**Rezoning Application:** PD 25-0261

**Zoning Hearing Master Date:** April 15, 2025

**BOCC LUM Public Hearing Date:** June 10, 2025



**Development Services Department** 

## 1.0 APPLICATION SUMMARY

Applicant: Sheldon OMV, LLC

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 0.81 acres

Community

Plan Area: Riverview

Overlay: None



# **Introduction Summary:**

The applicant seeks approval of a planned development (PD) rezoning of the property to change the existing PD and Commercial General (CG) zoning of the site for the purpose of using the site as a bank/credit union. The site contains two parcels, folio number 76440.0100 (the PD parcel) and folio number 76440.0000 (the CG parcel). Both parcels are currently vacant.

Zoning:	Existing		Proposed
District(s)	PD 84-0170	CG	PD 25-0261
Typical General Use(s)	Business, Professional and Health Service	Commercial	Credit Union
Acreage	.27 acres	.54 acres	.81 acres
Density/Intensity	0.13 FAR	0.27	0.06 FAR
Mathematical Maximum*	1,500 sf	6,351 sf	2,196 sf

<sup>\*</sup>number represents a pre-development approximation

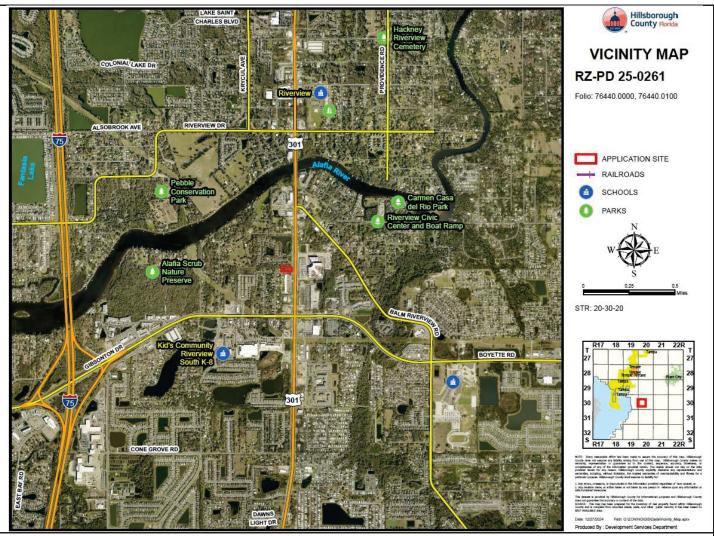
Development Standards:	Existing		Proposed
District(s)	PD 84-0170	CG	PD 25-0261
Lot Size / Lot Width	n/a	10,000 sq ft/75'	n/a
Setbacks/Buffering and Screening	Front (East): 37.1' Front (South): 57.4'	Front (East): 30' Front (South): 30' Side (West): 20' Side (North): 20'	Front (East): 30' Front (South): 30' Side (West): 20' Side (North): 20'
Height	1-story	50′	35′

Additional Information:			
PD Variation(s) None requested as part of this application			
Waiver(s) to the Land Development Code	r(s) to the Land Development Code None requested as part of this application		
Planning Commission Recommendation:		Development Services Recommendation:	
Consistent		Approvable with conditions	

BOCC CPA PUBLIC HEARING DATE: June 10, 2025 Case Reviewer: James E Baker, AICP

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

## 2.1 Vicinity Map



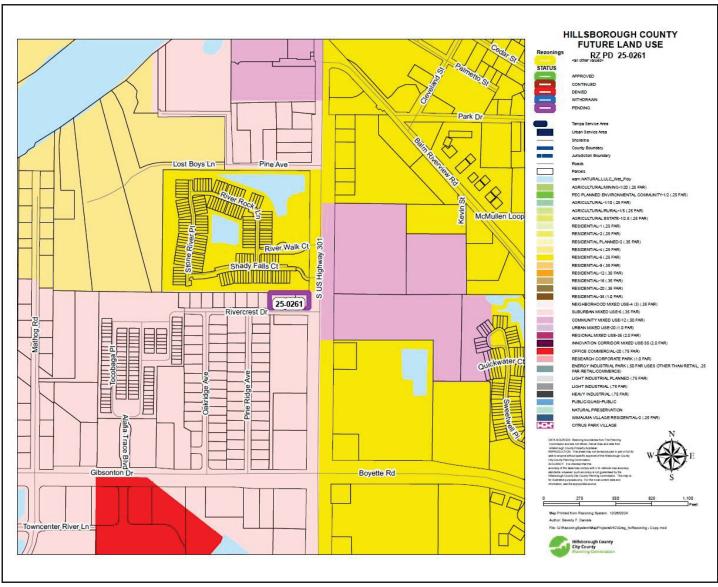
# **Context of Surrounding Area:**

The subject site is generally located at 10620 Rivercrest Drive and consists of two folios: #76440.0100 & #76440.0000. The site located north of Gibsonton Drive and US Hwy 301 intersection in the Riverview community. Surrounding development consists of commercial, single-family and multi-family uses.

BOCC CPA PUBLIC HEARING DATE: June 10, 2025 Case Reviewer: James E Baker, AICP

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

## 2.2 Future Land Use Map

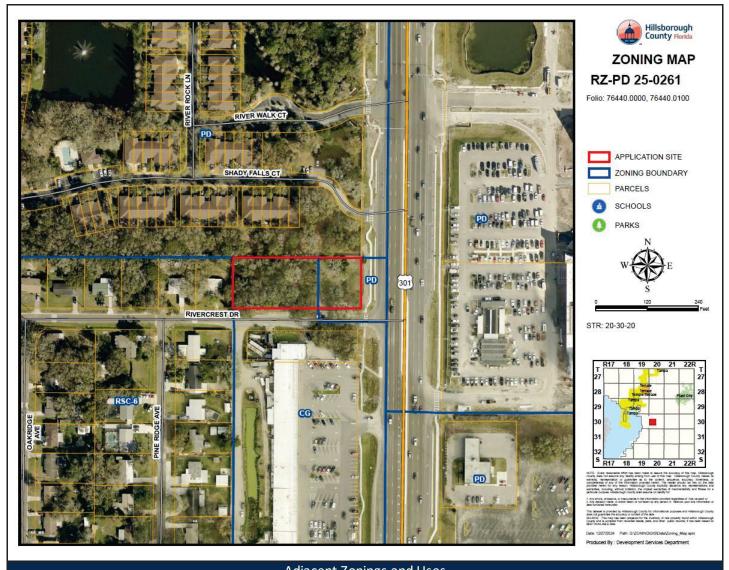


Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6).
Maximum Density/F.A.R.:	175,000 sq ft /0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial, multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

Case Reviewer: James E Baker, AICP

## 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map

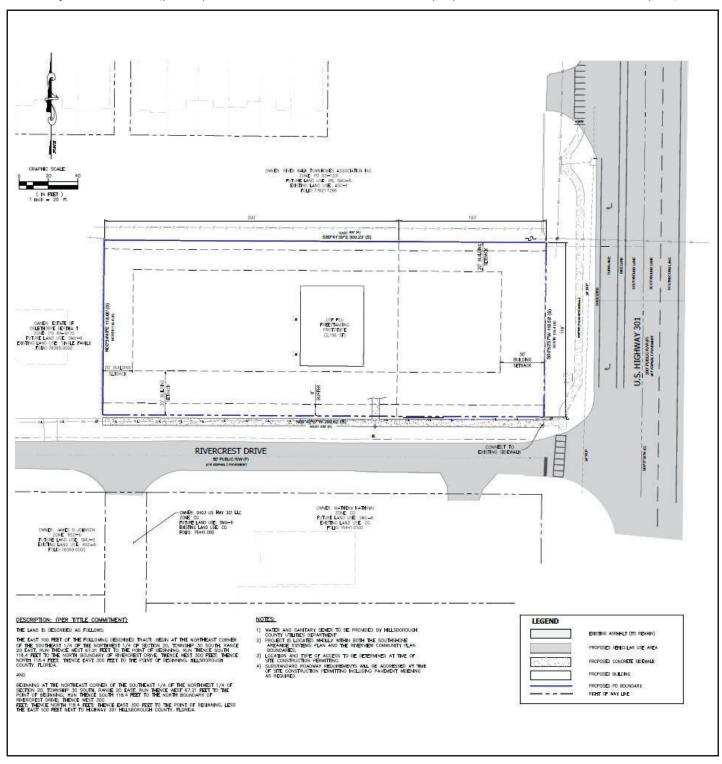


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	PD 03-1331	6 units per acre	Single-Family Attached	Single-Family Attached	
South	CG	0.27 FAR	Commercial	Commercial	
East	PD 03-1600	0.50 FAR	Hospital and Medical Office	Under development	
West	RSC-6	6 units per acre	Single-Family Conventional	Single-Family Residential	

APPLICATION NUMBER:	PD 25-0261	
ZHM HEARING DATE:	April 15, 2025	
BOCC CPA PUBLIC HEARING DATE:	June 10, 2025	Case Reviewer: James E Baker, AICP

## 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER: PD 25-0261

ZHM HEARING DATE: April 15, 2025

BOCC CPA PUBLIC HEARING DATE: June 10, 2025 Case Reviewer: James E Baker, AICP

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

Road Name	Classification	Current Conditions	Select Future Improvements
Rivercrest Dr.	County Local - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)
S. U.S. Highway 301	FDOT Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☒ Other (TBD)</li> </ul>

Project Trip Generati	on ☐Not applicable for this request		We the second
10.	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,022	288	216
Proposed	220	22	46
Difference (+/-)	-2,802	-266	-170

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item
South	50	Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	**	Choose an item.	Choose an item.	Choose an item.

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item

APPLICATION NUMBER: PD 25-0261

ZHM HEARING DATE: April 15, 2025

BOCC CPA PUBLIC HEARING DATE: June 10, 2025 Case Reviewer: James E Baker, AICP

## 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

APPLICATION NUMBER:	PD 25-0261	
ZHM HEARING DATE:	April 15, 2025	
BOCC CPA PUBLIC HEARING DATE:	June 10, 2025	Case Reviewer: James E Baker, AICP

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

This is a request to rezone two vacant parcels with an existing Planned Development (folio 76440.0100) and Commercial General (folio 76440.0000) zoning to a Planned Development to facilitate a credit union. Site is located at 10620 Rivercrest Drive. Surrounding area is primarily residential with most properties developed with single-family homes but also includes a townhomes/villa type housing development adjacent to the north and west. Adjacent zonings to the south and east are Planned Developments comprising a retail center and a hospital, respectively.

Development Services does not foresee any compatibility concerns with the proposed development. The surrounding area is residential and higher intense residential uses, such as to the north are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

#### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

APPLICATION NUMBER:	PD 25-0261	
ZHM HEARING DATE:	April 15, 2025	
BOCC CPA PUBLIC HEARING DATE:	June 10, 2025	Case Reviewer: James E Baker, AICP

#### **6.0 PROPOSED CONDITIONS**

**Approval** – Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 3, 2025.

- 1. Development shall be limited to a Bank/Credit Union with drive through facilities. The use shall be developed where generally shown on the site plan.
- 2. Development shall be in accordance with the following:

Minimum lot size/width: n/a

Density/Intensity: 2,196 sf/0.06 FAR

Minimum front yard setback (East): 30 ft
Minimum front yard setback (South): 30 ft
Minimum side yard setback (West): 20 ft
Minimum side yard setback (North): 20 ft

Maximum building height: 35 ft (1-story)

- 3. The site shall comply with required buffering and screening per the Land Development Code.
- 4. The Bank/Credit Union will be subject to regular business hours and will not be open between the hours of 6 pm and 6 am.
- 5. Approval of this application by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 6. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 7. If the notes and/or graphic on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 8. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 25-0261	
ZHM HEARING DATE:	April 15, 2025	
BOCC CPA PUBLIC HEARING DATE:	June 10, 2025	Case Reviewer: James E Baker, AICP

- 9. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- 10. As Rivercrest Dr. is a substandard local roadway, the developer will be required improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- 11. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 12. Notwithstanding anything herein or shown on the PD site plan in the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 13. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

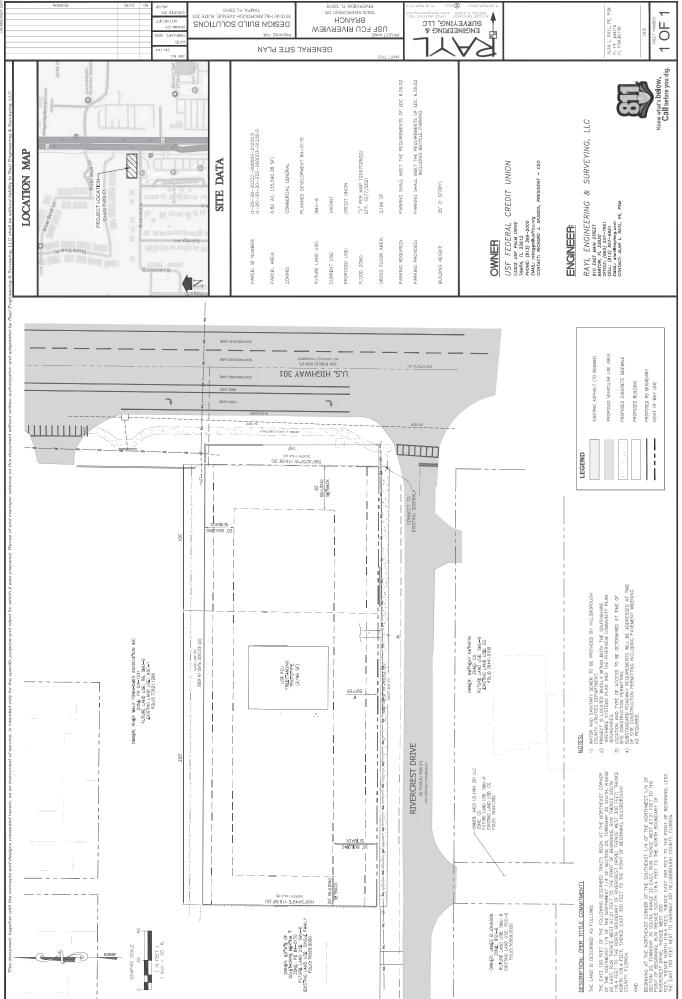
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

APPLICATION NUMBER:	PD 25-0261	
ZHM HEARING DATE:	April 15, 2025	
BOCC CPA PUBLIC HEARING DATE:	June 10, 2025	Case Reviewer: James E Baker, AICP

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

NA

APPLICATION NUMBER:	PD 25-0261				
ZHM HEARING DATE: BOCC CPA PUBLIC HEARING DATE:	April 15, 2025 June 10, 2025	Case Reviewer: James E Baker, AICP			
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3.0 PROPOSED SITE PLAN (FULL)					
		See Following Page			



APPLICATION NUMBER:	PD 25-0261	
ZHM HEARING DATE:	April 15, 2025	
BOCC CPA PUBLIC HEARING DATE:	June 10, 2025	Case Reviewer: James E Baker, AICP

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 04/04/2025		
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation		
PLANNING AREA/SECTOR: S/Riverview	PETITION NO: RZ 25-0261- REVISED		
This agency has no comments.			
This agency has no objection.			
X This agency has no objection, subject to the listed or attached	conditions.		
This agency objects for the reasons set forth below.			

# **CONDITIONS OF APPROVAL**

- 1. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- 2. As Rivercrest Dr. is a substandard local roadway, the developer will be required improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

- 3. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 4. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 5. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .81 acres from Commercial General (CG) and Planned Development (PD) 90-0001, most recently modified by Major Modification 90-0001 to Planned Development (PD). The existing Planned Development (PD) is approved for a 1,500sqft business, professional, and health related office. The proposed Planned Development is seeking approval for a 2,196sqft Bank/Credit Union with Drive Thru. The site is located in the north-western quadrant of the intersection of S. U.S. Highway 301 and Rivercrest Drive. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

## **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG, Fast Food w/ Drive Thru	5.4	7	6
(ITE Code 934) 6,351sqft	54	3	
PD 90-0001, Medical-Dental Office	2.069	202	210
(ITE 720) 1,500sqft	2,968	283	210
Total	3,022	288	216

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Bank w/ Drive Thru	220	22	16
(ITE Code 912) 2,196sqft	220	22	46

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	-2,802	-266	-170

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Rivercrest Dr. and S. U.S. Highway 301. Rivercrest Dr. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

Speed tables are present at regular intervals along the full length of Rivercrest Dr. As previously stated in this report, Rivercrest Dr. has been identified by county transportation staff as a substandard local roadway, as Rivercrest Dr. does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manuel (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. As outlined in section 6.03.02 of the Land Development Code the developer will be required to construct a 5ft sidewalk within the right-ofway and along the entire frontage of the subject parcel designed in a way that conforms to the latest requirements of Americans with Disabilities Act (ADA) accessibility guidelines for building facilities.

S. U.S. Highway 301 is a 6-lane, divided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, +/- 5 ft sidewalks and +/- 4 ft bike lanes on both sides of the roadway, and within +/- 200 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan S. U.S. Highway 301 is designated for a future six lane enhancement.

## **SITE ACCESS**

The applicant has proposed to defer displaying the exact type and location of access onto Rivercrest Dr to the time of site/plat/construction plan review. In accordance with section 6.03.02 of the

As S. U.S. Highway 301 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate with FDOT staff regarding FDOT standards and requirements. Additionally, as outlined in the conditions of approval, the subject site will be prohibited from taking access to S. U.S. Highway 301.

## ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Rivercrest Dr. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for S. U.S. Highway 301 is reported below

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
S. U.S. Highway	Gibsonton Dr.	Riverview Dr.	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements		
		2 Lanes	☐ Corridor Preservation Plan		
Rivercrest Dr.	County Local -	Substandard Road	☐ Site Access Improvements		
	Rural	Sufficient ROW Width	☐ Substandard Road Improvements		
			⊠ Other (TBD)		
S. U.S. Highway 301		Clanas	□ Corridor Preservation Plan		
	FDOT Arterial - Urban	6 Lanes  □Substandard Road  □Sufficient ROW Width	☐ Site Access Improvements		
			☐ Substandard Road Improvements		
			⊠ Other (TBD)		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	3,022	288	216		
Proposed	220	22	46		
Difference (+/-)	-2,802	-266	-170		

Connectivity and Cross Access ⊠ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

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

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

# **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

RZ PD 25-0261
April 15, 2025
Sheldon OMV LLC
The request is to rezone a parcel of land from PD and CG to PD
Northwest corner of Rivercrest Drive and US Hwy 301 South
0.82 acres m.o.l.
PD 84-0170 and CG
SMU-6
Urban

Riverview

**COMMUNITY PLANNING AREA:** 

# **DEVELOPMENT REVIEW STAFF REPORT**

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

## 1.0 APPLICATION SUMMARY

Applicant: Sheldon OMV, LLC

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 0.81 acres

Community Plan Area: Riverview

Overlay: None

# Introduction Summary:

The applicant seeks approval of a planned development (PD) rezoning of the property to change the existing PD and Commercial General (CG) zoning of the site for the purpose of using the site as a bank/credit union. The site contains two parcels, folio number 76440.0100 (the PD parcel) and folio number 76440.0000 (the CG parcel). Both parcels are currently vacant.

# Additional Information:

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

Planning Commission Recommendation: Consistent

**Development Services Recommendation:** Approvable with conditions

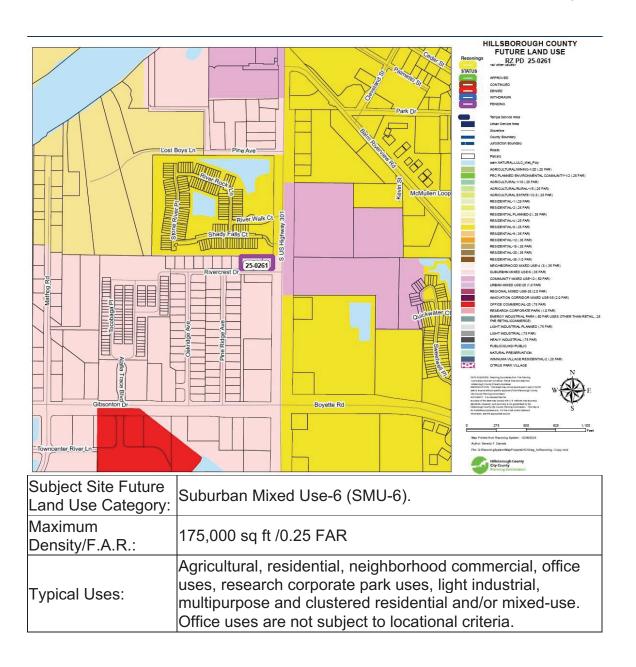
# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



# Context of Surrounding Area:

The subject site is generally located at 10620 Rivercrest Drive and consists of two folios: #76440.0100 & #76440.0000. The site located north of Gibsonton Drive and US Hwy 301 intersection in the Riverview community. Surrounding development consists of commercial, single-family and multi-family uses.

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

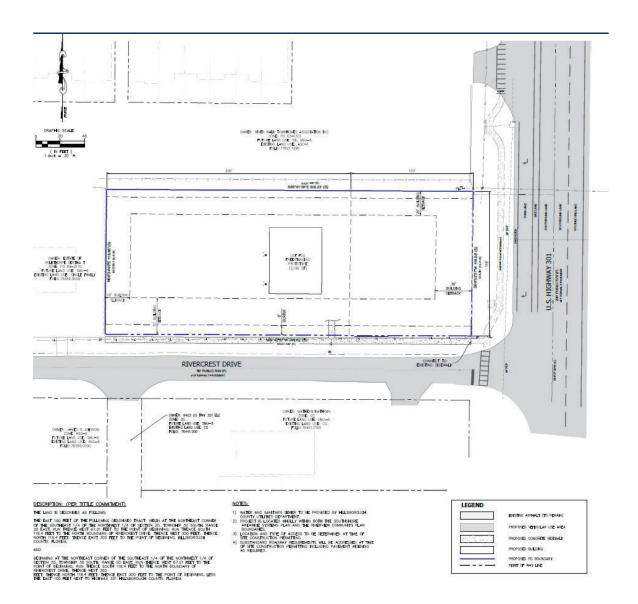


# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



# 2.0 LAND USE MAP SET AND SUMMARY DATA

**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan )



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

Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
Rivercrest Dr.	County Local - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)
S. U.S. Highway 301	FDOT Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other (TBD)</li> </ul>

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	3,022	288	216	
Proposed	220	22	46	
Difference (+/-)	-2,802	-266	-170	

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	38	Choose an item.	Choose an item.	Choose an item
South	500	Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Design Exception/Administrative Variance Solution Solutio				
Road Name/Nature of Request	Finding			
3)	Choose an item.	Choose an item		
	Choose an item.	Choose an item.		
Notes:				

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable:  ☐ Wetlands/Other Surface Waters	
☐ Use of Environmentally Sensitive Land Credit	
<ul><li>□ Wellhead Protection Area</li><li>□ Surface Water Resource Protection Area</li></ul>	
<ul> <li>□ Potable Water Wellfield Protection Area</li> <li>□ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> </ul>	
☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to FLAPP property	

Public Facilities:
Transportation
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided ⊠N/A
Service Area/ Water & Wastewater
⊠Urban □ City of Tampa □Rural □ City of Temple Terrace
Hillsborough County School Board
Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A
Comprehensive Plan:
Planning Commission
□ Meets Locational Criteria ⊠N/A □ Locational Criteria Waiver Requested □ Minimum Density Met ⊠ N/A
□ Inconsistent ⊠ Consistent

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

# 5.1 Compatibility

This is a request to rezone two vacant parcels with an existing Planned Development (folio 76440.0100) and Commercial General (folio 76440.0000) zoning to a Planned Development to facilitate a credit union. Site is located at 10620 Rivercrest Drive. Surrounding area is primarily residential with most properties developed with single-family homes but also includes a townhomes/villa type housing development adjacent to the north and west. Adjacent zonings to the south and east are Planned Developments comprising a retail center and a hospital, respectively.

Development Services does not foresee any compatibility concerns with the proposed development. The surrounding area is residential and higher intense residential uses, such as to the north are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

#### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

#### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Angela Rauber 101 East Kennedy Blvd. Suite 3700 testified on behalf of the applicant. Ms. Rauber showed a graphic to describe the two parcels that are subject to a rezoning. One parcel is currently zoned PD and the other parcel is zoned CG. The rezoning request is to develop a bank/credit union with drive-thru lanes. Ms. Rauber testified that the prior dentist office on the PD portion has been demolished and the other parcel is vacant. She showed the conceptual site plan and described the surrounding area. She concluded her presentation by showing a copy of the Future Land Use map.

Mr. James Baker Development Services staff, testified regarding the County's staff report. Mr. Baker stated that the applicant is requesting a rezoning of two parcels from PD and CG to Planned Development to permit a credit union. He detailed the surrounding area and testified that staff does not foresee compatibility issues with the proposed zoning.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the property is located in the Suburban Mixed Use-6 Future Land Use category, the Urban Service Area and the Riverview Community Planning Area. He testified that the application is compatible with the surrounding neighborhood and that the site does not meet commercial locational criteria. Staff supports the requested waiver based upon the existing zoning on-site. Mr. Royal stated that staff found the rezoning compatible with the development pattern and consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Mr. Andrew Lester 9610 Oak Ridge Avenue testified in opposition. Mr. Lester stated that he received sensor data from the Florida Department of Transportation. He described the information regarding traffic on US Highway 301 and Gibsonton Drive. He testified that speed bumps were installed in 2010 on neighboring streets to reduce cut through traffic. Mr. Lester stated that in 2023 there were 156 complaints of speeding or near misses on Oak Ridge and 142 complaints on Pine Ridge. He stated that he opposes the rezoning as it will increase traffic, both pedestrian and vehicular and that sidewalks and traffic calming measures should be added.

Mr. Lester did not submit his information in advance to the County and did not have a printed copy of the information to submit at the hearing.

Ms. Heinrich of the Development Services Department did not have additional comments.

Ms. Sarah Rose of the County's transportation review section testified that Rivercrest Drive is a substandard roadway and that the applicant has elected to defer addressing the improvements and identifying access to the time of site construction at which points those issues will be addressed. She added that the applicant will be required to construct a 5-foot sidewalk along the project frontage in compliance with ADA standards.

Hearing Master Finch asked Ms. Rose to confirm that if the rezoning is approved by the Board of County Commissioners, the transportation review section will review the project impact. Ms. Rose replied that was correct.

Ms. Rauber testified during the rebuttal period that a transportation analysis is part of the record. She asked that the applicant's transportation engineer provide comments.

Mr. Garrett Posten testified on behalf of the applicant and stated that the vehicular average daily trips are reduced by 2,802 trips by the change to the development of the credit union as compared to the uses permitted under the current zoning.

Hearing Master Finch asked Mr. Posten if that was because the site is currently approved for office and commercial development. Mr. Posten replied that was correct and added that the credit union generates less traffic.

The hearing was then concluded.

#### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

#### PREFACE

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

## **FINDINGS OF FACT**

- 1. The subject property is 0.82 acres in size and is currently zoned Planned Development (PD 84-0170) and Commercial General (CG) and is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
- 2. The subject site is comprised of two parcels. The PD portion of the site is approved for Business, Professional and Health Service land uses and the CG zoned portion permits a wide array of Commercial General land uses.
- 3. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop a bank/credit union.
- 4. No Planned Development Variations or waivers are requested.
- 5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
- 6. The surrounding area is zoned PD to the north and developed with single-family attached residential. The area to the south is zoned CG and developed with commercial land uses. The property to the west is zoned RSC-6 with single-family residential and the property to the east is zoned PD and approved for hospital and medical office.

- 7. One person testified in opposition was provided at the Zoning Hearing Master hearing. His concerns pertain to the existing traffic condition in the area and the possible negative impacts of the project traffic. Additionally, the citizen stated that traffic calming measures and sidewalks should be required.
  - In response, the County's transportation review section staff person testified that Rivercrest Drive is substandard and that the impact of the project would be reviewed at the site development stage if the rezoning were approved by the Board of County Commissioners. That review could require improvements based on the conditions at the time. The applicant will be required to provide a 5-foot wide sidewalk along the parcel frontage.
- 8. The applicant's transportation engineer testified that the vehicular average daily trips are reduced by 2,802 trips by the proposed development of the credit union as compared to the uses permitted under the current zoning. This data is confirmed in the County's transportation agency review comments.
- 9. The rezoning request to PD for the development of bank/credit union is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

The rezoning 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 Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

#### **SUMMARY**

The applicant is requesting a rezoning from PD and CG to the PD zoning district for the development of a bank/credit union. No Planned Development variations or waivers are requested. The existing PD is approved for Business, Professional and Health Service land uses and the CG zoned portion permits a wide array of Commercial General land uses.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

One person testified in opposition was provided at the Zoning Hearing Master hearing. Concerns expressed pertained to the existing traffic volumes and the need for traffic calming measures and sidewalks in the area. In response, the County's transportation review section staff person testified that Rivercrest Drive is substandard and that the impact of the project would be reviewed at the site development stage if the rezoning were approved by the Board of County Commissioners. That review could require improvements based on the conditions at the time. The applicant will be required to provide a 5-foot wide sidewalk along the parcel frontage.

The applicant's transportation engineer testified that the vehicular average daily trips are reduced by 2,802 trips by the proposed development of the credit union as compared to the uses permitted under the current zoning. This data is confirmed in the County's transportation agency review comments.

The rezoning request to PD for the development of a bank/credit union is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

#### RECOMMENDATION

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

May 6, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: April 15, 2025	Case Number: PD 25-0261		
Report Prepared: April 4, 2025	Folio(s): 76440.0000 & 76440.0100		
	<b>General Location</b> : North of Rivercrest Drive and west of South US Highway 301		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/.35/.50 FAR)		
Service Area	Urban		
Community Plan(s)	Riverview & SouthShore Areawide Systems		
Rezoning Request	Commercial General (CG) and Planned Development (PD) to PD to allow a credit union		
Parcel Size	0.82 ± acres		
Street Functional Classification	Rivercrest Drive – <b>Local</b> South US Highway 301 – <b>State Principal Arterial</b>		
Commercial Locational Criteria	Does not meet; Waiver submitted		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Suburban Mixed Use-6	CG + PD	Vacant Land		
North	Residential-6	PD	HOA Property + Single Family		
South	Suburban Mixed Use-6	CG	Light Commercial		
East	Community Mixed Use-12	PD	Vacant Land + Single Family + Light Commercial + Public/Quasi- Public/Institutions		
West	Suburban Mixed Use-6	RSC-6 + PD	Single Family + HOA Property + Agriculture		

## Staff Analysis of Goals, Objectives and Policies:

The 0.82 ± acre subject site is located north of Rivercrest Drive and west of South US Highway 301. The subject site is in the Urban Service Area and is within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. The applicant requests to rezone the subject site from Commercial General (CG) and Planned Development (PD) 84-0170 to PD to allow a credit union.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Vacant land is currently on the subject site as well as to the east across South US Highway 301. Light Commercial uses are to the south across Rivercrest Drive and along South US Highway 301. Single-family uses extend to the north, southwest and west. To enhance compatibility with the surrounding single-family uses to the west and southwest, according to the revised request, which was uploaded into Optix on April 3, 2025, the applicant proposed the retention of several existing trees upon the site, improved sidewalks and the development of a stormwater retention area to the west. The retention of the vegetation and developing a retention stormwater pond will create a natural buffer between the credit union and residential uses to the west. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3.

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Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 designation allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The category allows neighborhood commercial up to 175,000 sq. ft. or 0.25 Floor Area Ratio (FAR), whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multi-purpose and mixed-use projects may achieve up to a 0.35 FAR. Light industrial uses may achieve up to a 0.50 FAR. According to the revised request and site plan, the proposed credit union would be 2,196 square feet. With the 0.82 ± acre site, the maximum square feet that may be considered for this site would be 8,929 square feet (0.82 ac x 43,560 sq ft = 35,719.2 sq ft x 0.25 FAR = 8,929 sq ft). As noted above, the maximum allowable FAR that is considered for commercial uses in the SMU-6 Future Land Use category is 0.25 and the proposed FAR for the credit union would be 0.06 (2,196 sq ft / 35,719.2 sq ft = 0.06 FAR). The proposal meets the permitted Floor Area Ratio for the site in the SMU-6 category and therefore meets the intent of FLUS Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal does meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised of mixed uses, with vacant land, single-family and light commercial uses in the immediate area. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. According to FLUS Policy 4.7.4, when planning the location of new non-residential developments at intersections meeting locational criteria, a transition in intensity of nonresidential uses shall be established which is compatible with the surrounding character. As noted above, the applicant proposed the retention of the vegetation and developing a retention stormwater pond which will create a natural buffer between the credit union and residential uses to the west. The transition to a use which is allowed in a Commercial General zoning district would allow for development that is compatible with the surrounding area as light commercial uses are to the south along South US Highway 301; and therefore, would be consistent with the aforementioned policy direction. The proposed credit union will also be subject to regular business hours and will not be open between 6pm - 6am. Given the retention of the natural vegetation and additional buffering methods, operating hours and existing light commercial uses to the south, the proposed PD is consistent with FLUS Objective 4.4, FLUS Policy 4.4.1 and FLUS Policy 4.7.4.

The subject site does not meet Commercial Locational Criteria (CLC) as established in FLUS Objective 4.7. According to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations: 50% of the site must front along a roadway with a context classification of suburban commercial, suburban

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town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map or within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant. The closest qualifying intersection to the subject site is Gibsonton Drive and South US Highway 301 which are more than 1,330 square feet away from the subject site. The site fronts along a Suburban Commercial road classification, but 50% of the site is not along it. Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The applicant submitted a waiver for the CLC criteria; based upon the fact that the proposed use is allowed in the existing Commercial General zoning district, existing light commercial uses, operating characteristics of credit union and enhancing buffering to improve compatibility concerns, Planning Commission staff recommends the Board approve the waiver request. With the inclusion of the submitted waiver for the Commercial Locational Criteria and the associated justifications listed, the proposal meets the intent of Objective 4.7 and its associated policies.

The site is located within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. Goal 2 of the Riverview Community Plan reflects the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". The subject site is located in the Hwy 301 Corridor District which is noted under the plan to provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival. Goal 1.a. under the Economic Objective within the SouthShore Areawide Systems Plan is to analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.) As Goal 1.b. is to recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the Land Development Code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity. The proposed credit union would bring an economic component to the surrounding area that is consistent with the goals of the Riverview Community Plan and SouthShore Areawide Systems Plan in the Livable Communities Element of the Comprehensive Plan.

Overall, staff finds that the proposed credit union use is compatible with the existing development pattern found within the surrounding area and does support the vision of the Riverview Community Plan and SouthShore Areawide Systems Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

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

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#### **FUTURE LAND USE SECTION**

#### **Urban Service Area**

**Objective 1.1:** 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.

#### Compatibility

**Policy 3.1.3:** 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.

#### **Land Use Categories**

**Objective 2.2:** The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

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

#### Relationship to Land Development Regulations

**Objective 4.1:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

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#### Neighborhood/Community Development

**Objective 4.4: 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 4.4.1:** 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

#### Commercial-Locational Criteria

**Objective 4.7:** To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

**Policy 4.7.2:** In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant

**Policy 4.7.4:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.

#### LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

#### IV. Goals

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

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The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 1. **Hwy 301 Corridor** Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
- 2. **Downtown** Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
- 3. **Riverfront** Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
- 4. **Mixed Use** Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
- 5. **Residential** Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
- 6. **Industrial** Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
- 7. **Open Space** Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

#### LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

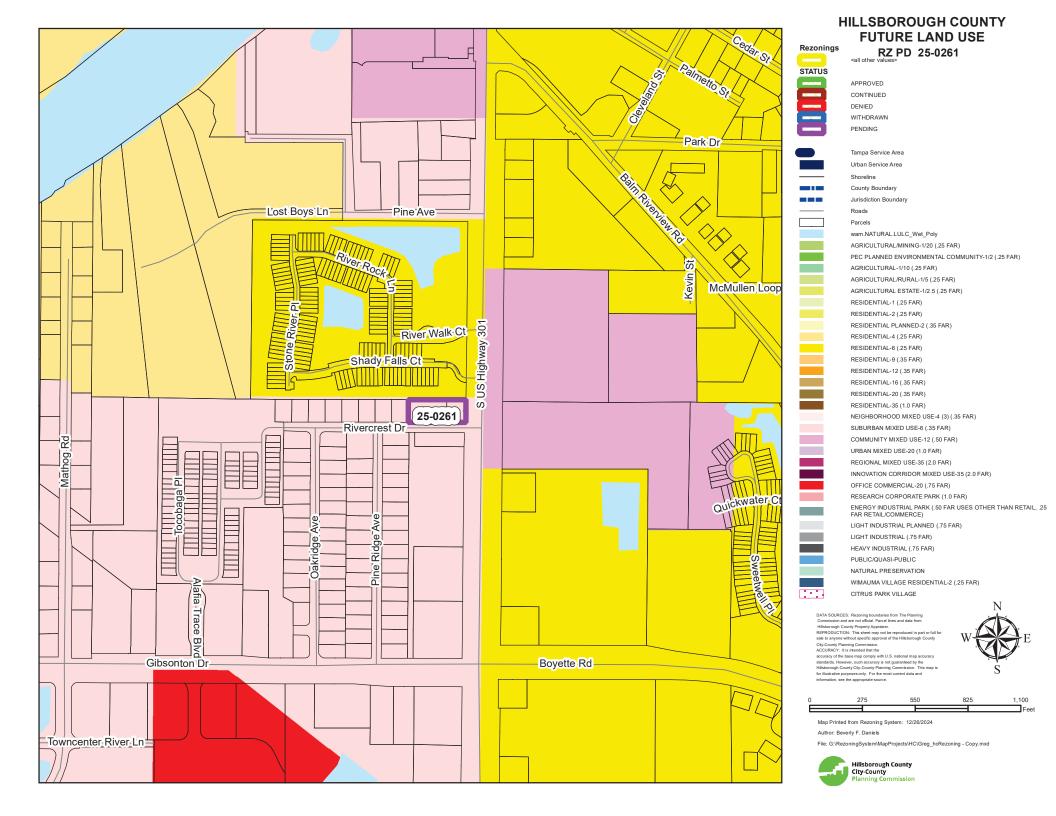
#### **Economic Development Objective**

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

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

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

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# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

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

#### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

#### BOARD OF COUNTY COMMISSIONERS

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

#### **COUNTY ADMINISTRATOR**

Bonnie M. Wise

#### **COUNTY ATTORNEY**

Christine M. Beck

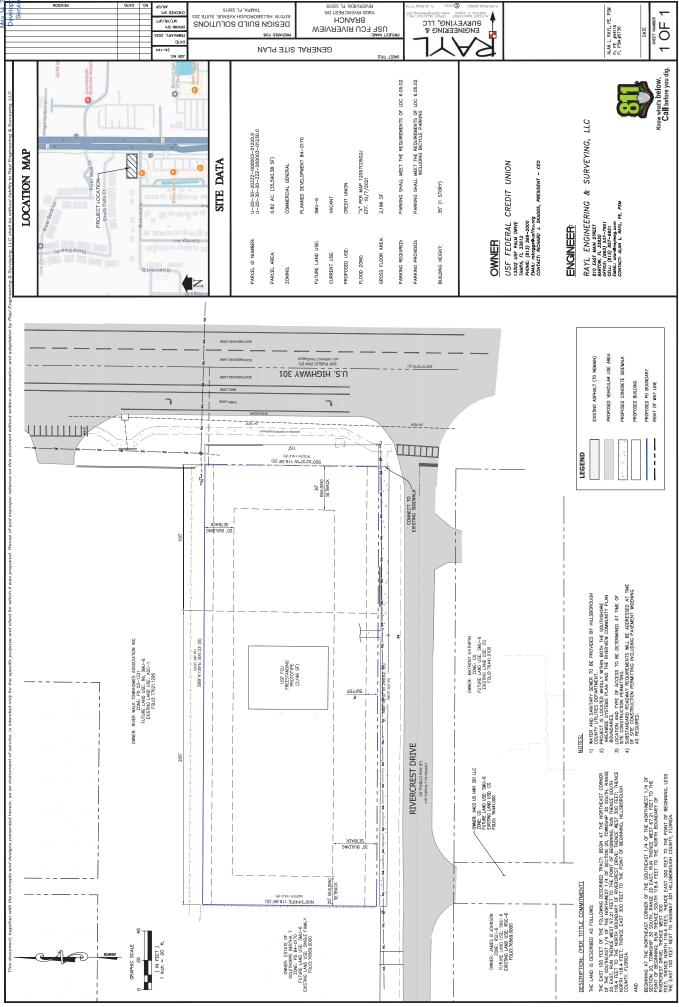
#### **COUNTY INTERNAL AUDITOR**

Melinda Jenzarli

#### **DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: USF FCU Rive	erview Branch
Zoning File: <u>RZ-PD</u> (25-0261)	Modification: None
Atlas Page: None	Submitted: 05/14/25
To Planner for Review: 05/14/25	
Angela Rauber, Esq., of Hill Ward Henderson, P.A  Contact Person:	Phone: (813) 222-8504/Angela.Rauber@hwhlaw.com
Right-Of-Way or Land Required for I	Dedication: Yes No
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: James E Baker	r, AICP Date: 05/14/2025
Date Agent/Owner notified of Disapp	roval:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 04/04/2025	
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: S/Riverview	PETITION NO: RZ 25-0261- REVISED	
This agency has no comments.		
This agency has no objection.		
X This agency has no objection, subject to the listed or attached conditions.		
This agency objects for the reasons set forth below.		

#### **CONDITIONS OF APPROVAL**

- 1. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- 2. As Rivercrest Dr. is a substandard local roadway, the developer will be required improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

- 3. The developer shall construct a 5-foot-wide sidewalk along the project's frontage consistent with Section 6.03.02 of the Land Development Code.
- 4. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 5. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .81 acres from Commercial General (CG) and Planned Development (PD) 90-0001, most recently modified by Major Modification 90-0001 to Planned Development (PD). The existing Planned Development (PD) is approved for a 1,500sqft business, professional, and health related office. The proposed Planned Development is seeking approval for a 2,196sqft Bank/Credit Union with Drive Thru. The site is located in the north-western quadrant of the intersection of S. U.S. Highway 301 and Rivercrest Drive. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

#### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG, Fast Food w/ Drive Thru	5.4	5	6
(ITE Code 934) 6,351sqft	54	3	6
PD 90-0001, Medical-Dental Office	2.060	202	210
(ITE 720) 1,500sqft	2,968	283	210
Total	3,022	288	216

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Bank w/ Drive Thru	220	22	46
(ITE Code 912) 2,196sqft	220	22	40

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,802	-266	-170

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Rivercrest Dr. and S. U.S. Highway 301. Rivercrest Dr. is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 50 ft of the right of way.

Speed tables are present at regular intervals along the full length of Rivercrest Dr. As previously stated in this report, Rivercrest Dr. has been identified by county transportation staff as a substandard local roadway, as Rivercrest Dr. does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manuel (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM. As outlined in section 6.03.02 of the Land Development Code the developer will be required to construct a 5ft sidewalk within the right-ofway and along the entire frontage of the subject parcel designed in a way that conforms to the latest requirements of Americans with Disabilities Act (ADA) accessibility guidelines for building facilities.

S. U.S. Highway 301 is a 6-lane, divided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, +/- 5 ft sidewalks and +/- 4 ft bike lanes on both sides of the roadway, and within +/- 200 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan S. U.S. Highway 301 is designated for a future six lane enhancement.

#### **SITE ACCESS**

The applicant has proposed to defer displaying the exact type and location of access onto Rivercrest Dr to the time of site/plat/construction plan review. In accordance with section 6.03.02 of the

As S. U.S. Highway 301 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate with FDOT staff regarding FDOT standards and requirements. Additionally, as outlined in the conditions of approval, the subject site will be prohibited from taking access to S. U.S. Highway 301.

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

Rivercrest Dr. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for S. U.S. Highway 301 is reported below

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
S. U.S. Highway 301	Gibsonton Dr.	Riverview Dr.	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
Rivercrest Dr.	County Local - Rural	2 Lanes  ⊠Substandard Road  ⊠Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other (TBD)</li> </ul>	
S. U.S. Highway 301	FDOT Arterial - Urban	6 Lanes □Substandard Road □Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☒ Other (TBD)</li></ul>	

Project Trip Generation	$\square$ Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,022	288	216
Proposed	220	22	46
Difference (+/-)	-2,802	-266	-170

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



#### **DIRECTORS**

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

#### AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 3-24-2024	<b>COMMENT DATE:</b> 1/3/2025		
<b>PETITION NO.:</b> 25-0261	PROPERTY ADDRESS: 10620 Rivercrest Dr., Riverview, FL 33578		
EPC REVIEWER: Melissa Yanez	,		
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360	FOLIO #: 0764400000 and 0764400100		
EMAIL: yanezm@epchc.org	STR: 20-30S-20E		

**REOUESTED ZONING::** From CG to PD

~		
FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil survey and	
SOILS SURVEY, EPC FILES)	EPC file search	

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

#### **INFORMATIONAL COMMENTS:**

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

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

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

My/cb

Ec: angela.rauber@HWHlaw.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: 04/04/2025

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

**APPLICANT:** Sheldon OMV LLC **PETITION NO:** 25-0261

**LOCATION:** 10620 Rivercrest Dr

**FOLIO NO:** 76440.0100 76440.0000

#### **Estimated Fees:**

Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610

Fire: \$313

#### **Project Summary/Description:**

Urban Mobility, South Fire - bank/credit union

#### AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

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

**Agency:** Natural Resources **Petition #: 25-0261** 

- ( ) This agency has **no comment**
- (X) This agency has **no objections**
- ( ) This agency has **no objections**, subject to listed or attached conditions
- ( ) This agency objects, based on the listed or attached issues.
- 1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

#### AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Mai</b>	nagement	<b>DATE:</b> 14 Feb. 2025
REV	IEWER: Bernard W. Kaiser, Conservation and	Environmental Land	ls Management
APPl	LICANT: Angela Rauber	PETITION NO: E	Z-PD 25-0261
LOC	ATION: Rivercrest Dr., Riverview, FL 33578		
FOL	<b>IO NO:</b> <u>76440.0100 &amp; 76440.0000</u>	<b>SEC:</b> <u>20</u> <b>TWN:</b> <u>3</u>	<u>0</u> RNG: <u>20</u>
$\boxtimes$	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection.		
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	This agency has no objection, subject to listed	d or attached condition	ons.
	This agency objects, based on the listed or at	tached conditions.	
COMMENTS: .			

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

PETITION NO.: RZ-PD 25-0243 REVIEWED BY: Clay Walker, E.I. DATE: 1/6/2025		
FOLIO NO.: 76440.0100, 76440.0000		
	WATER	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	A <u>6</u> inch water main exists <u>(approximately _ feet from the site)</u> , <u>(adjacent to the site)</u> , <u>and is located south of the subject property within the south Right-of-Way of Rivercrest Drive</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
WASTEWATER		
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.	
	A 20 inch wastewater forcemain exists [ (approximately feet from the project site), [ (adjacent to the site) and is located east of the subject property within the east Right-of-Way of South U.S. Highway 301. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.	

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

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

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

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

PROPERTY OWNER: Sheldon OMV LLC PID: 25-0261

**APPLICANT:** Sheldon OMV LLC

**LOCATION:** 10620 Rivercrest Dr. Riverview, FL 33578

**FOLIO NO.:** 76440.0100, 76440.0000

#### **AGENCY REVIEW COMMENTS:**

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

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

## VERBATIM TRANSCRIPT

#### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Zoning Hearing Master

DATE: TUESDAY, APRIL 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 8:42 p.m.

LOCATION: HILLSBOROUGH COUNTY BOCC

DEVELOPMENT SERVICES DEPARTMENT

601 EAST KENNEDY BOULEVARD, 2ND FLOOR

TAMPA, FLORIDA 33601

Reported by: CRYSTAL REYES, AAERT No. 1660

2.4

MS. HEINRICH: Our next item is Item D.8 PD 25-0261.

The applicant is requesting to rezone property from PD and CG to Planned Development. James Baker with Development Services will present staff findings after the applicant's presentation.

HEARING MASTER: All right. Is the applicant here?

MS. RAUBER: Yes.

HEARING MASTER: Good evening.

MS. RAUBER: Good evening. My name is Angela Rauber. I'm with Hill Ward Henderson, 101 East Kennedy Avenue, Suite 3700. I'm here for the applicants. Make sure I'm doing this correctly. This is for rezoning of two parcels that are located in Riverview area. This is the intersection of Rivercrest Drive and U.S. Highway 301 South. There are two parcels here. One is currently zoned PD, the other is zoned CG, and the proposal is to rezone both parcels into a PD to allow a bank/credit union facility with drive-thru lanes, drive-thru amenities.

The PD portion is the portion that is closer to 301 now. It's currently vacant. The dental office that was previously there has been demolished. And the other part of the property is vacant. And it has a considerable amount of tree canopy which will be hopefully the area that's used for stormwater detention and parking areas with trees to remain on the property.

This is the conceptual -- or the site plan. It is a simple site plan. It doesn't have the access points shown on this

because that will be deferred, but there will be sidewalks pursuant to the Land Development Code that are added to this site once it moves to site construction, assuming that it's approved for the rezoning.

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The surrounding neighborhood has a residential area to the north, which is made up of townhome developments. There is residential to the west and to the south of the subject property, which is single-family detached. There's a commercial center directly to the south of the subject property. And then, of course, to the east is U.S. Highway 301. And then across 301, there is a large 23 acre site that is approved for a hospital site.

So this is very much a mixed use area in the immediately surrounding area. I included this street view from Google Maps. The reason I did that is to show what the site currently kind of looks like. This was captured in February 2025. There was some confusion when we were looking at Google Maps initially, because every view showed an older version and showed things that are not currently existing on the property, and specifically including that turn lane that you see and the sidewalk that you see along 301. So again, you see those trees. Another reason that's significant is because this is in Riverview and SouthShore planning areas. And so that view along what you see from 301, the intent is to include as much of those additional trees as possible so that they can remain.

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This is the Future Land Use map. I'll move on. Again this is the zoning map which shows that it is two parcels, one of which is CG and one is currently PD. And then of course we received positive feedback from staff. There are no comments that I saw in the record, and hopefully that gets us over the finish line, unless there are questions, to get this positively reviewed tonight. HEARING MASTER: No questions. I appreciate your testimony. If you could please sign in.

We'll go to Development Services.

MR. BAKER: James Baker, Development Services. is a request to rezone two vacant parcels with an existing planned development Folio 76440.0110100 and Commercial General Folio 76440.0000, zoning to one Planned Development to facilitate a credit union.

Site is located at 10620 Rivercrest Drive. Surrounding area is primarily residential, with most properties developed with single-family homes, but also includes a townhomes villa type housing development adjacent to the north and west. Adjacent zonings to the south and east are Planned Developments comprising a retail center and a hospital respectively.

Development Services is not foreseeing any compatibility concerns with the proposed development. surrounding area is residential and higher intense residential

uses such as to the north, are adequately buffered and screened 1 from the development. The density of the proposed development 2 is appropriate for the area and does not pose any negative 3 4 impacts to the surrounding residential uses. Anything you? HEARING MASTER: No questions. Thank you, sir. MR. BAKER: All right. Thank you. 6 HEARING MASTER: Thank you very much. Planning Commission? 8 9 MR. ROYAL: Good evening. Tyrek Royal, Planning 10 Commission staff. The subject site is in the urban service area within 11 12 the Suburban Mixed-Use six. Future Land Use category is within 13 the limits of the Riverview Community Plan and SouthShore Area 14 Wide Systems Plan. The proposal meets the intent of FLU 15 Objection 4.4 and FLU Policy 4.4.1 that require new development 16 to be compatible with the surrounding neighborhood. 17 case, the surrounding land use pattern is comprised of mixed use, vacant land, and single-family, and light commercial uses 18 19 in the immediate area. FLU Policy 4.4.1 states that any density or intensity 20 21 increase shall be compatible with existing, proposed, or planned 22 surrounding development. The applicant proposed the retention 23 of the vegetation in development, developing a retention 2.4 stormwater pond, which will create a natural buffer between the

credit union and residential uses to the west. The transition

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to a use which is allowed in a commercial general zoning district, would allow for development that is compatible with the surrounding area, as the light commercial uses are to the south along South U.S. Highway 301, and therefore would be consistent with the policy direction.

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The subject site does not meet locational criteria as established in FLU Objective 4.7. The applicant submitted a waiver for CLC Criteria based upon the fact that the proposed uses and allowable use and the existing commercial general zoning district is light commercial uses, operating characteristics of the credit union, and enhance buffering to improve the compatibility concerns. The Planning Commission staff recommends that the Board approve the waiver request.

With the inclusion of the submitted waiver for the commercial locational criteria and associated justifications listed, the proposal meets the intent of Objective 4.7 and its associated policies. Based upon above considerations and the goals, objectives, and policies, Planning Commission staff finds the proposed Planned Development consistent with the Unincorporated Hillsborough County Comprehensive Plan, and that's subject to the conditions by Development Services. Thank you.

HEARING MASTER: Thank you so much.

Is there anyone in the room or online that would like to speak in support, anyone in favor? Seeing no one.

Anyone in opposition to this request? Okay. While 1 he's coming up, is there anyone else that would like to speak in 2 opposition? 3 All right. Good evening, sir. If you could give us 4 5 your name and address, please. MR. LESTER: Thank you for having me. Andrew Lester, 6 9610 Oak Ridge Avenue, Riverview, Florida 33578. I would just like to draw the Council's attention to some data that I 8 received from FDOT council Florida 301.22, some FDOT sensor 9 10 data, some Hillsborough MPO study data. So U.S. Highway 301 and 11 Gibson Drive traffic surge. So we had daily vehicles of 32,000 12 in 2010. And this is when the neighborhood got speed bumps. I 13 just want to highlight that. 2023, we are now experiencing 14 47,500 daily vehicles passing through the intersection of 301 15 and Gibson Drive. Can I have back that slide, is this --16 HEARING MASTER: Yeah, we have someone that can help 17 you with that. 18 MR. LESTER: Okay. That's great. I can keep going 19 too. So during rush hour, we have 3,150 cars that go through 20 that intersection between 4:00 and 6 p.m. This is actually 2010 21 data, I'm sorry, and I can provide this to whoever needs it. In 22 2023, we're now getting 5,900 cars an hour through that intersection. And this is from the FDOT sensor data. So back 23 2.4 in 2010 we used to have 0. -- is there another picture? Yeah, 25 this is perfect. Okay. Cool. The backup length in 2010 was

0.4 miles. We are now at 1.4. This is from the Hillsborough County MPO study.

So this is what I'd like to draw the attention to. So in 2010, we got speed bumps on all these streets due to excessive cut through traffic. So on my street, which is Oak Ridge, I don't have a pointer, but it's the far street anyway. There's three streets, Rivercrest, where they're proposing the credit union, then my street's the far street, Oak Ridge. And then there's also Pine Ridge. So yes.

In 2010 we had 214 vehicles cutting through a day, which is what led to the speed bumps being added. We are currently at 185. Now this is all data from Waze, so I do not have any data from Apple. So Google and Waze have provided this data because they do direct traffic off of 301 through these streets. So just this year we've had 83 -- actually, I'm sorry. Sorry, sorry, hold on.

In 2023, we had 156 complaints about speeding or near misses. That was on Oak Ridge. Pine Ridge, there was 142 complaints. Average speed -- anyway, basically, I'm asking the council, I have a ton of data that supports that we --you know, when traffic backs up, it's well behind the townhomes there that you see. So you know, if people have the opportunity they're going to take Rivercrest and then take Oak Ridge or Pine Ridge to get to Gibsonton. We have three speed bumps on each street. I am requesting that the council does not approve the rezoning

as it is going to increase traffic, foot traffic, regular 1 2 traffic to the credit union unless they add sidewalks on all the streets or that we double the traffic calming measures. So any 3 4 questions for me? 5 HEARING MASTER: No, sir. I appreciate your testimony and you coming down. 6 MR. LESTER: Awesome. HEARING MASTER: Does that conclude your comments? 8 MR. LESTER: Yes. Would you like me to submit this 9 10 data anywhere? 11 HEARING MASTER: You can submit whatever you'd like into the record. 12 13 MR. LESTER: Okay. Awesome. 14 HEARING MASTER: Thank you. Appreciate it. Please 15 sign in. 16 All right. Seeing no one else in opposition, we'll go 17 back to Development Services. 18 Anything else? 19 MS. HEINRICH: No. I was just going to ask if he has the data to submit. 20 21 MR. LESTER: Yes. 22 MS. HEINRICH: I'm sorry? THE CLERK: He asked to email it. 23 2.4 MS. HEINRICH: The record's going to be closed at the 25 conclusion of this application. Is this something you already

1	submitted into the record or you have
2	MR. LESTER: I did email earlier, but I mean, this is
3	all the data I was going to submit.
4	HEARING MASTER: Sir, you need to go back on the
5	record. If you could go back on the microphone. Just we're
6	getting past the pale here. Who did you email the information
7	to?
8	MR. LESTER: No, no, I did not email. I emailed so
9	that I could speak today or possibly, you know, do the virtual,
10	but.
11	HEARING MASTER: Because we normally require either
12	you do it prior in advance
13	MR. LESTER: Okay.
14	HEARING MASTER: send it to the County for the
15	record or you submit it here at the hearing. But if it's on
16	your phone, there's no way to do that.
17	MR. LESTER: I can't email this to you guys?
18	HEARING MASTER: Ms. Heinrich, is that possible under
19	the clerk's rules?
20	MS. HEINRICH: Under the clerk's rules I believe she's
21	saying that would not be permitted.
22	HEARING MASTER: Okay.
23	MR. LESTER: Okay. Well, can the council still I
24	mean, this is public data that I got from Hillsborough County
25	site, so I would like you guys to still consider what I'm saying

1	regardless of what's on the phone.	
2	HEARING MASTER: Yes. We certainly have we have	
3	your testimony	
4	MR. LESTER: Okay.	
5	HEARING MASTER: what you just gave. And so that	
6	gets that information into the record. So I think that's	
7	sufficient given the constraints of the rules.	
8	MR. LESTER: And I have the FDOT sensor I mean this	
9	is all very easy to find online.	
10	HEARING MASTER: All right. Thank you. I appreciate	
11	it. If you signed in	
12	MR. LESTER: Okay. Sweet.	
13	HEARING MASTER: we're going to move on.	
14	All right. So Ms. Heinrich, did you have any comments	
15	before I move on to Transportation?	
16	MS. HEINRICH: No, ma'am.	
17	HEARING MASTER: Okay.	
18	Mr. Perez, would you like to address the gentleman's	
19	comments?	
20	MR. PEREZ: Yes. Sarah Rose from Transportation	
21	review section is here to speak to transportation concerns.	
22	HEARING MASTER: Good evening.	
23	MS. ROSE: Good evening. For the record, Sarah Rose	
24	from County Transportation Review. County Transportation staff	
25	has identified Rivercrest Drive as a substandard roadway. In	

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alignment with the County's current policy, the applicant has elected to defer addressing substandard roadway improvements as well as displaying the type and location of the project's access to the time of site construction, at which time the relevant typical sections, along with any design exceptions or administrative variances that are applied for at that time, will be considered to determine what roadway improvements will be required.

The applicant will be required to construct a minimum five-foot sidewalk along the project frontage, designed in a way that conforms to the latest ADA requirements and accessibility guidelines. This was stated in staff's report as well as the application, I do believe.

As stated in Section 50404 of the Land Development Code, the applicant will be responsible for addressing substandard roadway conditions from the project's access, which again will be determined at the time of site construction, to the nearest roadway that meets county standard. The county cannot require the applicant to make additional offsite improvements that fall outside of that area and do not have any direct relation to the project's access, but they will be required to make that addition of the sidewalk along that frontage.

HEARING MASTER: So just to be clear, a lot of these issues, if the rezoning is approved by the Board of County

1	Commissioners, Transportation then reviews it regarding the
2	standards, and improvements might be required at that time that
3	are associated with their project, but not outside of their
4	project impact; is that right?
5	MS. ROSE: That is correct. Along the project's
6	frontage, yes.
7	HEARING MASTER: All right. Thank you so much for
8	that clarification, I appreciate it.
9	MS. ROSE: Thank you.
10	HEARING MASTER: All right. With that, then we'll go
11	back to the applicant who has five minutes for rebuttal.
12	MS. RAUBER: Well, number one, I would like to point
13	to the fact that we do have a transportation analysis that is
14	part of the record. I also have our engineer, Garrett Posten,
15	who's here, and he would like to speak with you a few moments.
16	HEARING MASTER: Okay.
17	Good evening.
18	MR. POSTEN: Good evening. Garrett Posten, Rayl
19	Engineering and Surveying. Thank you, staff. I think they
20	covered most of the objections well. The one thing I would add
21	to what they had stated is that with the proposed rezoning, the
22	annual average daily trips per the traffic study that's been
23	submitted will actually be reduced by 2,802 trips.
24	HEARING MASTER: And that's because it's currently
25	approved for office and commercial development.

1	MR. POSTEN: Correct.
2	HEARING MASTER: So the result would be the credit
3	union generates, in comparison, lesser trips, lesser number of
4	trips.
5	MR. POSTEN: Yes. Exactly.
6	HEARING MASTER: Thank you. Appreciate it. If you
7	could you could please sign in.
8	All right. So we'll go back ma'am, do you have
9	anything else, before we close the hearing, for rebuttal?
10	MS. RAUBER: Nothing further, unless you have
11	questions.
12	HEARING MASTER: No further questions. Thank you for
13	your time.
14	All right. Then we'll close Rezoning PD 25-0261 and
15	go to the next case.
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#### Zoning Hearing Master Hearing March 24, 2025

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

#### Zoning Hearing Master Hearing March 24, 2025

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

#### Zoning Hearing Master Hearing March 24, 2025

ZHM Hearing. 1 Item A.20, Major Mod 25-0262. This application has 3 been withdrawn from the hearing process. Item A.21, PD 25-0270. This application is out of order to be heard. It is being continued to the April 15, 2025 ZHM Hearing. Item A.22, PD 25-0274. This application is out of order to be heard and is being continued to the April 15, 2025 ZHM Hearing. 9 Item A.23, PD 25-0447. This application is out of 10 11 order to be heard and is being continued to the May 19, 2025 12 ZHM Hearing. 13 Item A.24, Standard Rezoning 25-0454. 14 application is being continued by staff to the April 15, 2025 15 ZHM Hearing. 16 And that concludes all withdrawals continuances. HEARING MASTER FINCH: Thank you so much. I 17 18 appreciate it. All right. Let me start by going over our procedures 19 20 for today's hearing. Our hearing today consists of agenda items 21 that require a public hearing by the Zoning Hearing Master. 22 I'll conduct a hearing on each agenda item and will file a 23 recommendation within 15 business days following today's hearing. Those recommendations are then sent to the Board of 24 County Commissioners who make the final decision. 25

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

## **NONE**

# PARTY OF RECORD

## **NONE**