

Rezoning Application: PD 25-0261**Zoning Hearing Master Date:** April 15, 2025**BOCC LUM Public Hearing Date:** June 10, 2025**Hillsborough
County Florida**

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 |

*number represents a pre-development approximation

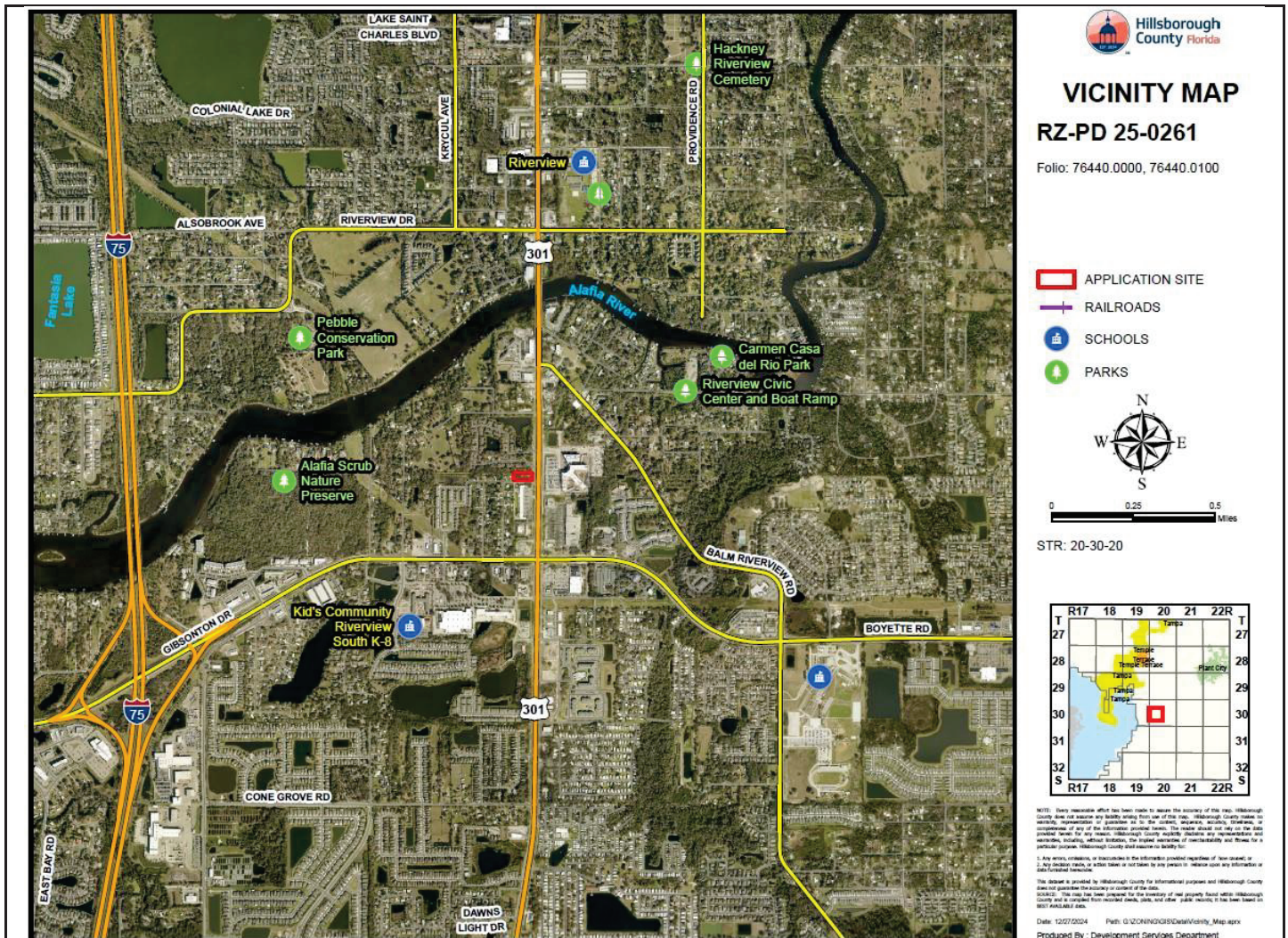
**Development
Standards:****Existing****Proposed**

| 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** None requested as part of this application**Planning Commission Recommendation:**
Consistent**Development Services Recommendation:**
Approvable with conditions

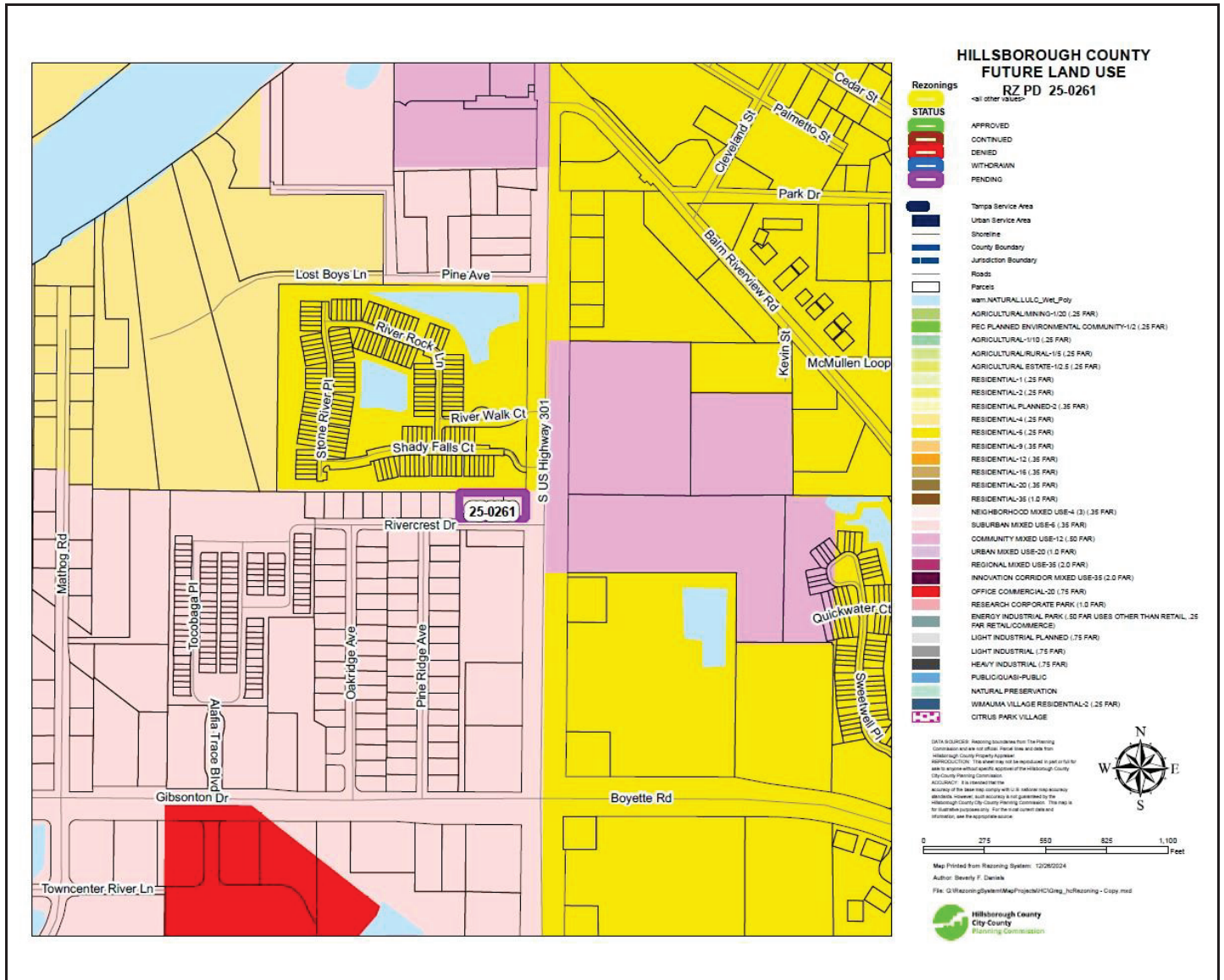
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



2.0 LAND USE MAP SET AND SUMMARY DATA

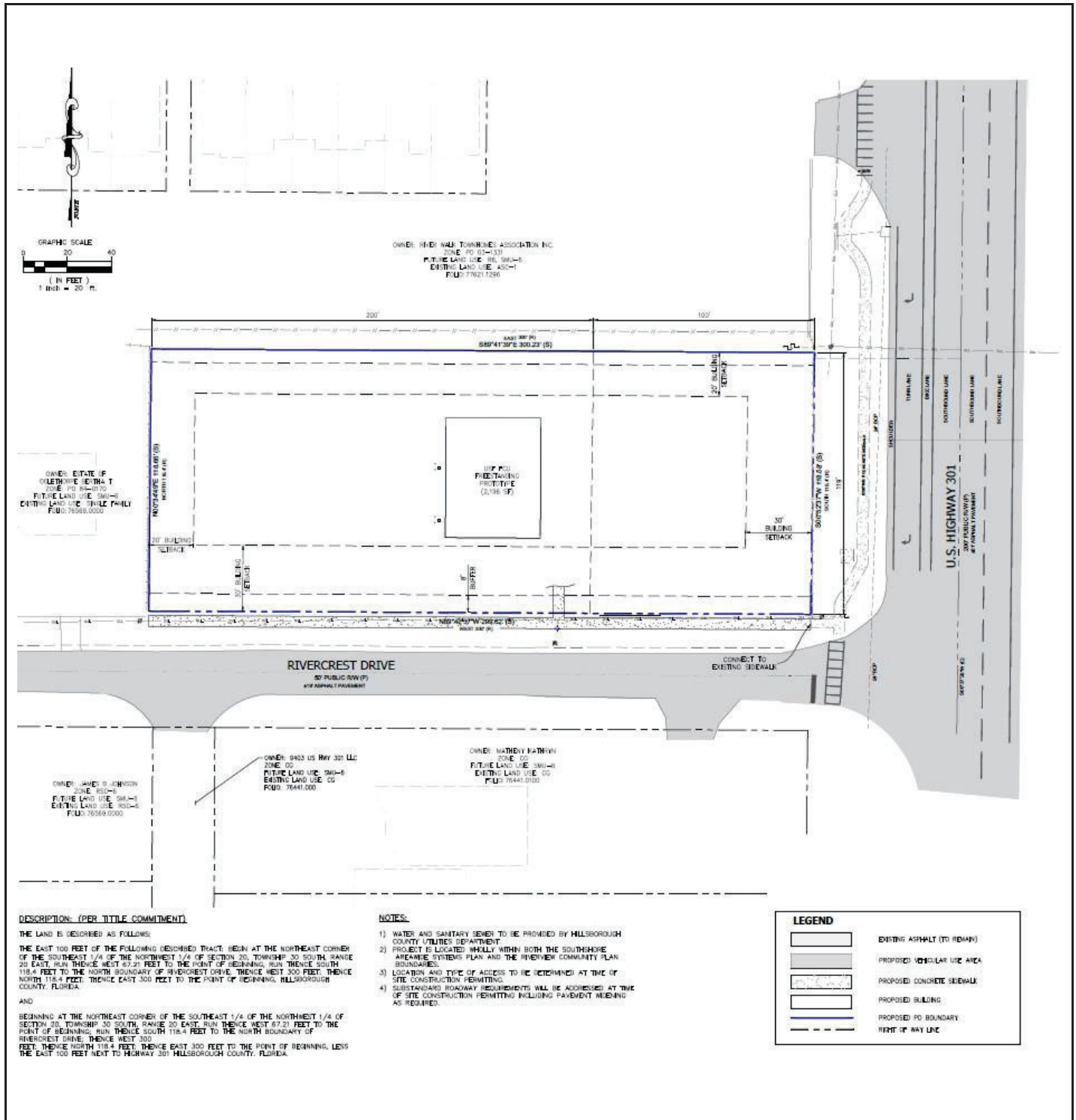
2.2 Future Land Use Map



| | |
|--|---|
| 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. |

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)**Adjoining Roadways (check if applicable)**

| Road Name | Classification | Current Conditions | Select Future Improvements |
|---------------------|-----------------------|---|--|
| Rivercrest Dr. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD) |
| S. U.S. Highway 301 | FDOT Arterial - Urban | 6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> 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: | | | | |

Design Exception/Administrative Variance ☒ 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

| INFORMATION/REVIEWING AGENCY | | | | |
|--|--|---|--|---------------------------------|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Natural Resources | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Conservation & Environ. Lands Mgmt. | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other __ | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Impact/Mobility Fees | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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.

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.

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:

J. Brian Grady

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

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

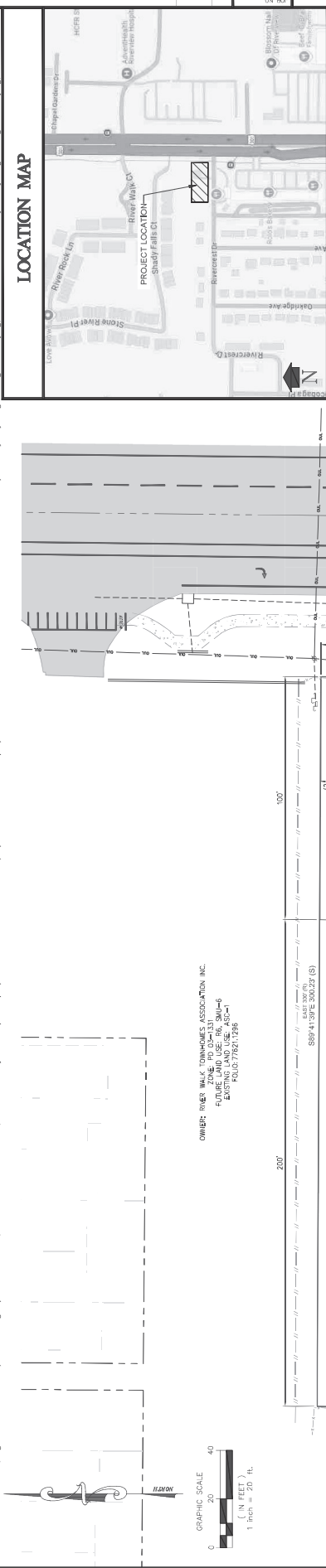
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

NA

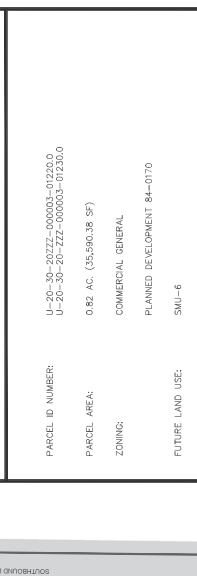
8.0 PROPOSED SITE PLAN (FULL)

See Following Page

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Rayl Engineering & Surveying, LLC shall be without liability to Rayl Engineering & Surveying, LLC.



LOCATION MAP



SITE DATA

| | |
|----------------------|---|
| PARCEL ID NUMBER: | U-20-30-2072Z-000003-01220.0 U-20-30-20-72Z-000003-01230.0 |
| PARCEL AREA: | 0.82 AC (35,290.38 SF) |
| ZONING: | COMMERCIAL GENERAL |
| PLANNED DEVELOPMENT: | 84-0170 |
| FUTURE LAND USE: | SMU-6 |
| CURRENT USE: | VACANT |
| PROPOSED USE: | CREDIT UNION |
| FLOOD ZONE: | "X" FIRM MAP 1205700502J EFF. 10/77/2021 |
| GROSS FLOOR AREA: | 2,196 SF |
| PARKING REQUIRED: | PARKING SHALL MEET THE REQUIREMENTS OF LDC 6.05.02 |
| PARKING PROVIDED: | PARKING SHALL MEET THE REQUIREMENTS OF LDC 6.05.02 INCLUDING BIKEVEL PARKING |
| BUILDING HEIGHT: | 35' (1 STORY) |

OWNER

USF FEDERAL CREDIT UNION
13302 USF PALM DRIVE
TAMPA, FL 33612
PHONE: (813) 568-2000
FAX: (813) 568-2001
CONTACT: RICHARD J. SAGGS, PRESIDENT - CEO

ENGINEER:

RAYL ENGINEERING & SURVEYING, LLC
810 EAST MAIN STREET
BAYTOW, FL 33830-7901
PHONE: (813) 567-8921
FAX: (813) 567-8922
CONTACT: ALAN L. BAY, PE, PSM
ALAN@RAYL-ES.COM

Know what's below.
Call before you dig.



| LEGEND | |
|----------|------------------------------|
| [Symbol] | EXISTING ASPHALT (TO REMAIN) |
| [Symbol] | PROPOSED VEHICULAR USE AREA |
| [Symbol] | PROPOSED CONCRETE SIDEWALK |
| [Symbol] | PROPOSED BUILDING |
| [Symbol] | PROPOSED PD BOUNDARY |
| [Symbol] | RIGHT OF WAY LINE |

- NOTES:**
- 1) WATER AND SANITARY SERVICES TO BE PROVIDED BY HILLSBOROUGH COUNTY.
 - 2) PROJECT IS LOCATED WHOLLY WITHIN BOTH THE SOUTHSIDE AND SOUTHWEST PLANS AND THE RIVERVIEW COMMUNITY PLAN.
 - 3) LOCATION AND TYPE OF ACCESS TO BE DETERMINED AT TIME OF CONSTRUCTION.
 - 4) SUBSTANDARD ROADWAY REQUIREMENTS WILL BE ADDRESSED AT TIME OF SITE CONSTRUCTION PERMITTING INCLUDING PAVEMENT WEARINGS AS REQUIRED.

DESCRIPTION: (PER TITLE COMMITMENT)

THE LAND IS DESCRIBED AS FOLLOWS:
THE EAST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGIN AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 20 EAST, RUN THENCE WEST 67.21 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 118.4 FEET TO THE NORTH BOUNDARY OF RIVERCREST DRIVE; THENCE WEST 300 FEET; THENCE SOUTH 118.4 FEET TO THE POINT OF BEGINNING, HILLSBOROUGH COUNTY, FLORIDA.

AND
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 20 EAST, RUN THENCE WEST 67.21 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 118.4 FEET TO THE NORTH BOUNDARY OF RIVERCREST DRIVE; THENCE EAST 300 FEET TO THE POINT OF BEGINNING, LESS THE EAST 100 FEET NEXT TO HIGHWAY 301 HILLSBOROUGH COUNTY, FLORIDA.

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

-
- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This agency has no comments. |
| <input type="checkbox"/> | This agency has no objection. |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/> | 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. 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.

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

Proposed Uses:

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

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 Manual (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-of-way 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 | To | LOS Standard | Peak Hr. Directional LOS |
| S. U.S. Highway 301 | Gibsonston 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 | Current Conditions | Select Future Improvements |
| Rivercrest Dr. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD) |
| S. U.S. Highway 301 | FDOT Arterial - Urban | 6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD) |

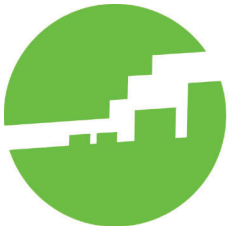
| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 3,022 | 288 | 216 |
| Proposed | 220 |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

| Connectivity and Cross Access <input checked="" type="checkbox"/> 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: | | | | |

| Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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 |
|---|---|--|---------------------------------|
| <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | |



**Hillsborough County
City-County
Planning Commission**

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

| Unincorporated Hillsborough County Rezoning Consistency Review | |
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| Hearing Date: April 15, 2025 Report Prepared: April 4, 2025 | Case Number: PD 25-0261 Folio(s): 76440.0000 & 76440.0100 General Location: 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 – Local South US Highway 301 – State Principal Arterial |
| 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.

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 multi-purpose 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 non-residential 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

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.

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.

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".

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: SOUTHSORE 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.*

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 25-0261

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- wam NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (9) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a legal document. It is intended that the ACCURACY of this map is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.

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