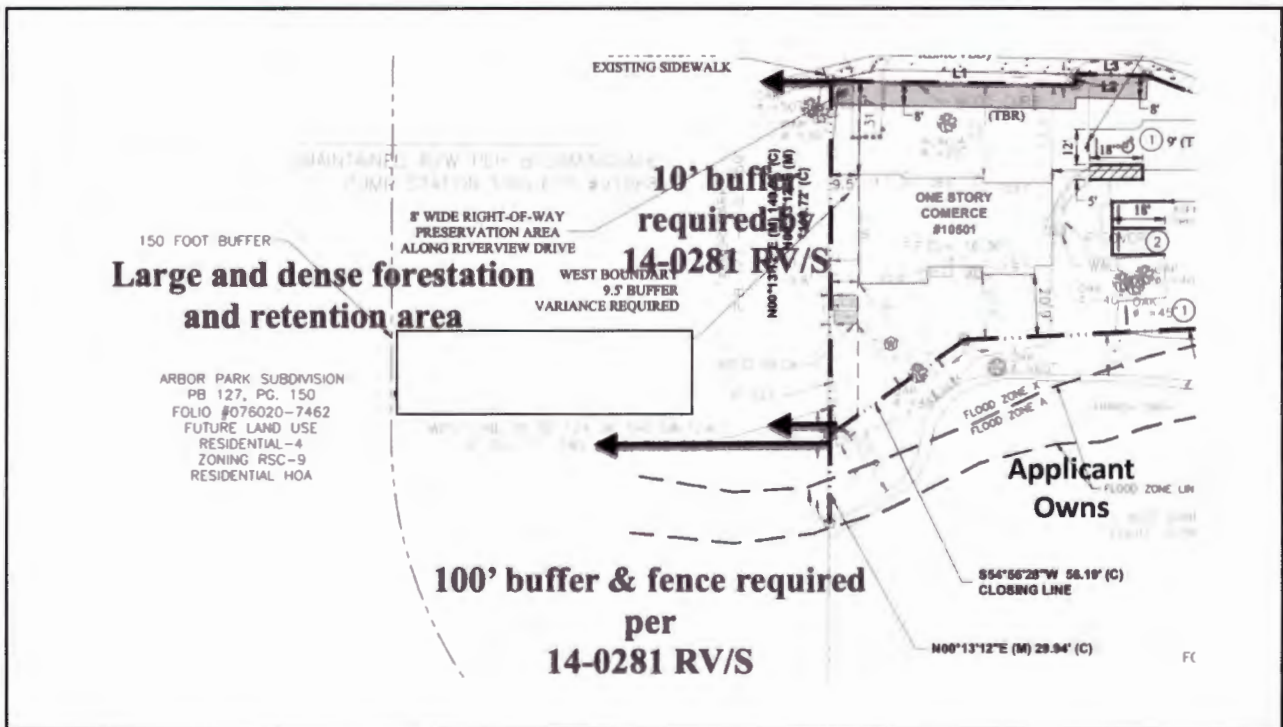
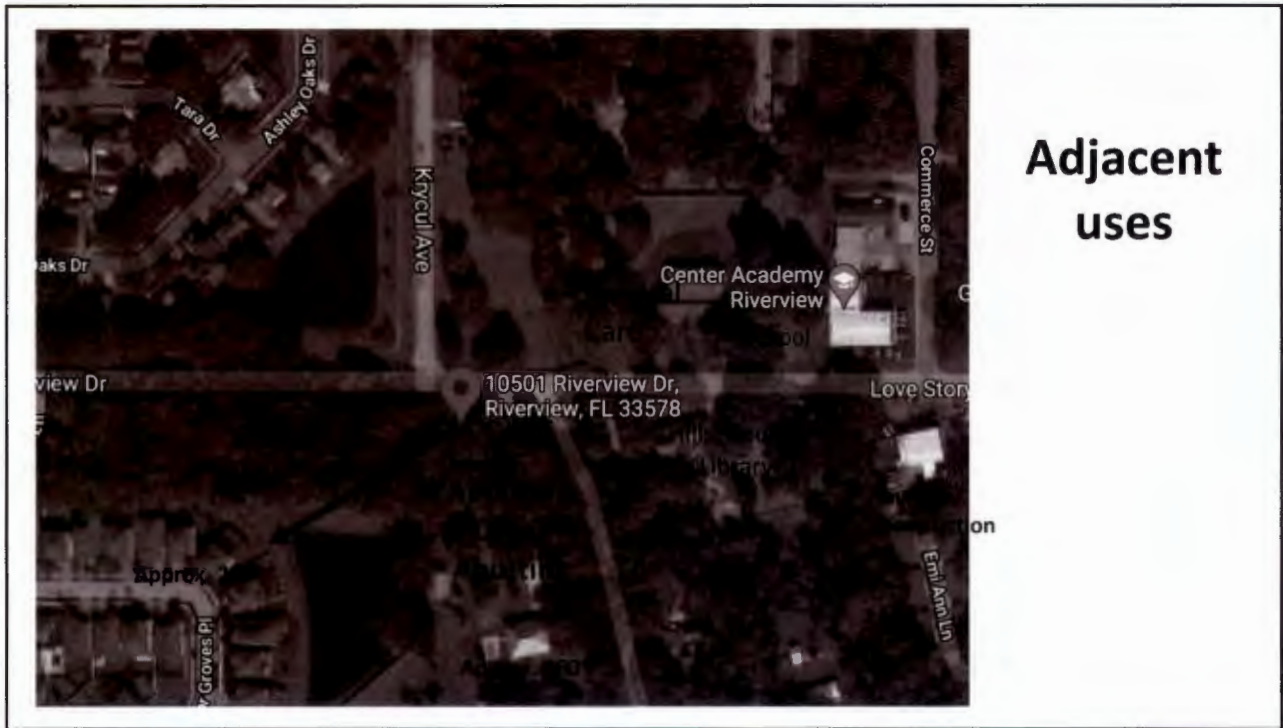
## Adjacent Uses and Conditions







## Adjacent uses



**Restrictions for RZ-STD 14-0281 RV/S**

1. A 10 foot wide buffer area, to be owned and maintained by the Homeowner's Association, will be provided along Riverview Drive.
2. A 10 foot wide buffer area, to be owned and maintained by the Homeowner's Association, will be provided perpendicular to the property's eastern boundary that is common with Folio No. 75641.0000.
3. Lots on the southern and western perimeters shall be a minimum of 110 feet deep with a minimum lot size of 5500 square feet.
4. The total number of single family lots shall be limited to a maximum of 50 lots.
5. A 100 foot wide buffer area, to be owned and maintained by the Homeowner's Association, will be provided perpendicular to the property's eastern boundary that is common with Folio No. 75642.0000, and stormwater ponds and stormwater pond appurtenances may be located within the buffer area. All trees within the 100 foot buffer shall remain except non-natives, invasive species, and those whose removal is required to allow the construction of a project storm water pond that shall meet all governmental agencies' storm water permitting requirement. Routine tree maintenance and pruning shall be permitted.

**Riverview Drive Transportation, 2017**

- Other side of U.S. 301, carried 9,700 vehicles per day.
- To the West of the parcel carried 9,213 vehicles per day.

### **Planning Commission**

**“Consistent with the Suburban Mixed Use-6 Future Land Use Category...compatible with the surrounding area, promotes growth within the Urban Service Area and is consistent with Objective 1, Policy 1.4, Objective 16 and Policies 16.1, 16.2 and 16.3”. Consistent with the vision of the Downtown District and Riverview Community Plan.**

### **Development Services:**

**“Staff finds that the project...is compatible with the area. Intensity is comparable with nearby non-residential uses and serves as a proper transition between single-family residential uses to the west and south, to civic uses and commercial uses along Riverview Drive heading eastward to U.S. 301”.**

### **Locational waiver**

“Planned Development to allow for an office use is consistent with the vision of the Downtown District and Riverview Community Plan”.

### **Variations:**

Requires: 20' foot buffer with type “B” vegetation.

- 1) Proposed 9.8-ft. buffer with no vegetative planting due to existing structure located 9.8-ft. from western property line.
- 2) Proposed zero lot line buffer on the southern property line.

Both supported by staff



**1) Proposed 9.8-ft. buffer with no vegetative planting**

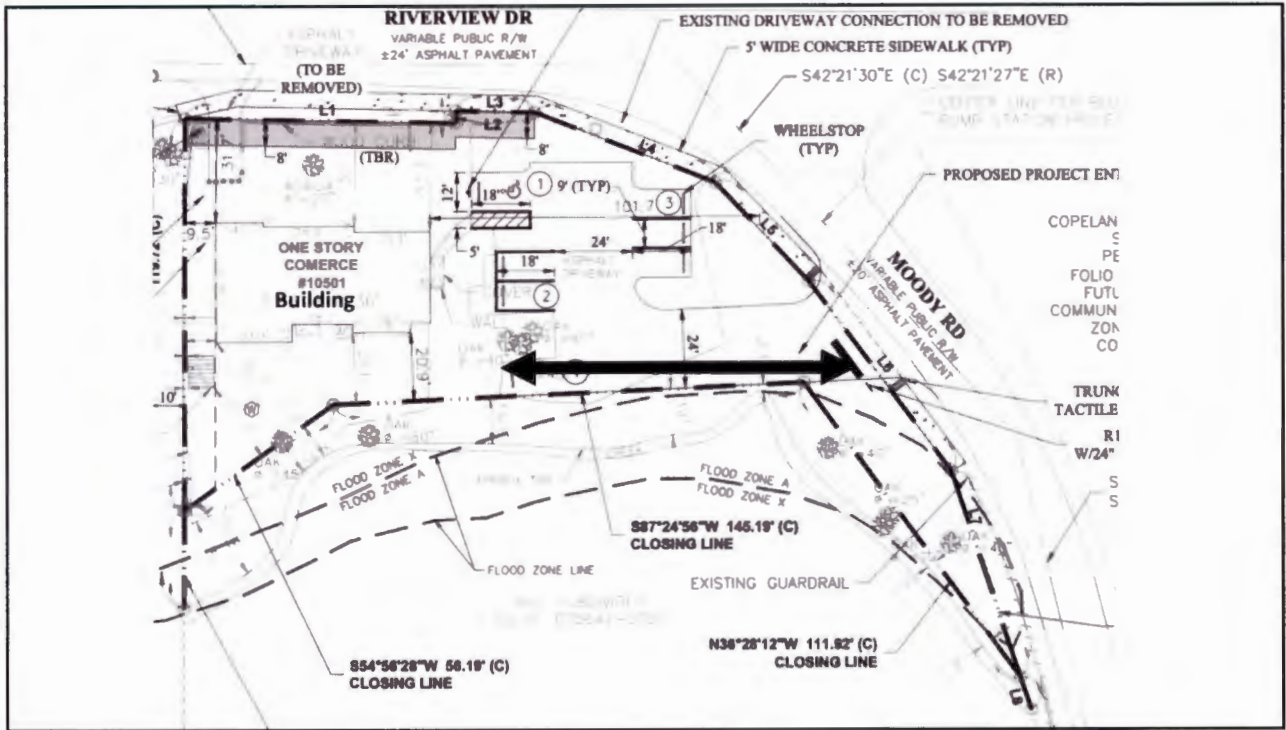
- Existing structure
- Extensive, dense and high forestation
- Abutting PD buffer requirements



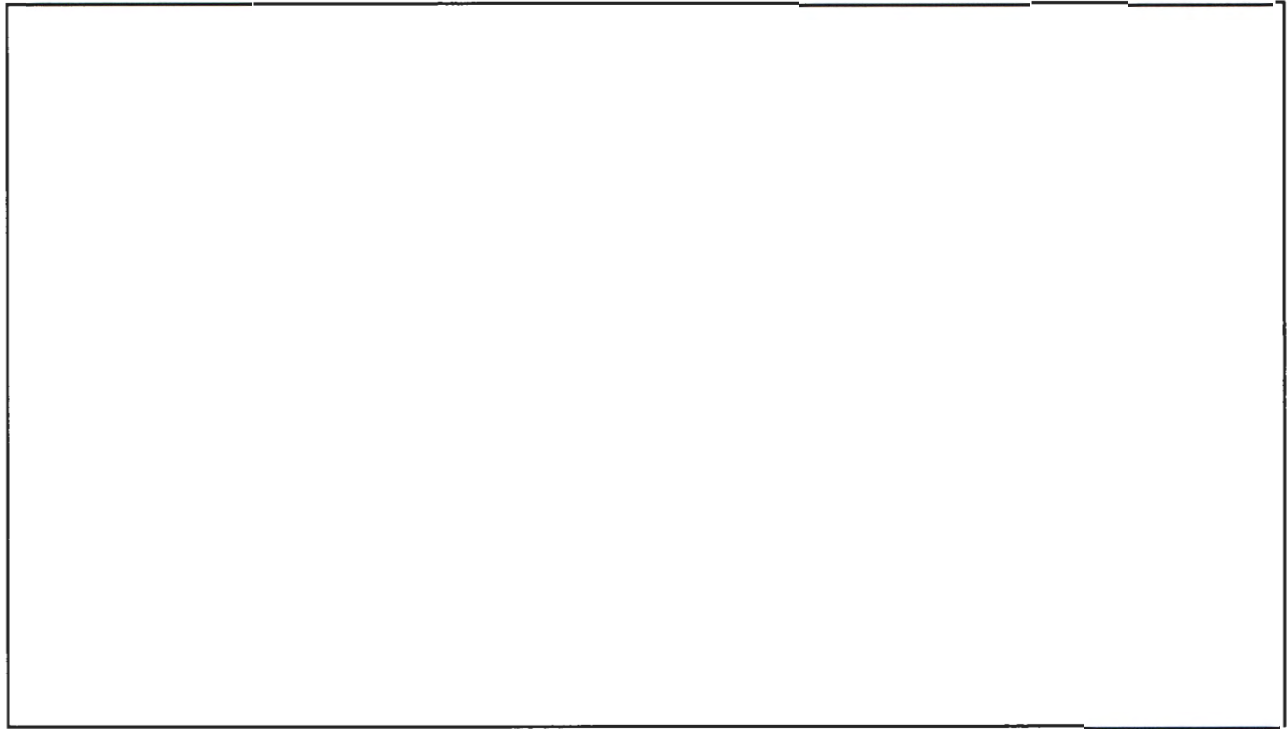
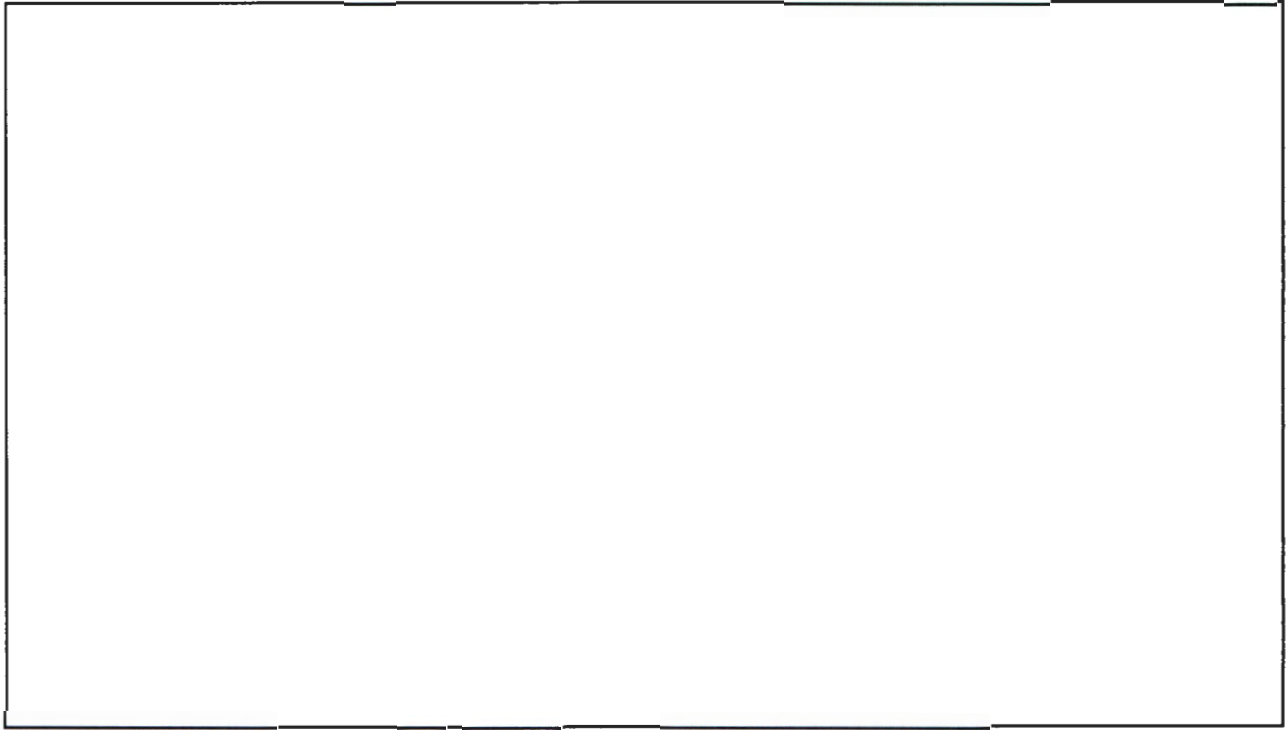
**2) Proposed zero lot line buffer on the south property line.**

- Applicant owns on South
- Extensive, thick, dense forestation & deep creek
- Buffer requirements on abutting PD

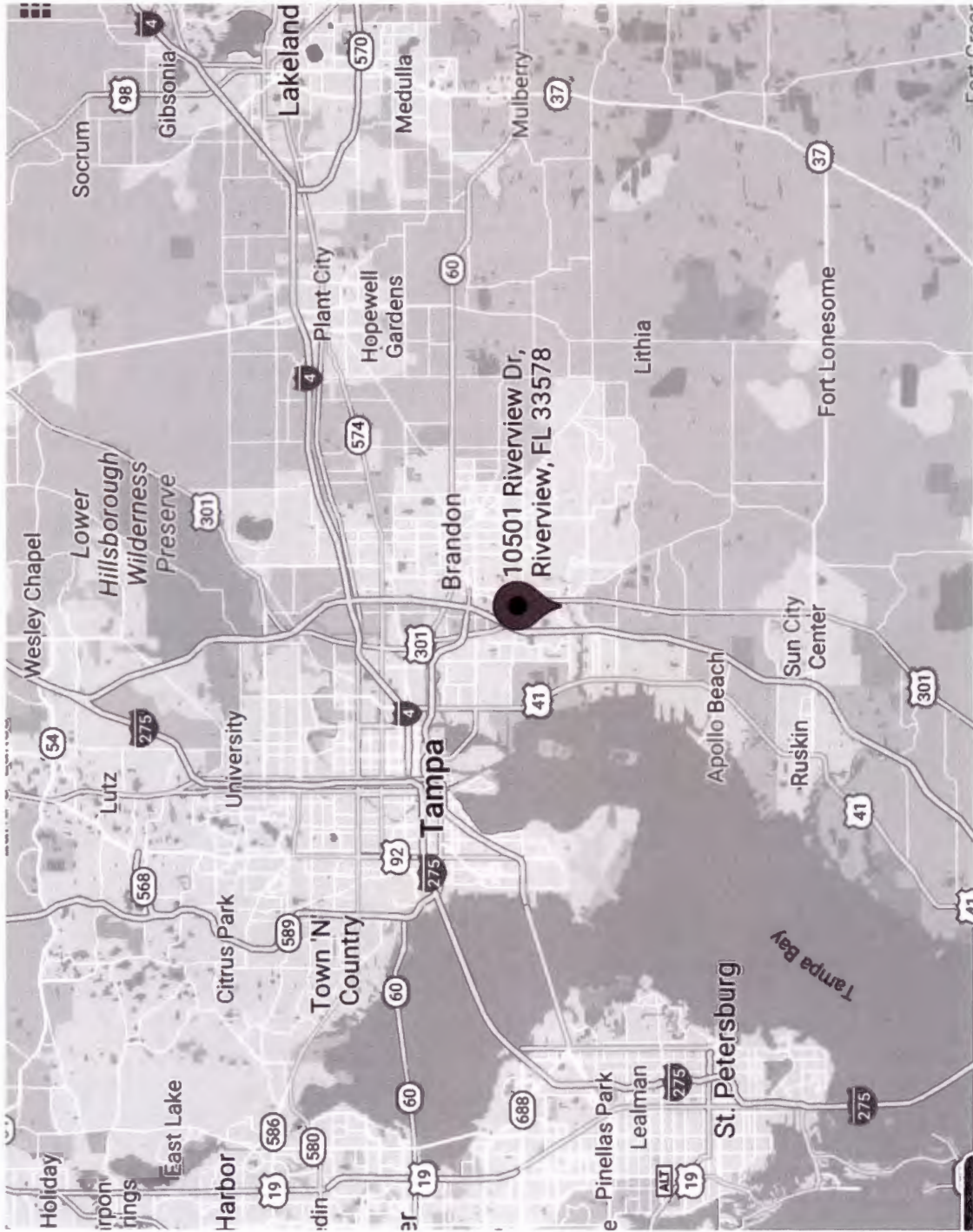


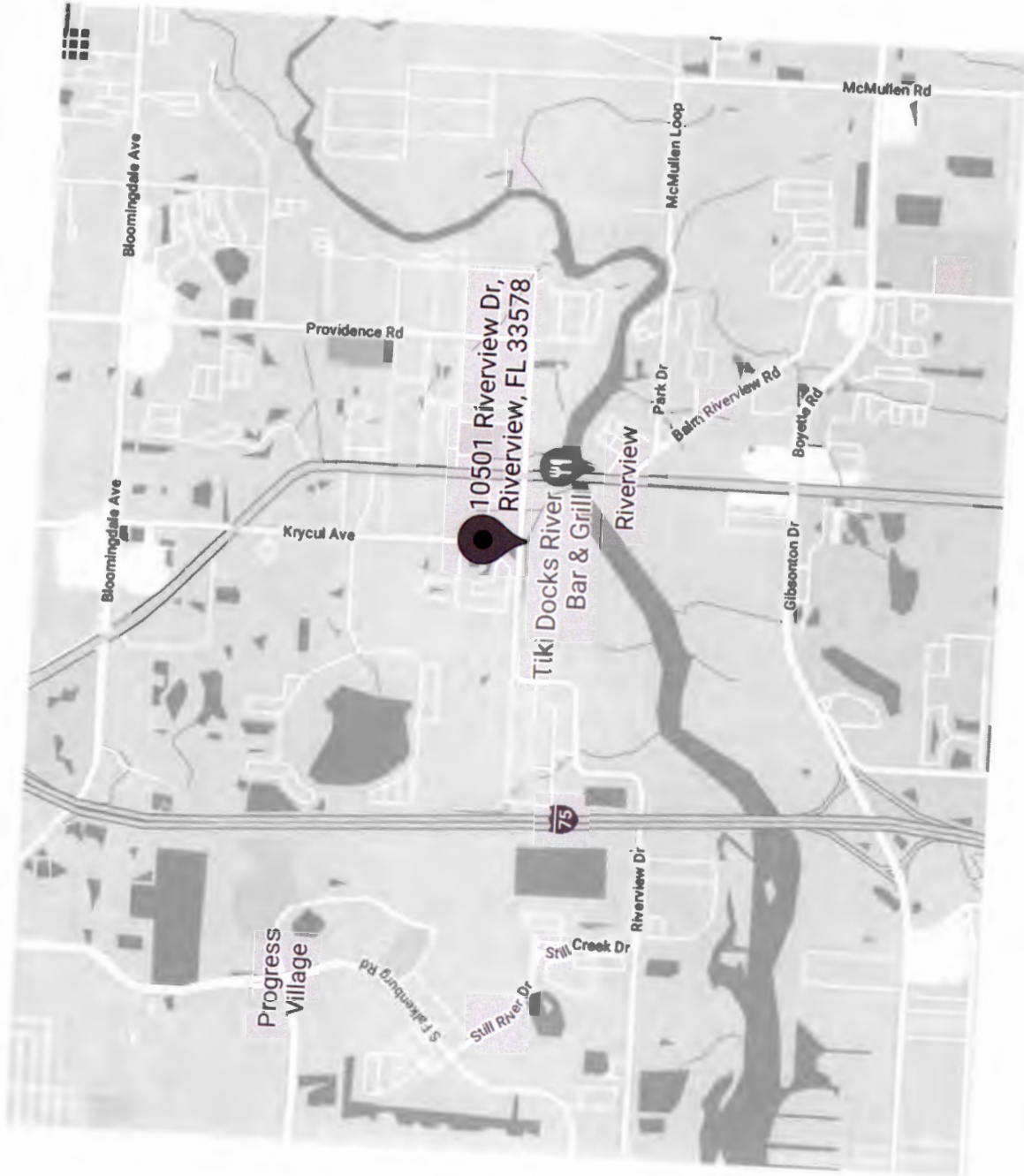






**Consistent by Planning Commission and  
support from Development Services**





10501 Riverview Dr,  
Riverview, FL 33578

Tiki Docks River  
Bar & Grill

Bloomingdale Ave

Bloomingdale Ave

Providence Rd

Krycul Ave

Progress  
Village

S Still Creek Dr

Still River Dr

S Still Creek Dr

Riverview Dr

Riverview

Park Dr

Balm Riverview Rd

Boyette Rd

Gibsonton Dr

McMullen Loop

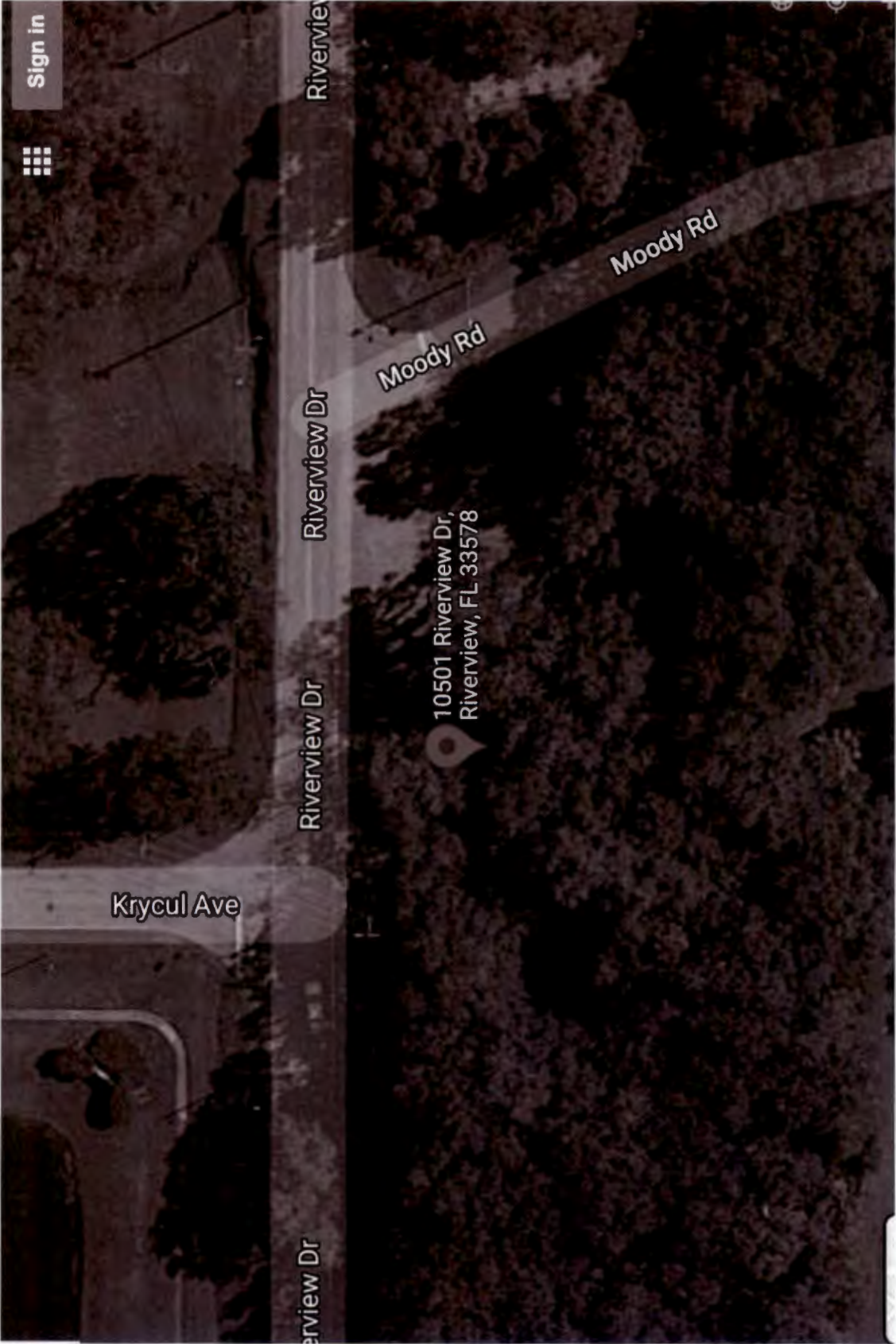
McMullen Rd

75





.40 acres





Riverview Dr

Riverview Dr

United States · FL · Hillsborough Co. · Riverview

Moody Rd

10501 Riverview Dr,  
Riverview, FL 33578

Riverview Branch  
Library

50 feet

© Vexcel Imaging, © 2012



- 1) Issue: Major Modification of the Veterinarian Hospital to Accounting and Business/Professional Offices.**
- 2) 2 buffer and screening variances**
- 3) Locational Waiver**

# History

**REZONING**

**PETITION**

**NUMBER**

79-130

Site Plan District - See

Site Plan Series Film

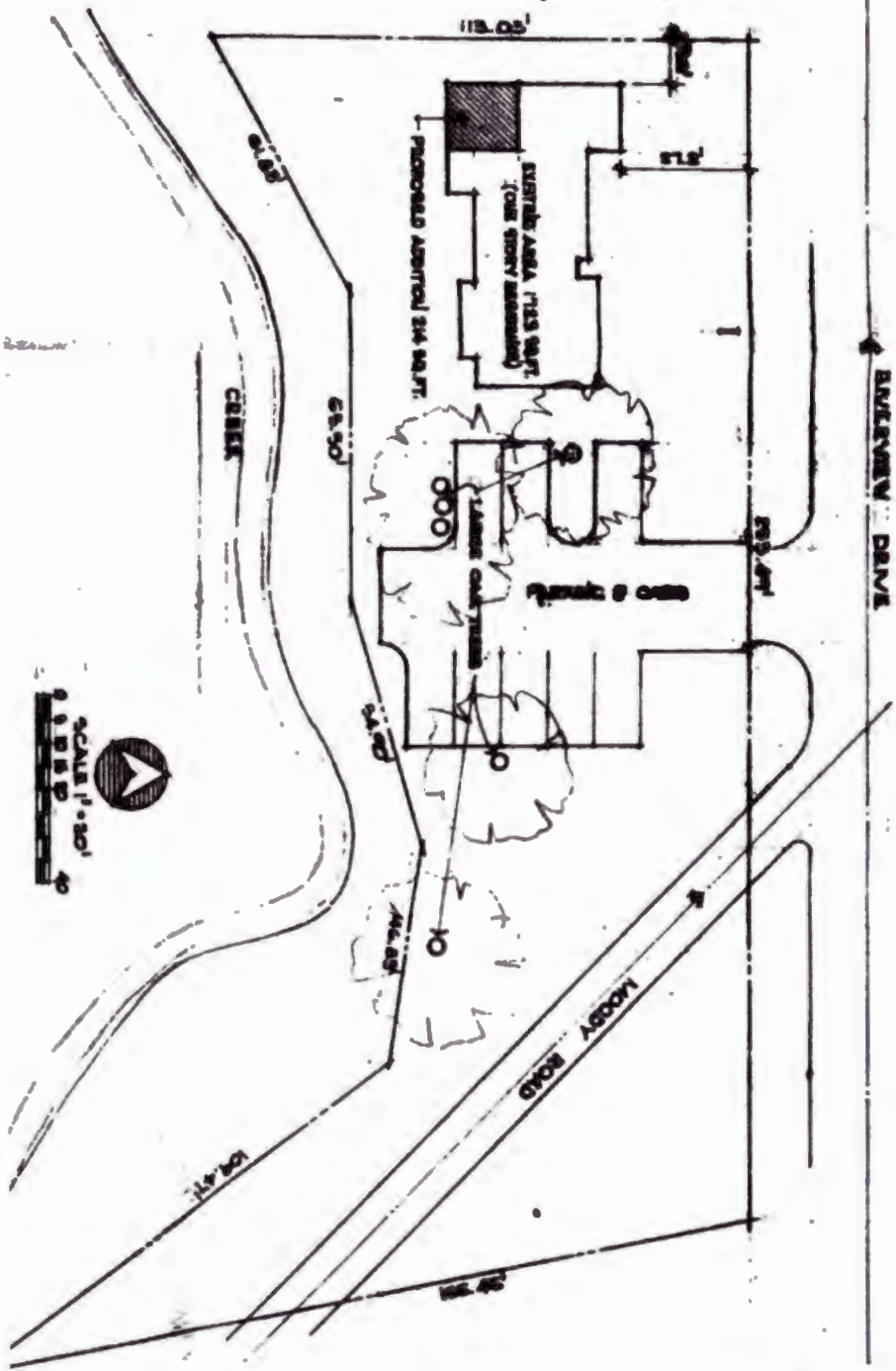
.1 The staff recommendation is for APPROVAL SUBJECT TO THE CONDITIONS SETFORTH IN GENERAL COMMENTS 5.1 and 5.2.

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GENERAL COMMENTS

---

- .1 The petition is for a veterinarian hospital facility only and will not allow the use of boarding kennels or animal shelter.
- .2 All required information should appear on the general site plan prior to certification in the event of an approval.



BREWERY DRIVE

LABORATORY

EXISTING AREA (113 SQ. FT. (ONE STORY ADDED))

PROPOSED ADDITION 514 SQ. FT.

113.03'

63.50'

64.63'

CREEK

69.47'

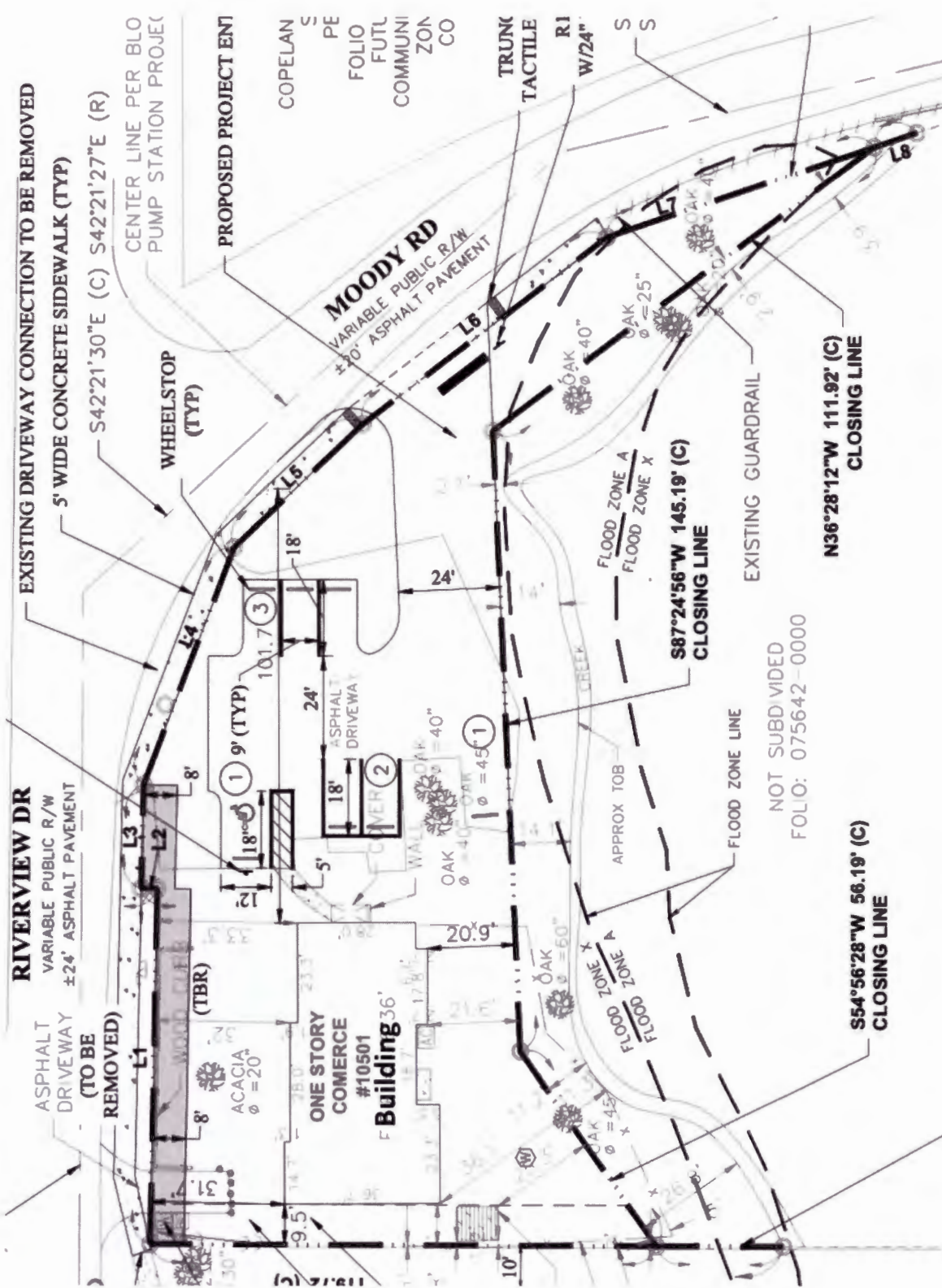
69.47'

66.83'



HILLSBOROUGH COUNTY, FLORIDA  
 Zoning Request No. 2014-00000  
 Applicant: [Signature]  
 This is to certify that all the above information is true and correct as shown on the attached drawings.  
 Approved: [Signature]  
 Approved with conditions noted: [Signature]  
 Municipal Clerk: [Signature]

[Signature]  
 [Signature]  
 [Signature]



**RIVERVIEW DR**  
 VARIABLE PUBLIC R/W  
 ±24' ASPHALT PAVEMENT

EXISTING DRIVEWAY CONNECTION TO BE REMOVED  
 5' WIDE CONCRETE SIDEWALK (TYP)

WHEELSTOP (TYP)  
 S42°21'30"E (C) S42°21'27"E (R)

CENTER LINE PER BLO  
 PUMP STATION PROJEC

PROPOSED PROJECT EN

COPELAN  
 S PE  
 FOLIO  
 FUTL  
 COMMUNI  
 ZON  
 CO

**MOODY RD**  
 VARIABLE PUBLIC R/W  
 ±20' ASPHALT PAVEMENT

TRUNK  
 TACTILE  
 R1  
 W/24"

S87°24'56"W 145.19' (C)  
 CLOSING LINE

N36°28'12"W 111.92' (C)  
 CLOSING LINE

NOT SUBDIVIDED  
 FOLIO: 075642-0000

S54°56'28"W 56.19' (C)  
 CLOSING LINE

ASPHALT DRIVEWAY (TO BE REMOVED)

ACACIA Ø=20

ONE STORY COMERCE #10501 Building 36'

ASPHALT DRIVEWAY

W/24"

OAK Ø=40

OAK Ø=40

OAK Ø=40

OAK Ø=40

OAK Ø=40

OAK Ø=40

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OAK Ø=40

ASPHALT DRIVEWAY (TO BE REMOVED)

ACACIA Ø=20

ONE STORY COMERCE #10501 Building 36'

ASPHALT DRIVEWAY

W/24"

OAK Ø=40

OAK Ø=40

OAK Ø=40

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## SMU-6

“The SMU-6 category allows for Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations”





.40 acres

1)Dense, high thick forestation

2)Applicant owns abutting South





**Building footprint stays  
the same, renovated.  
Site improvements to  
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**LOW FAR**

**2,148 SF existing and remains the same**

**6,064 SF Permissible for FAR**

# **Adjacent Uses and Conditions**

# Adjacent uses







# Adjacent uses



# Adjacent uses





## **Restrictions for RZ-STD 14-0281 RV/S**

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## **Planning Commission**

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## **Development Services:**

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## **Locational waiver**

”Planned Development to allow for an office use is consistent with the vision of the Downtown District and Riverview Community Plan”.



## **Variances:**

Requires: 20' foot buffer with type "B" vegetation.

- 1) Proposed 9.8-ft. buffer with no vegetative planting due to existing structure located 9.8-ft. from western property line.
- 2) Proposed zero lot line buffer on the southern property line.

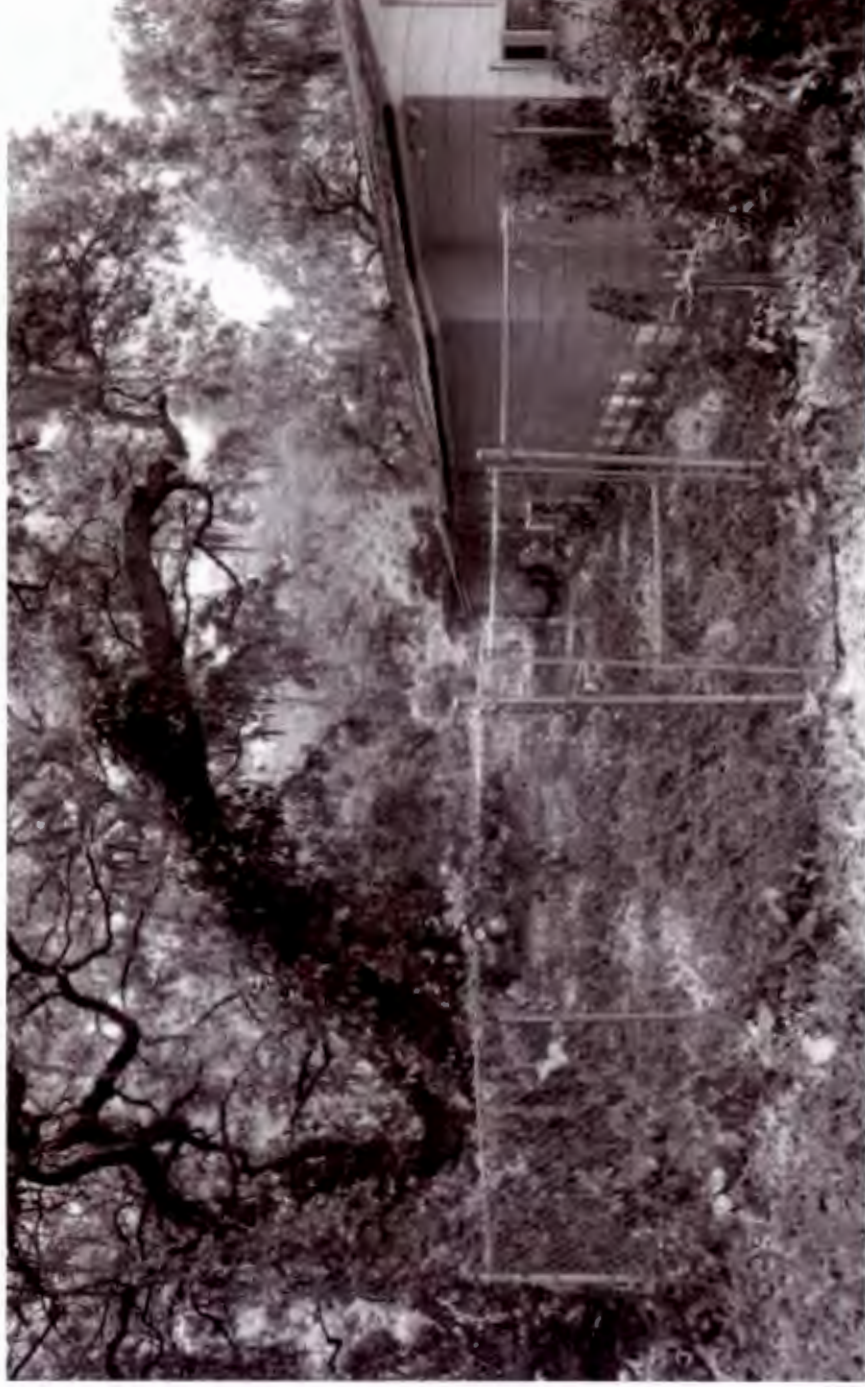
Both supported by staff

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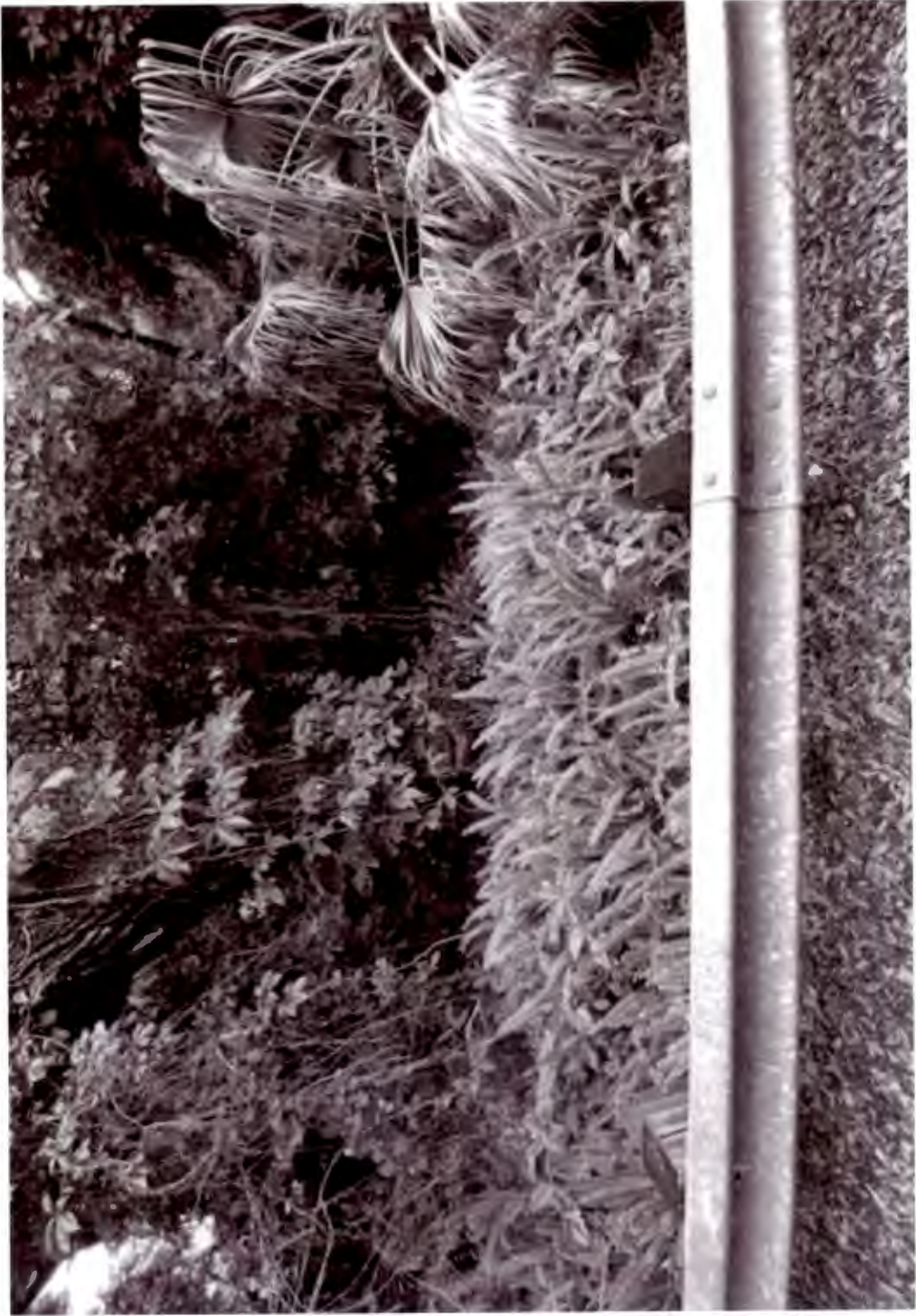


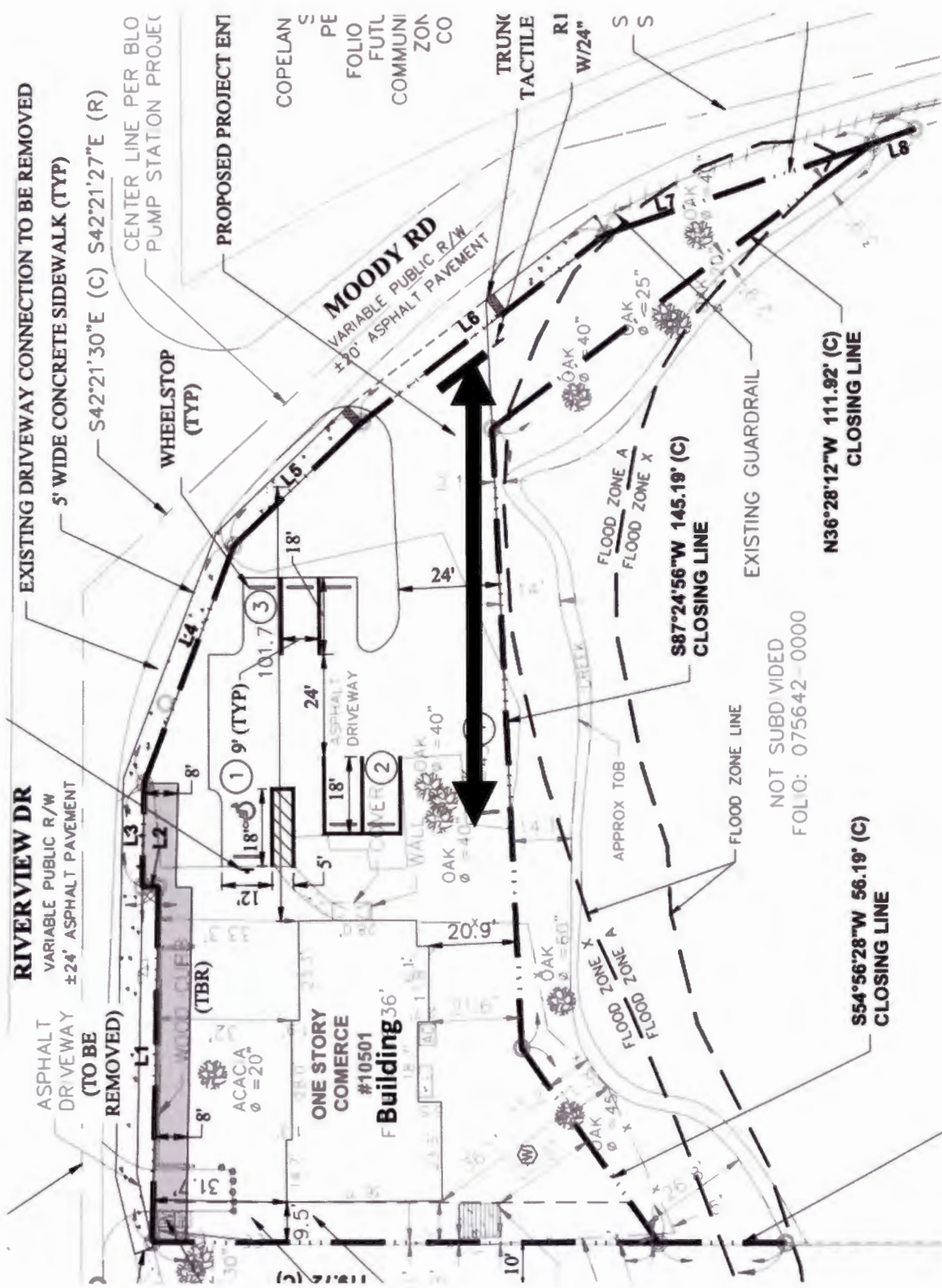
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WHEELSTOP (TYP)

PROPOSED PROJECT ENT

COPELAN S PE FOLIO FUTL ZON CO

**MOODY RD**  
 VARIABLE PUBLIC R/W  
 ±70' ASPHALT PAVEMENT

TRUNC TACTILE RI W/24" S S

1 9' (TYP)

2 18'

3 101.7

ASPHALT DRIVEWAY

WALKWAY

OAK Ø = 40"

OAK Ø = 40"

OAK Ø = 40"

OAK Ø = 40"

OAK Ø = 40"

OAK Ø = 40"

24'

18'

24'

24'

20'g

10'

9.5'

8'

8'

10'

10'

10'

10'

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

FLOOD ZONE X

FLOOD ZONE A

S87°24'56"W 145.19' (C)

CLOSING LINE

EXISTING GUARDRAIL

APPROX TOB

FLOOD ZONE LINE

NOT SUBDIVED

FOLIO: 075642-0000

S54°56'28"W 56.19' (C)

CLOSING LINE

N36°28'12"W 111.92' (C)

CLOSING LINE

L7

L8





**PARTY OF  
RECORD**



**NONE**