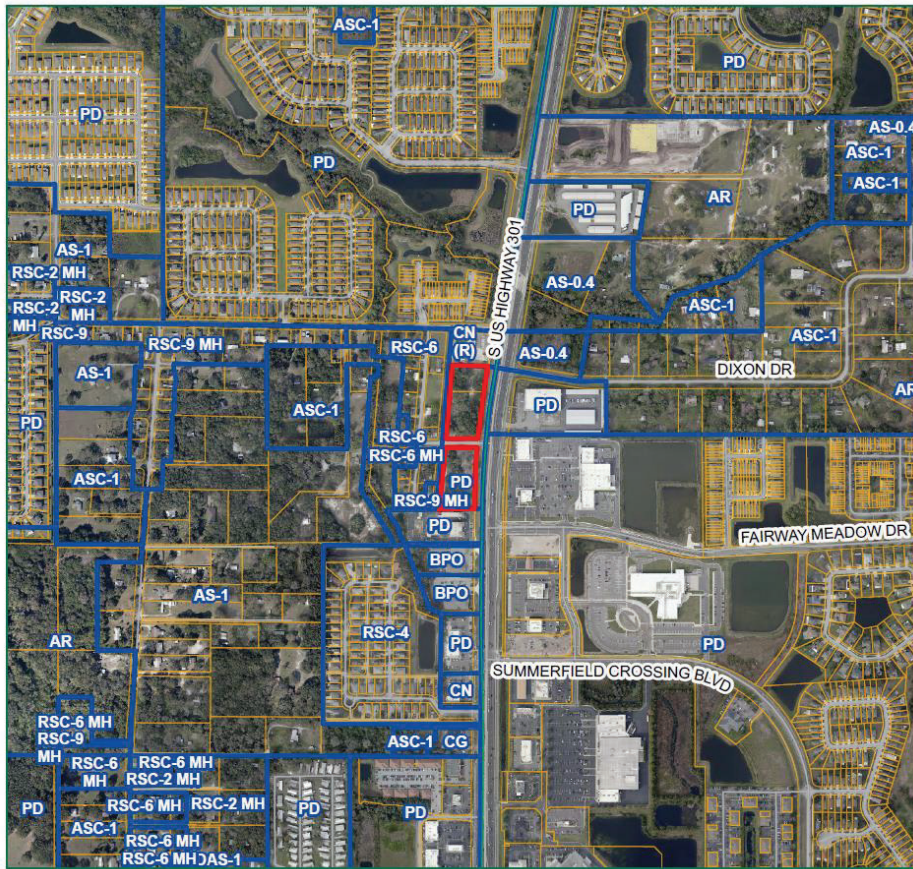




Hillsborough County Florida

STAFF REPORT

SUBJECT:	MM 21-0312	PLANNING AREA:	Riverview
REQUEST:	Major Modification to PD 20-0182	SECTOR	Urban
APPLICANT:	Bricklemyer Law Group, P.L.		
Existing Zoning: PD 20-0182		Comp Plan Category: RES-6	



Hillsborough County Florida
General Aerial Zoning Map
MM 21-0312

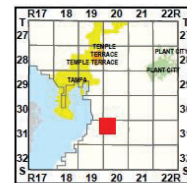
Folio: 77486.0000,
 77486.0100, 77489.0000

- Application Site
- Zoning Boundary
- Parcels



0 500 1,000 Feet

STR: 7-31-20, 8-31-20

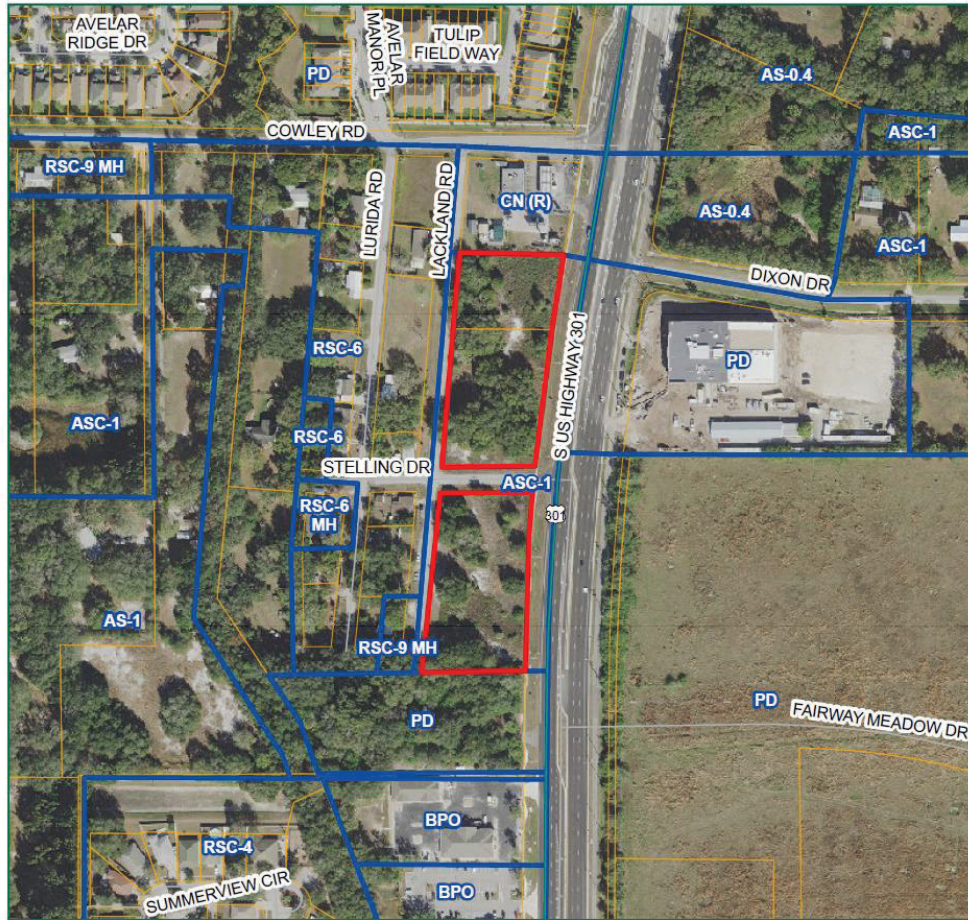


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, WITH THE EXCEPTED OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

SOURCE: This map has been prepared for the recording of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE DATA.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

Date: 01/29/2021 File: G:\ZONING\GIS\Zoning-Area.aprx



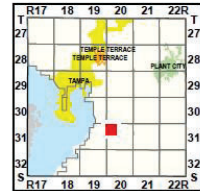
**Immediate Aerial
 Zoning Map
 RZ-PD 20-0182**

Folio: 77486.0000,
 77486.0100, 77489.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 7-31-20, 8-31-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on GIS.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Date: 11/19/2019 Path: G:\ZONING\GIS\Date\Zoning_Site.aprx

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is seeking a major modification to a Planned Development (PD 20-0182) to increase the FAR from 0.133 to a 0.20 maximum FAR. Additionally, the applicant proposes to increase the maximum Building Area from 23,200 to 33,192 square feet. The applicant is also requesting a phased-in turn lane on US 301 onto Stelling Dr.

The PD is currently approved for 23,200 s.f. of Commercial Neighborhood (CN) uses, excluding convenience store with gas pumps, restaurants with drive through facilities, car wash facilities, gas stations and sexually oriented businesses. The site is located at US Highway 301 and Stelling Drive. The project is located within the RES-6 Future Land Use Area and within the Urban Service Area. No development has occurred on the property. No other modifications to the current PD are proposed.



Figure 1: Subject Site and proposed turn lane.

1.2 Compliance Overview with Land Development Code and Technical Manuals.

The applicant has not requested any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering), 6.07.00 (Fences/Walls), or 6.05.02- Parking and Loading Standards.

1.3 Analysis of Recommended Conditions

Transportation staff is proposing to modify Condition #8 for clarification and to conform with current standard language: “8. The applicant shall improve Stelling Drive, between to current County standard to a minimum of 12-foot lanes from U.S. Highway 301 to and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway.”

Transportation staff is proposing to modify this zoning condition #11 for clarification and to conform with current standard language: “11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. provide cross access to the adjacent northern and southern parcels.”

Condition #2 is being amended to increase the allowed FAR and Maximum building area.

A new provision is proposed after Condition #12: “The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff.”

1.4 Evaluation of Existing and Planned Public Facilities

Utilities

This site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed rezoning **CONSISTENT** with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility

The increased FAR from 0.13 to 0.20 does not exceed the 0.25 allowed in the RES-6 FLU and matches the FAR approved for the adjacent property to the south, zoned PD 18-0174. The proposed addition to the building area will not intrude into the required setbacks, buffering, and does not entail a reduction of the required screening. The proposed modification does not entail changes to the existing building restrictions and hours of operation. The applicant is not proposing to add a new use, and the proposal does not create further incompatibilities with the surrounding area.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

1.7 Agency Comments

Environmental Protection Commission

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.

Impact & Mobility Fees

Estimated Fees for the Various use types allowed. (Estimates are a sample of potential development).

Gen Office (Per 1,000 s.f.) Mobility: \$5,374 Fire: \$158	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$8,580 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$877.00 Fire: \$34	Auto Repair (per 1,000 s.f.) Mobility: \$7,508 Fire: \$313
--	---	---	---

Transportation Staff

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Transportation Review Section staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's

Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

The FDOT is requiring that applicant construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. The applicant has requested a condition memorializing the required improvement in a way which will allow the determination of turn lane phasing to be made at the discretion of FDOT staff. FDOT staff has indicated their support for this condition. Transportation Review Section Staff has no objection to the proposed rezoning, subject to additional conditions.

1.8 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan (PD 20-0182)

2.0 Recommendation

Approvable, subject to conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 27, 2021.

1. Development shall be limited to uses permitted in the CN zoning district, excluding the following uses:

- Convenience stores with gas pumps,
- Restaurants with drive-thru facilities,
- Car wash facilities
- Gas stations, and
- Sexually oriented businesses.

1.1 No drive-thru facilities shall be permitted.

1.2 Minor auto repair (neighborhood) uses shall be limited to the hours of 8:00am – 8:00pm, 7 days a week.

2. Development shall be in accordance with the following standards:

Minimum Lot Size: 10,000 square feet

Minimum Width: 75 feet

Maximum F.A.R.: ~~0.133~~ 0.20

Maximum Building Area: ~~23,200~~ 33,192 square feet

Minimum front yard setback: 20 feet*

Maximum building height: 35 feet**, one single story

Maximum Building Coverage: 20%

*20 feet front setback shall be provided along US 301 Highway, Stelling Drive, and Lackland Road property lines.

Minimum front setbacks for dumpsters shall be 20 feet.

**An additional 2-foot setback for every 1 foot over 20 feet in height shall be provided.

3. Buffering and screening requirements shall be as follows:

3.1 A 6 foot height fence shall be located 10 feet from the PD boundaries, along Lackland Road except where pedestrian access is required.

3.2 A 6-foot buffer shall be provided along the northern and southern PD boundaries, as depicted on the general site plan.

3.3 An 8-foot buffer shall be provided along the eastern PD boundary. Screening along US 301 Highway shall be as follows:

- Cluster of three understory trees or palms 30 feet apart
- A single row of two-foot-high hedge that can reach three feet in 2 years;
- Remainder of buffer will be landscaped with ground cover

3.4 Screening along Lackland Road shall be as follows:

- Evergreen plants, at the time of planting shall be three (3) feet in height;
- A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 15 feet apart.
- Evergreen ground cover over the remainder of the buffer.

4. The following design standards shall apply for office and commercial buildings where visible from the right-of-way or residentially zoned properties:

4.1 The roof shall have a minimum pitch of three to twelve (3/12) and a maximum pitch of eight to twelve (8/12).

4.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

4.3 Buildings shall incorporate design features shown below. At least two of the following design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise indicated: dormers, parapets, steeples, and cupolas, intersecting roof lines shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters or horizontal banding.

4.4 At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

5. Parking areas along the US Highway 301 frontage shall be limited to a maximum of two rows. Remaining parking areas shall be located next to or behind the buildings.

6. Delivery trucks shall exit the site and head eastbound towards US Hwy 301 S. from the Stelling Dr. driveways proposed. No delivery trucks shall be allowed westbound movements onto Lackland Rd. from Stelling Dr.

7. The site shall be allowed one access connection on the north side of Stelling Drive and one access connection on the south side of Stelling Drive.

APPLICATION: MM 21-0312
ZHM HEARING DATE: May 17, 2021
BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela

8. The applicant shall improve Stelling Drive, ~~between to current County standard to a minimum of 12-foot lanes from U.S. Highway 301 to and~~ Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway.

9. The developer shall construct a minimum 5-foot wide sidewalk on both sides of Stelling Drive.

10. The developer shall construct a 5-foot wide sidewalk along its property frontage on Lackland Road and up to Cowley Road.


11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. ~~provide cross access to the adjacent northern and southern parcels.~~

12. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

13. The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff.

Staff's Recommendation: Approvable, subject to conditions.

Zoning
Administrator
Sign-off:


J. Brian Grady
Mon May 10 2021 08:00:20

COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	MM 21-0312
Hearing date:	May 17, 2021
Applicant:	Bricklemyer Law Group, P.L.
Request:	Major modification to a Planned Development (PD 20-0182) to increase the FAR from 0.133 to a 0.20 maximum FAR, and to increase the maximum building area from 23,200 to 33,192 square feet
Location:	US Highway 301 and Stelling Drive; west side of US Highway 301, south of Cowley Road on both sides of Stelling Drive
Parcel size:	4 acres +/-
Existing zoning:	PD 20-0182
Future land use designation:	Residential-6 (6 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	Riverview, Southshore Areawide Systems

APPLICATION REVIEW

A. DEVELOPMENT REVIEW STAFF REPORT

REVISED

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is seeking a major modification to a Planned Development (PD 20-0182) to increase the FAR from 0.133 to a 0.20 maximum FAR. Additionally, the applicant proposes to increase the maximum Building Area from 23,200 to 33,192 square feet. The applicant is also requesting a phased-in turn lane on US 301 onto Stelling Dr.

The PD is currently approved for 23,200 s.f. of Commercial Neighborhood (CN) uses, excluding convenience store with gas pumps, restaurants with drive through facilities, car wash facilities, gas stations and sexually oriented businesses. The site is located at US Highway 301 and Stelling Drive. The project is located within the RES-6 Future Land Use Area and within the Urban Service Area. No development has occurred on the property. No other modifications to the current PD are proposed.

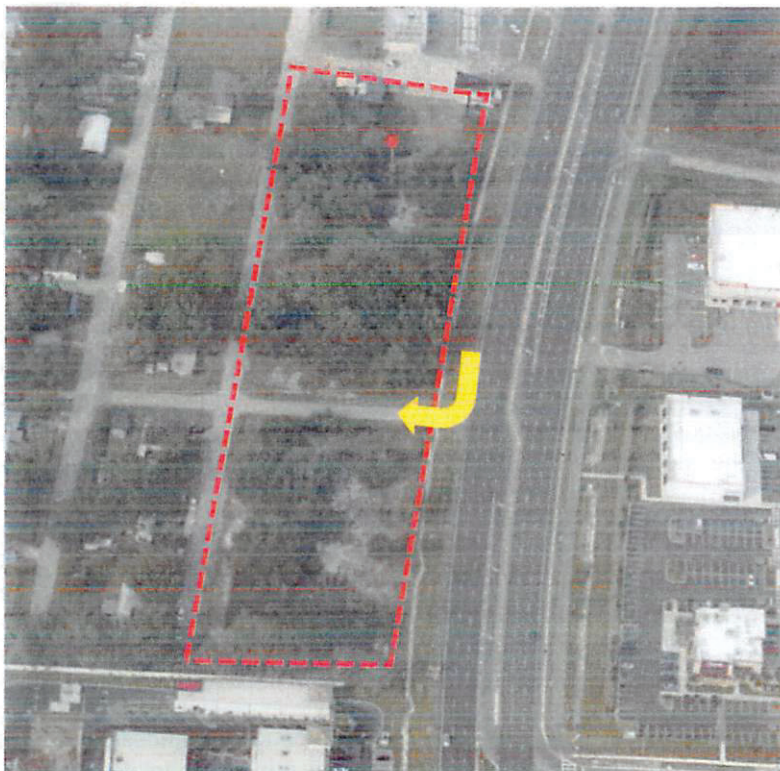


Figure 1: Subject Site and proposed turn lane.

1.2 Compliance Overview with Land Development Code and Technical Manuals.

The applicant has not requested any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering), 6.07.00 (Fences/Walls), or 6.05.02- Parking and Loading Standards.

1.3 Analysis of Recommended Conditions

Transportation staff is proposing to modify Condition #8 for clarification and to conform with current

standard language: "8. The applicant shall improve Stelling Drive, between to current County standard to a minimum of 12-foot lanes from U.S. Highway 301 to and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway." Transportation staff is proposing to modify this zoning condition #11 for clarification and to conform with current standard language: "11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. provide cross access to the adjacent northern and southern parcels."

Condition #2 is being amended to increase the allowed FAR and Maximum building area.

A new provision is proposed after Condition #12: "The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff."

1.4 Evaluation of Existing and Planned Public Facilities

Utilities

This site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed rezoning **CONSISTENT** with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility

The increased FAR from 0.13 to 0.20 does not exceed the 0.25 allowed in the RES-6 FLU and matches the FAR approved for the adjacent property to the south, zoned PD 18-0174. The proposed addition to the building area will not intrude into the required setbacks, buffering, and does not entail a reduction of the required screening. The proposed modification does not entail changes to the existing building restrictions and hours of operation. The applicant is not proposing to add a new use, and the proposal does not create further incompatibilities with the surrounding area.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

1.7 Agency Comments

Environmental Protection Commission

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.

Impact & Mobility Fees

Estimated Fees for the Various use types allowed. (Estimates are a sample of potential development).

Gen Office (Per 1,000 s.f.)	Retail - Shopping Center	Warehouse (Per 1,000 s.f.)	Auto Repair (per 1,000 s.f.)
--------------------------------	-----------------------------	-------------------------------	---------------------------------

APPLICATION: MM 21-0312

ZHM HEARING DATE: May 17, 2021

BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela

Mobility: \$5,374 Fire: \$158	(Per 1,000 s.f.) Mobility: \$8,580 Fire: \$313	Mobility: \$877.00 Fire: \$34	Mobility: \$7,508 Fire: \$313
----------------------------------	--	----------------------------------	----------------------------------

Transportation Staff

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. ~~Transportation Review Section staff has prepared a comparison of the~~ potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

The FDOT is requiring that applicant construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. The applicant has requested a condition memorializing the required improvement in a way which will allow the determination of turn lane phasing to be made at the discretion of FDOT staff. FDOT staff has indicated their support for this condition. Transportation Review Section Staff has no objection to the proposed rezoning, subject to additional conditions.

1.8 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan (PD 20-0182)

2.0 Recommendation

Approvable, subject to conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 27, 2021.

1. Development shall be limited to uses permitted in the CN zoning district, excluding the following uses:

- Convenience stores with gas pumps,
- Restaurants with drive-thru facilities,
- Car wash facilities
- Gas stations, and
- Sexually oriented businesses.

1.1 No drive-thru facilities shall be permitted.

1.2 Minor auto repair (neighborhood) uses shall be limited to the hours of 8:00am -- 8:00pm, 7 days a week.

2. Development shall be in accordance with the following standards:

Minimum Lot Size: 10,000 square feet

Minimum Width: 75 feet

Maximum F.A.R.: ~~0.133~~ 0.20

Maximum Building Area: ~~23,200~~ 33,192 square feet

Minimum front yard setback: 20 feet*

Maximum building height: 35 feet**, one single story

Maximum Building Coverage: 20%

*20 feet front setback shall be provided along US 301 Highway, Stelling Drive, and Lackland Road property lines.

Minimum front setbacks for dumpsters shall be 20 feet.

****An additional 2-foot setback for every 1 foot over 20 feet in height shall be provided.**

3. Buffering and screening requirements shall be as follows:

3.1 A 6 feet height fence shall be located 10 feet from the PD boundaries, along Lackland Road except where pedestrian access is required.

3.2 A 6-foot buffer shall be provided along the northern and southern PD boundaries, as depicted on the general site plan.

3.3 An 8-foot buffer shall be provided along the eastern PD boundary. Screening along US 301 Highway shall be as follows:

- Cluster of three understory trees or palms 30 feet apart
- A single row of two-foot-high hedge that can reach three feet in 2 years;
- Remainder of buffer will be landscaped with ground cover.

3.4 Screening along Lackland Road shall be as follows:

- Evergreen plants, at the time of planting shall be three (3) feet in height;
- A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper and are spaced not more than 15 feet apart.
- Evergreen ground cover over the remainder of the buffer.

4. The following design standards shall apply for office and commercial buildings where visible from the right-of-way or residentially zoned properties:

4.1 The roof shall have a minimum pitch of three to twelve (3/12) and a maximum pitch of eight to twelve (8/12).

4.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

4.3 Buildings shall incorporate design features shown below. At least two of the following design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise indicated: dormers, parapets, steeples, and cupolas, intersecting roof lines, shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters or horizontal banding.

4.4 At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

5. Parking areas along the US Highway 301 frontage shall be limited to a maximum of two rows. Remaining parking areas shall be located next to or behind the buildings.

6. Delivery trucks shall exit the site and head eastbound towards US Hwy 301 S. from the Stelling Dr. driveways proposed. No delivery trucks shall be allowed westbound movements onto Lackland Rd. from Stelling Dr.

7. The site shall be allowed one access connection on the north side of Stelling Drive and one access connection on the south side of Stelling Drive.

8. ~~The applicant shall improve Stelling Drive, between to current County standard to a minimum of 12-foot lanes from U.S. Highway 301 to and Lackland Road, to current County standards as a TS-3 (nonresidential subtype) local urban roadway.~~

APPLICATION: MM 21-0312

ZHM HEARING DATE: May 17, 2021

BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela

Concurrent with the initial increment of development, the developer shall improve Stelling Drive, between U.S. Highway 301 and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway or TS-7 local rural roadway.

9. The developer shall construct a minimum 5-foot wide sidewalk on both sides of Stelling Drive.

10. The developer shall construct a 5-foot wide sidewalk along its property frontage on Lackland Road and up to Cowley Road.

11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. ~~provide cross access to the adjacent northern and southern parcels.~~

12. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

13. The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff.

14. Notwithstanding anything herein or on the PD site plan to the contrary, and where permitted by the LDC and/or the Transportation Technical Manual, construction of required cross-access stubouts and sidewalks may be phased such that their construction is required concurrent with the area within which development is occurring (e.g. when development occurs within the area north of Stelling Dr., the sidewalks and cross-access stubouts north of Stelling Dr. shall be constructed).

Staff's Recommendation: Approvable, subject to conditions.

Zoning
Administrator
Sign-off:



✓ Brian Grady
Mon May 17 2021 16:54:04

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on May 17, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Clayton Bricklemyer of Bricklemyer Law Group spoke on behalf of the applicant. Mr. Bricklemyer stated the subject property is on the west side of US Highway 301 and is split by Stelling Drive. He stated the applicant is requesting a slight increase to the Floor Area Ratio (FAR), to clean up some minor changes at the request of Transportation Department staff. Mr. Bricklemyer stated the applicant agrees with staff and Planning Commission reports and appreciates staff's work. He stated he has a support letter from one of the neighbors to the west and would submit that letter into the record.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Bricklemyer stated the applicant had nothing further.

C. EVIDENCE SUBMITTED

The applicant's representative, Mr. Bricklemyer, submitted into the record at the hearing a copy of the revised Development Services staff report and a letter in support of the major modification from a neighboring property owner at 12914 Lurida Road, Riverview.

D. FINDINGS OF FACT

1. The subject property consists of approximately 4 acres located on the west side of U.S. Highway 301, south of Cowley Road, on the north and south side of Stelling Drive in Riverview.
2. The subject property is designated RES-6 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map and is within the boundaries of the Riverview Community Plan and the Southshore Areawide Systems plan. The subject property is in the Urban Services Area.
3. The subject property is zoned PD 20-0182, which allows 23,200 square feet of Commercial Neighborhood (CN) uses, excluding convenience store with gas pumps, restaurants with drive through facilities, car wash facilities, gas stations, and sexually oriented businesses.
4. The applicant has requested a major modification to PD 20-0182 to increase the maximum Floor Area Ratio (FAR) from 0.133 to 0.20, and to increase the maximum building area from 23,200 to 33,192 square feet. The applicant is also requesting a phased-in turn lane from US Highway 301 to Stelling Drive.
5. The applicant has not requested any variations to Land Development Code (LDC) Parts 6.06 (Landscaping and Buffering), 6.07.00 (Fences and Walls), or 6.05.02 (Parking and Loading Standards).
6. The subject property does not meet commercial locational criteria. The applicant stated a waiver was included in the previous modification and a waiver was no longer required because the subject property is located at the intersection of a collector roadway (Fairway Meadow Drive) and a major arterial roadway (US Highway 301). However, Future Land Use Element Policy 22.2 requires Planning Commission staff to consult the 2040 Cost Affordable Map for roadway classification to determine whether a parcel meets commercial locational criteria. Planning Commission staff determined the subject property's location and surrounding uses provide for compatibility and consistency, and the applicant has agreed to use site planning and mitigation techniques and proposed conditions to minimize impacts to nearby residential development. Planning Commission staff recommends approval of the waiver for commercial locational criteria.
7. The applicant has not requested any new uses or any modifications to building restrictions or hours of operation. The increased FAR does not exceed the 0.25 FAR allowed under the RES-6 Future Land Use designation. The increased building area will not result in encroachments into the required setbacks or buffering and does not require a reduction in screening.

8. The requested modification is compatible with surrounding properties and the general development pattern in the area.

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

The major modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

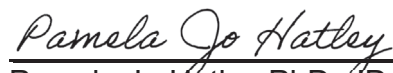
A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant has requested a major modification to PD 20-0182 to increase the maximum FAR from 0.133 to 0.20, and to increase the maximum building area from 23,200 to 33, 192 square feet. The applicant is also requesting a phased-in turn lane from US Highway 301 to Stelling Drive. The requested modification is compatible with surrounding properties and the general development pattern in the area.

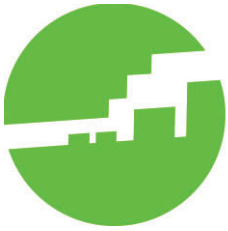
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

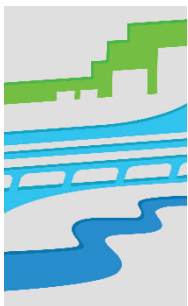
June 7, 2021

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 17, 2021	Petition: MM 21-0312
Report Prepared: May 7, 2021	<i>West side of U.S. Highway 301, south of Cowley Road on both sides of Stelling Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Riverview, Southshore Areawide Systems
Modification Request:	Modify Planned Development (PD 20-0182) to allow for an increase in FAR up to 0.20, additional sq. ft. for a total of 33,193 sq. ft. of Commercial Neighborhood (CN) uses and the allowance for the south bound right turn lane to be phased as per FDOT
Parcel Size (Approx.):	4 +/- acres
Street Functional Classification:	U.S. Highway 301 – Principal Arterial Stelling Drive – Local Cowley Road – Local
Locational Criteria:	Does not meet Commercial Locational Criteria; a waiver has been submitted
Evacuation Area:	The subject property is not in an Evacuation Area



Context

- The subject property is located on approximately 4 acres on the west side of U.S. Highway 301, south of Cowley Road on both sides of Stelling Drive. The subject property is located in the Urban Service Area (USA). It falls within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan.
- The site has a Future Land Use designation of Residential-6 (RES-6) with typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Residential-6 is located to the west, southwest and south of the site. Residential-9 is located to the north and northwest. Across U.S. Highway 301, Residential-4 is located to the east and northeast, while Office Commercial-20 is located southeast of the property.
- The subject property is currently vacant but, approved for 23,200 sq. ft. of neighborhood commercial uses with Planned Development (PD) zoning. The Planned Development is approved for BPO, personal service uses, retail uses permitted in the CN zoning district (excluding convenience stores with or without gas), minor auto repair and a car wash. The existing land use for the property immediately north is light commercial with Commercial Neighborhood (CN) zoning. The property immediately to the south is light commercial with Planned Development (PD) zoning. Properties to the west across Lackland Road are primarily single-family lots with Residential Single-Family Conventional-6 (RSC-6) and Residential Single-Family Conventional-9 (RSC-9) zoning. Properties on the east of U.S. Highway 301 are classified as light industrial and light commercial with Planned Development zoning.
- The applicant previously submitted a major modification (20-1070) to modify the Planned Development (PD 20-0182) to allow for an increase in FAR up to 0.20 and additional sq. ft. for a total of 33,193 sq. ft. of Commercial Neighborhood (CN) uses.
- This major modification (21-0312) is different as it proposes an increase in FAR up to 0.20, additional sq. ft. for a total of 33,193 sq. ft. of Commercial Neighborhood (CN) uses and the allowance for the south bound right turn lane to be phased as per FDOT.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements

affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Neighborhood/Community Development

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

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

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

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

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

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

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

Commercial-Locational Criteria

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

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally

oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Commercial-Redevelopment

Policy 25.3: *To assist in the revitalization of rundown areas, commercial infill development may be considered in areas where over 50% of a given block is already zoned or used for commercial uses in all land use categories, otherwise new commercial development should be located at existing or planned activity centers or at appropriate locations within larger planned developments. The intensity of the new zoning district should be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public road rights-of-way. In some cases, another boundary will be more reasonable to define a given block, such as a creek, or railroad.*

Livable Communities Element: Riverview Community Plan

III. Vision Statements

Community Vision

As the community has grown, Riverview's small town charm and atmosphere has been maintained. The community has a town center containing a peaceful, family-oriented and pedestrian-friendly atmosphere in which all safely live, work and play.

A strong sense of "community identity" and spirit, with versatile recreational and economic opportunities as well as cultural and educational resources, stimulates both the young and elderly. The recreational and economic opportunities uniquely afforded them by the Alafia River were maximized while also prioritizing the protection of it and other natural resources.

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the "Riverview District Concept Map". See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed-Use districts. These unique districts reflect community assets and guide development.

1. Highway 301 Corridor District Vision

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

4. Mixed Use District Vision

In the areas where commerce, education, agriculture and residential subdivisions merge, Riverview has handled the transition gracefully. Unincorporated areas maintain their neighborhood identity, while commercial businesses have upgraded their image by adhering to the community plan's building façade and storefront criteria. Small businesses are encouraged to locate and remain in Riverview due to a business-friendly environment. The older neighborhoods enjoy upgraded infrastructure with improved fire hydrant access, new sidewalks, curbs and drainage.

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

- *Develop Riverview district-specific design guidelines and standards.*

The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.

Mixed Use-Commercial-Residential

- *Incorporate traditional neighborhood development (TND) and Crime Prevention through Environmental Design (CPTED) techniques and principles in design standards.*
- *Develop visually pleasing sign standards that prohibit pole signs and require monument signs. It also is the desire of the community to limit or keep out any additional billboard signs.*
- *Avoid "strip" development patterns for commercial uses.*
- *Enhance the ability to walk or bike between adjoining commercial areas.*
- *Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.*
- *Promote diversity in housing type and style to counter generic subdivision look.*
- *Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.*
- *Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.*

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". (see Figure 10)

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.*

Definitions Section: Comprehensive Plan for Unincorporated Hillsborough County Florida

Adjacent - *To have property lines or portions thereof in common or facing each other across a right-of-way, street, or alley.*

Staff Analysis of Goals, Objectives, and Policies:

The application requests a major modification on approximately 4 acres located on the west side of U.S. Highway 301, south of Cowley Road and on both sides of Stelling Drive to modify Planned Development (PD 20-0182) to allow for an increase in FAR up to 0.20, additional sq. ft. for a total of 33,193 sq. ft. of Commercial Neighborhood (CN) uses and the allowance for the south bound right turn lane to be phased as per FDOT. The maximum allowed FAR is 0.25 and the sq. ft. is 43,560. In addition, a cross access point will be constructed between the proposed site and the adjacent north and south properties. In addition, the applicant proposes to widen Stelling Drive to a commercial roadway by adding an additional 24 feet of right-of-way. The proposed major modification is below the maximum allowed. The subject site is zoned Planned Development (PD 20-0182) and is currently approved for some Commercial Neighborhood (CN) uses except for the following: convenience stores with gas pumps, drive-thru restaurants, car washes, gas stations and sexually oriented businesses. Motor vehicle auto repair is limited to neighborhood serving auto repair.

The site is located within the Residential-6 (RES-6) Future Land Use category. The intent of the category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use. Non-residential uses can be considered in the Residential-6 Future Land Use category and are subject to commercial locational criteria, as outlined in Objective 22 and Policy 22.1 of the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

The subject site does not meet locational criteria. The subject property is located at the northwest corner of the intersection of Fairway Meadow Drive and U.S. Highway 301. Commercial locational criteria is based on the future land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). Panther Trace Boulevard/ U.S. Highway 301 and Big Bend/ U.S.

Highway 301 are two qualifying intersections, but the site is not located within 900 feet of either intersection. Summerfield Crossing and Fairway Meadow Drive are major local roadways. A major local must connect to at least two or more collector or higher roadways and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway. Due to Summerfield Crossing and Fairway Meadow Drive being major local roadways, Summerfield Crossing/ U.S. Highway 301 and Fairway Meadow Drive/ U.S. Highway 301 are also qualifying intersections. Per Policy 22.2, commercial uses need to be located within 300 feet of the Summerfield Crossing/ U.S. Highway 301 and Fairway Meadow Drive/ U.S. Highway 301 intersections. 75% of the subject property, MM 21-0312/ PD 20-0182, is located more than 300 feet outside of both intersection nodes. Consequently, the site does not meet commercial locational criteria and a waiver was required.

The applicant has submitted a Locational Criteria Waiver stating that the waiver isn't needed since the map in Policy 22.8 is outdated. Planning Commission staff understands the applicant's position but, staff must rely on the direction of Policy 22.2 in the Future Land Use Element which requires that the 2040 Cost Affordable Map be consulted when reviewing sites for consistency with Commercial Locational Criteria. The waiver also states that well over 50%, and nearly 100% of the "block" from Summerview Circle to Stelling Drive is already zoned or used for commercial uses, allowing for consideration of commercial infill development in accordance with Policy 25.3. The parcel's location and surrounding uses provide for compatibility and consistency under this request. Staff recognizes that the applicant has agreed to utilize site planning and mitigation techniques to better mitigate for the adjacent single-family residential lots. The applicant has proposed conditions to minimize the impacts to nearby residential development which includes limiting store hours for neighborhood serving auto repair, providing buffering and screening, keeping the original approved PD 20-0182 architectural requirements, as stated in the Conditions of Approval, and limiting uses to Commercial Neighborhood (CN) zoning district uses with the exceptions noted above. Motor vehicle auto repair is limited to neighborhood serving auto repair.

The site plan proposes a 10-foot buffer along the western boundary of the property with a 6-foot privacy fence, an eight-foot buffer on the north and east boundaries and a six-foot buffer on the south boundary. Policy 16.2 requires gradual transitions of intensities between different land uses be provided for as new development is proposed and approved. The use of professional site planning, buffering and screening techniques and control of specific land uses should be used. The 10-foot buffer and privacy fence will provide a gradual transition to the single-family uses to the west. The applicant is not proposing any changes in use and will retain the currently approved Commercial Neighborhood uses in Planned Development 20-0182. The buffer, privacy fence and no additional intensity of uses also helps to meet the intent of Policy 16.2. Policy 16.5 also requires development of higher intensity non-residential land uses that are adjacent to established neighborhoods be restricted to collectors and arterials and to locations external to established and developing neighborhoods. The subject property is located along U.S. Highway 301, an arterial.

The applicant also submitted a PRS 21-0360 request to revise condition 4.1 to provide that the design of the pitched roof applies to office buildings and not to commercial buildings within the development, as well as the allowance for the south bound right turn lane to be phased as per FDOT. Planning Commission staff determined that PRS 21-0360 was inconsistent with the Future of Hillsborough Comprehensive Plan for Unincorporated

Hillsborough County. Based on this inconsistency finding, the applicant will be providing condition 4.1 and all architectural requirements as agreed upon in the original approved PD 20-0182 rezoning for this proposed modification. New development must demonstrate the gradual transition of intensities between different land uses using professional site planning, buffering and screening techniques and control of specific land uses (Policy 16.2, FLUE). Established neighborhoods shall be protected by restricting the incompatible land uses through locational criteria for the placement of non-residential uses and limiting commercial development in residential land use categories to neighborhood scale (Policy 16.1, FLUE). In addition, development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses and the creation of complimentary uses or mitigation of adverse impacts (Policy 16.3, FLUE). Keeping these architectural conditions would produce a compatible development that is in character with the surrounding development pattern per the intent of FLUE Policies 16.1, 16.2 and 16.3. In addition, Hillsborough County Transportation staff has approved the phasing of the right turn lane based on FDOT support and this will be documented in the Conditions of Approval. Due to the proposed conditions, Planning Commission staff recommends the waiver for Commercial Locational Criteria.

The subject property is located within the limits of the Riverview Community Plan which requires the provision of appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space (Goal 1). The proposed modification would provide an appropriate and compatible transition to the adjacent single-family residential land uses adjacent to the site. The subject property is located either in the Highway 301 Corridor District or the Mixed Use Corridor District per the Riverview District Concept Map. Both districts support commercial businesses along the Highway 301 corridor that reflect the community's character. The proposed modification provides additional sq. ft. of neighborhood commercial uses along Highway 301 and architectural standards that fit with the community's character. The Riverview Community Plan also discourages strip development patterns of commercial development. By placing buildings on both sides of Stelling Drive, the proposed modification meets the intent. The modification request is consistent with the Riverview Community Plan.

Overall, the proposed modification would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The modification request is compatible with the existing residential development pattern and would facilitate development that is consistent with the character of the surrounding area. The request would facilitate the vision of the Riverview Community Plan.

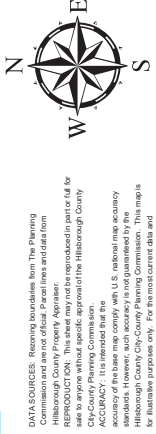
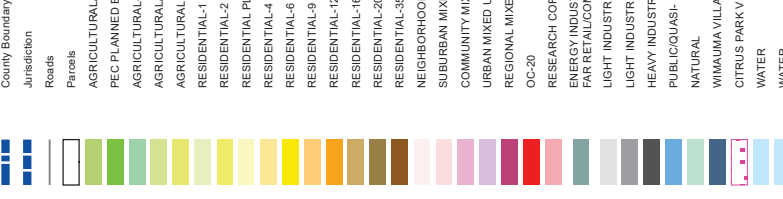
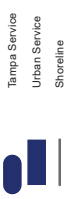
Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

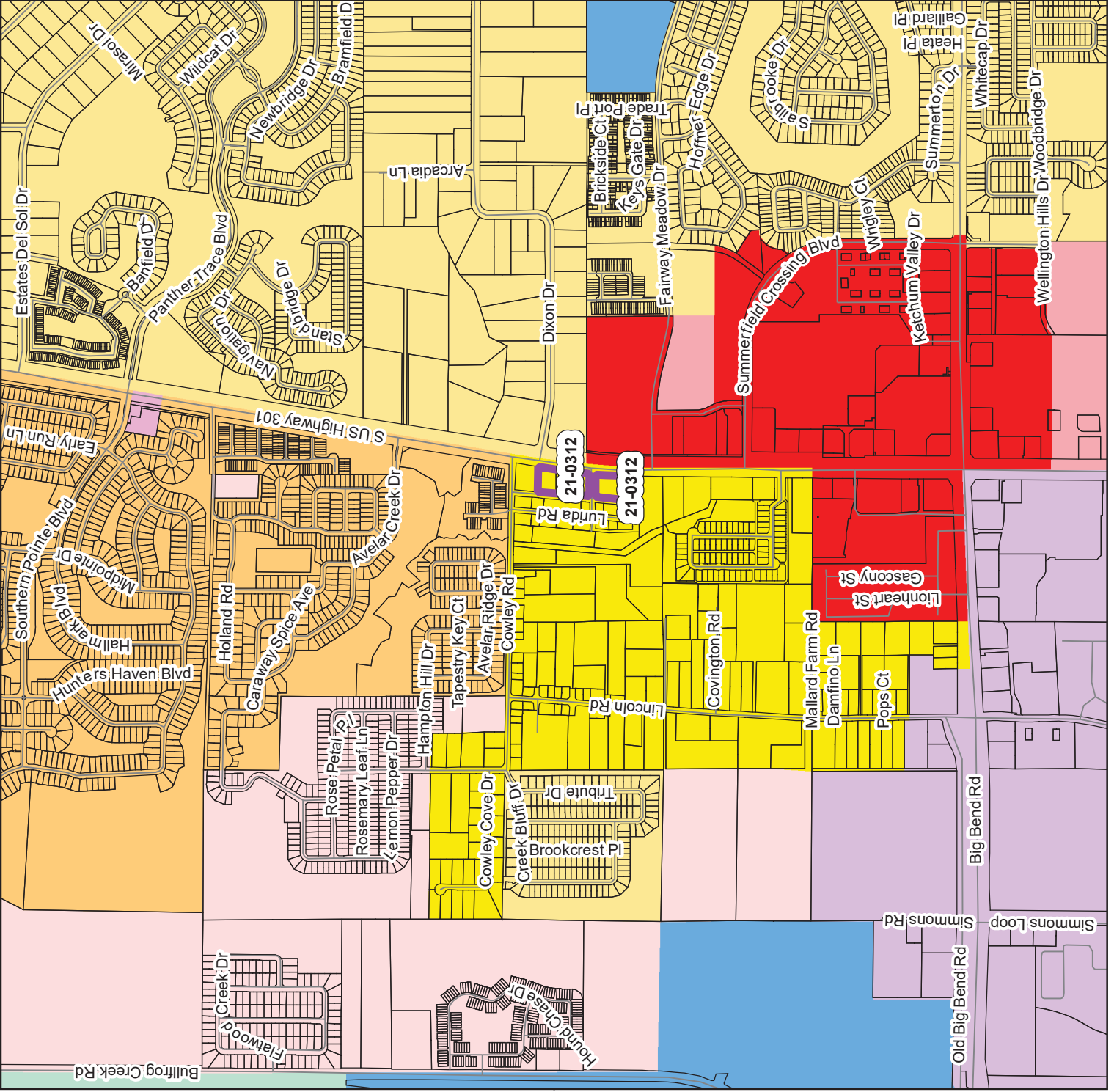
RZ MM 21-0312

<all other values>



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are for informational purposes only and are not intended to be used for any other purpose. It is recommended that the user verify the accuracy of the rezoning boundaries with the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 2/10/2021
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Project\HillCounty\ReZoning.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: _____

Zoning File: _____ **Modification:** _____

Atlas Page: _____ **Submitted:** _____

To Planner for Review: _____ **Date Due:** _____

Contact Person: _____ **Phone:** _____

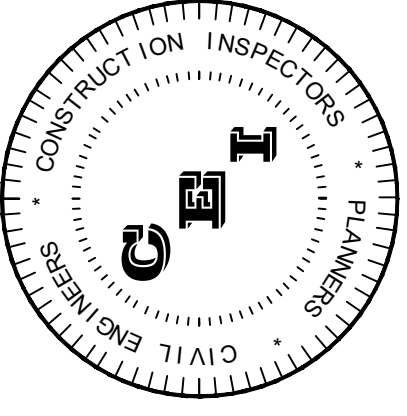
Right-Of-Way or Land Required for Dedication: Yes No

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

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

Reviewed by: _____ **Date:** _____

Date Agent/Owner notified of Disapproval: _____



CAMPDO
ENGINEERING, INC.

FBPR REGISTRY NO.: 28728

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

US HWY 301 & STELLING DR.

HILLSBOROUGH COUNTY, FLORIDA

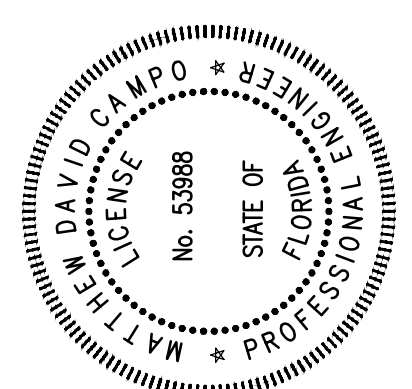
CLIENT

HEART OF RIVERVIEW, LLC.
11422 CALLAWAY POND DR.
RIVERVIEW, FL 33579

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 07/2019
REVIEWED BY: MDC
DRAWN BY: PGS
DESIGNED BY: MDC
PROJECT NUMBER
19-014



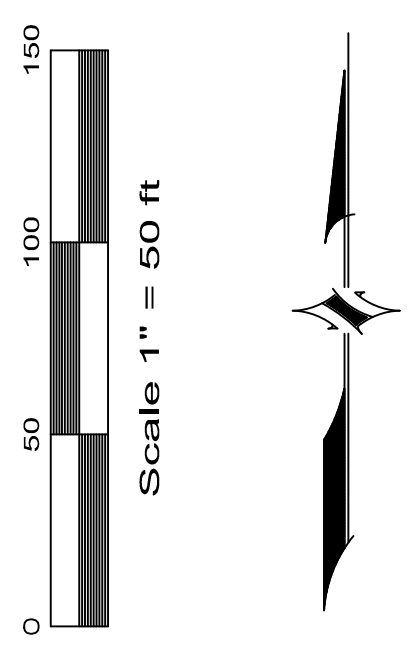
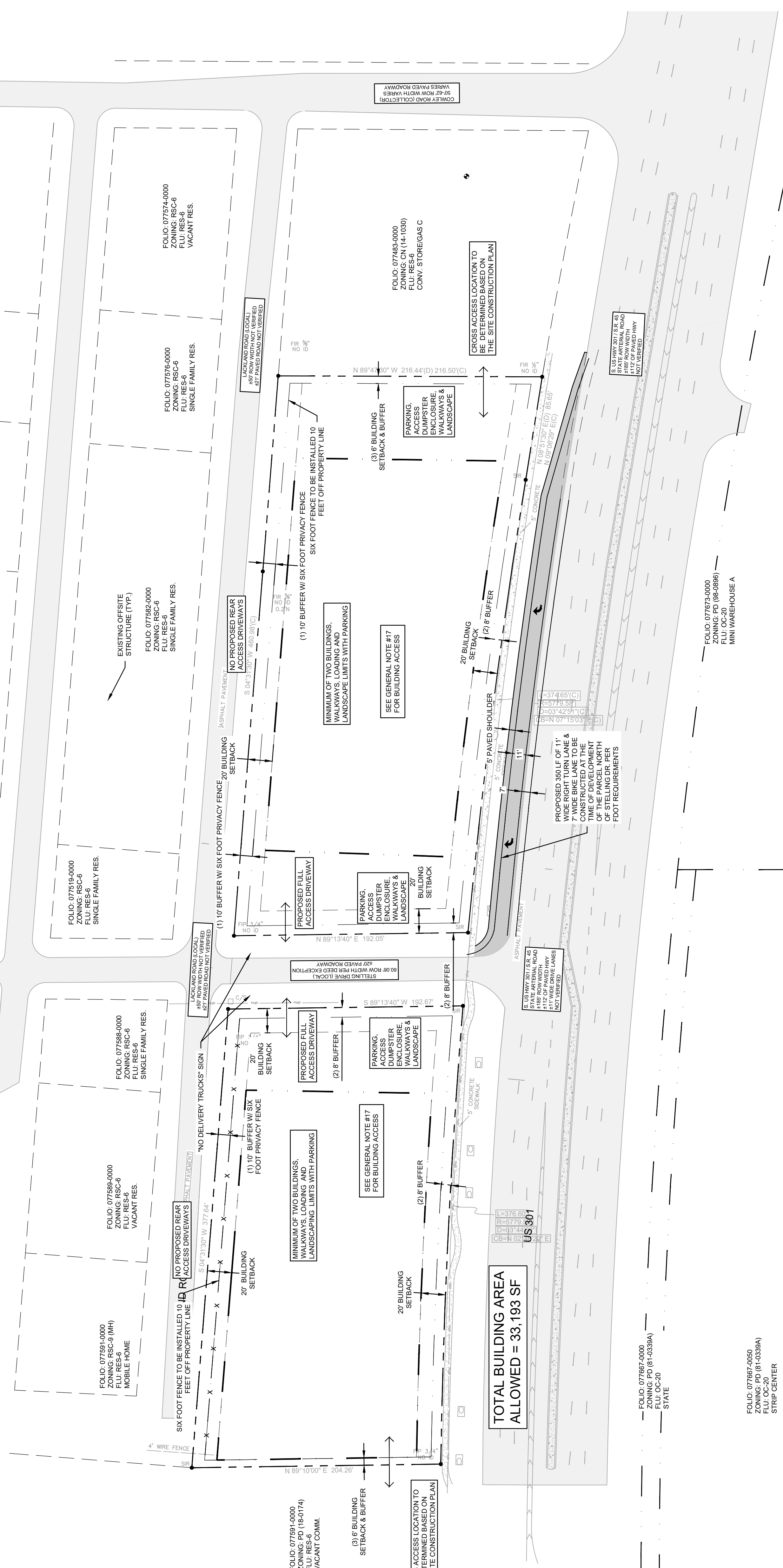
Matthew D. Campdo, 04/23/2021
NAME SEAT NO. DATE

SHEET TITLE

PLANNED
DEVELOPMENT
SITE PLAN

SHEET NUMBER

C-1



LEGEND

---	PROPERTY LINE
- - - -	SIX FOOT PRIVACY FENCE
- - - -	LANDSCAPE BUFFER LINE
- - - -	BUBBLE LIMIT LINE
- - - -	BUILDING SETBACK LINE

SITE DATA TABLE

TOTAL PROJECT AREA:	±174,240 SF (±4.0 AC)
ADDRESS:	US HWY 301 & STELLING DR. 077489.0000, 077486.0000, & 077486.0100
PROPERTY ID #:	
JURISDICTION:	HILLSBOROUGH COUNTY
ZONING:	PD (20-0182)
PROPOSED ZONING:	PD (20-0182)
FLU:	RES-6
CURRENT USE:	VACANT
PROPOSED USES:	COMMERCIAL RETAIL & RESTAURANT
REQUIRED BUFFERS:	6' SIDE (NORTH & SOUTH) 6' (NORTHWEST, SOUTHWEST) 10' REAR (ACKLAND RD)
REQUIRED SETBACKS:	20' (NORTH, SOUTH, EAST, WEST) 10' FOR DUMPSTER ENCLOSURES
MAX ALLOWABLE FAR:	0.27
PROPOSED FAR:	0.20 (33,193 SF ALLOWED)
MAX GSR:	35%
MAX IRR:	70%

THE PROPERTY SURVEY HEREON APPEARS TO BE ON FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 12057C, PANEL NUMBER 0504, SUFFIX H, REVISED AUG. 28, 2008 HILLSBOROUGH COUNTY, FLORIDA.

GENERAL NOTES

- SITE IS LOCATED WITHIN HILLSBOROUGH COUNTY.
- PROJECT SITE IS NOT LOCATED IN AN OVERLAY DISTRICT.
- NO HISTORIC LANDMARKS OR OTHER HISTORICAL ARCHEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT OR WITHIN 150 FT OF THE PROJECT BOUNDARIES.
- NO EXISTING RIGHTS-OF-WAY WITHIN PROJECT BOUNDARIES.
- COMPREHENSIVE PLAN FUTURE LAND USE SURROUNDING THE SITE IS RES-6.
- APPROVED EXISTING OR PROPOSED STRUCTURES WITHIN 150 FT OF PROJECT SITE ARE AS SHOWN.
- NO PROPOSED PUBLIC PARK LANDS OR PUBLIC SCHOOL SITES EXIST WITHIN THE PROJECT SITE.
- THERE ARE NO MAN-MADE OR NATURAL WATER BODIES.
- SCREENING SHALL BE PER LDC REQUIREMENTS UNLESS OTHERWISE NOTED.
- THE PROPOSED POINTS OF INGRESS/EGRESS ARE AS SHOWN.
- PROJECT IS LOCATED WITHIN URBAN SERVICE AREA AND WILL BE SERVED BY HILLSBOROUGH COUNTY PUBLIC WATER AND SANITARY SEWER.
- 70% IMPERVIOUS PERMITTED COVERED SURFACE MAY EXCEED 70% PROVIDED THAT PARKING AND VALUAVIAS OVER 70% ARE OF FAVOROUS PAVEMENT/CONCRETE MATERIALS.
- ALL MECHANICAL AND HVAC EQUIPMENT SHALL BE MOUNTED ON THE ROOF.
- SINGLE STORY MASONRY BUILDING SIMILAR TO BUILDING IN OTHER RETAIL CENTERS ALONG US-301.
- CROSS ACCESS WILL BE PROVIDED ON THE NORTH AND SOUTH BORDER PARCEL LINE AS BEST SUITED FOR THE DEVELOPMENT. FINAL LOCATION TO BE DETERMINED.
- SURFACE AND SUBSURFACE STORM WATER RETENTION SYSTEMS ARE ALLOWED.
- BUILDINGS PROPOSED AT THE US SIX SETBACK SHALL BE ACCESSED FROM EAST AND WEST FACETS. BUILDINGS SET BACK INTO THE SITE WITH PARKING BETWEEN US 301 AND THE BUILDING SHALL BE ACCESSED FROM EAST FACET.

USE RESTRICTIONS

USE SHALL BE CONSISTENT WITH THE CN ZONING DISTRICT. HOWEVER, THE FOLLOWING USES ARE PROHIBITED: RESTAURANTS WITH DRIVE-UP FACILITIES, CAR WASH, CONVENIENCE STORES WITH GAS PUMPS, AND GAS STATIONS.

BUILDING DESIGN NOTES:

THE FOLLOWING DESIGN STANDARDS SHALL APPLY FOR OFFICE AND COMMERCIAL NEIGHBORHOOD BUILDINGS WHERE VISIBLE FROM THE HIGHWAY OR RESIDENTIALLY ZONED PROPERTIES:

- EXTERIOR WALLS SHALL BE EXTERNALLY CLAD WITH BRICK, STUCCO, WOOD SLATS OR VINYL SLAT-STYLE FINISH. ALTERNATE FINISHES SHALL NOT BE UTILIZED. PAINT SHALL NOT CONSTITUTE A SURFACE FINISH FOR THE PURPOSE OF THIS REGULATION.
- BUILDINGS SHALL INCORPORATE DESIGN FEATURES SHOWN BELOW, AT LEAST TWO OF THE SPECIFIED DESIGN FEATURES SHALL BE INCLUDED ON ALL ELEVATIONS FACING HIGHWAY OR PARKING AREAS, UNLESS OTHERWISE SPECIFIED:
 - BOSHERS, PARAPETS, STEERLES, CURBS, INTERSECTING ROOF LINES, SHUTTERS, AWNINGS, TRANOMS, MULLIONS, PORCHES, COLUMNS, RECESSED ENTRYWAYS, ARCADES, PORTICOS, PILASTERS OR HORIZONTAL BANDING.
- AT LEAST 60 PERCENT OF THE HORIZONTAL LENGTH OF EACH FACADES ALONG ROADWAYS AND/OR PARKING AREAS SHALL BE COMPRISED OF WINDOWS, TRANOMS, AWNINGS, PORCHES, DOORS, RECESSED ENTRYWAYS, ARCADES, PORTICOS AND/OR PILASTERS, HORIZONTAL BANDING AND OTHER PROMINENTLY HORIZONTAL ELEMENTS SHALL NOT CONTRIBUTE TOWARDS SATISFACTION OF THIS REQUIREMENT.
- EXTERIOR FAUX WINDOWS MAY BE USED IF THE BACK OF BUILDINGS FACE US HWY 301.

SINGLE STORY MASONRY BUILDING SIMILAR TO BUILDINGS IN OTHER RETAIL CENTERS ALONG US-301.

APPROVED LANDSCAPE BUFFERS

- TEN (10) FOOT BUFFERS (REAR WEST PARCEL LINE ADJACENT TO JACKLAND RD.) WITH EVERGREEN PLANTS THREE FEET IN HEIGHT.
 - A ROW OF EVERGREEN SHADE TREES WHICH ARE NOT LESS THAN TEN FEET HIGH AT THE TIME OF PLANTING, A MINIMUM TWO INCH CALIPER, AND ARE SPACED NOTE MORE THAN 15 FEET APART; REMAINDER OF BUFFER PLANTED WITH GROUND COVER.
- EIGHT (8) FOOT BUFFERS ALONG US HWY 301 & STELLING DR.
 - A SINGLE ROW OF TWO FOOT HIGH HEDGE THAT CAN REACH THREE FEET IN 2 YEARS; REMAINDER OF BUFFER WILL BE LANDSCAPED WITH GROUND COVER.
- SIX (6) FOOT BUFFERS ALONG NORTH AND SOUTH PARCEL LINES ADJACENT TO FOLIOS 077845-0000 & 077891-0000 (COMMERCIAL TO COMMERCIAL)
 - PROVIDE A SINGLE ROW OF TWO FOOT HIGH HEDGE THAT CAN REACH THREE FEET IN 2 YEARS; REMAINDER OF BUFFER WILL BE LANDSCAPED WITH GROUND COVER.

DELIVERY TRUCK RESTRICTIONS

DELIVERY TRUCKS SHALL ENTER AND EXIT ONTO US HWY 301 FROM STELLING DR. NO WESTBOUND MOVEMENTS ALLOWED ONTO STELLING DR.

PUBLIC TRANSIT NOTE:

PER INFORMATION GATHERED FROM HILLSBOROUGH AREA REGIONAL TRANSIT AUTHORITY (HART), THE NEAREST BUS STOP IS LOCATED IN THE EASTERN PARKWAY LOT OF THE SUPERVALMART CENTER JUST WEST OF NEW EAST STREET AND NORTH OF GIBSONTON DRIVE, APPROXIMATELY 4.7 MILES NORTHWEST OF SITE (9.2 MINUTE WALKING DISTANCE).

LOCATION MAP

LEGAL DESCRIPTION

PART OF THE SE1/4 OF THE NW1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST & PART OF THE SW1/4 OF THE NW1/4 OF TOWNSHIP 31 SOUTH, RANGE 20 EAST & SECTION PARCEL ID# 191731282220000311880.0 PART OF THE SE1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST & PART OF THE SW1/4 OF THE NW1/4 OF TOWNSHIP 31 SOUTH, RANGE 20 EAST & SECTION PARCEL ID# 191731282220000311880.0 PART OF THE SE1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST PARCEL ID# 191731282220000311880.0



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 05/7/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV/ South

PETITION NO: PRS 21-0312

- This agency has no comment.
- This agency has no objection.
- This agency has no objection, subject to the conditions proposed herein below.
- This agency objects for the reasons listed below.

NEW CONDITION OF APPROVAL

Existing conditions 1, 6, 7, 9 and 10. shall carry-forward. In addition, the staff (and the applicant) requests addition of the following new and revised conditions:

Revised Conditions

8. The applicant shall improve Stelling Drive, between ~~to current County standard to a minimum of 12-foot lanes from~~ U.S. Highway 301 ~~to~~ and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway.

[Staff is proposing to modify this zoning condition for clarify and to conform with current standard language].

11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. ~~provide cross access to the adjacent northern and southern parcels.~~

[Staff is proposing to modify this zoning condition for clarify and to conform with current standard language].

New Conditions

- The developer shall construct a southbound to westbound right-turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT), and may be phased at the discretion of FDOT staff.

REQUEST SUMMARY AND CONCLUSIONS

The applicant is requesting a Major Modification of three parcels, totaling +/- 4 ac. zoned Planned Development (PD) #20-0182. The PD is currently approved for 23,200 s.f. of Commercial Neighborhood (CN) uses, excluding convenience store with gas pumps, restaurants with drive through facilities, car wash facilities, gas stations and

sexually oriented businesses. The applicant is seeking to increase the allowable entitlements to 33,193 s.f. of the same uses.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Transportation Review Section staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10,200 s.f. Fast-Food without Drive-Through (ITE LUC 933)	3,532	256	289
PD, 13,000 s.f. Pharmacy with Drive-Through (ITE LUC 933)	1,419	50	134
Subtotal:	4,951	306	423
<i>Less Internal Capture:</i>	<i>Not Available</i>	<i>-10</i>	<i>-106</i>
<i>Less Pass-By Trips:</i>	<i>Not Available</i>	<i>-0</i>	<i>-40</i>
Net External Trips:	4,951	296	277

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10,200 s.f. Fast-Food without Drive-Through (ITE LUC 933)	3,532	256	289
PD, 13,000 s.f. Pharmacy with Drive-Through (ITE LUC 933)	1,419	50	134
PD, 9,993 s.f. Medical Office Uses (ITE LUC 720)	348	28	35
Subtotal:	5,299	334	458
<i>Less Internal Capture:</i>	<i>Not Available</i>	<i>-30</i>	<i>-126</i>
<i>Less Pass-By Trips:</i>	<i>Not Available</i>	<i>-0</i>	<i>-36</i>
Net External Trips:	5,299	304	296

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 348	(+) 8	(+) 19

The FDOT is requiring that applicant construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. The applicant has requested a condition memorializing the required improvement in a way which will allow the determination of turn lane phasing to be made at the discretion of FDOT staff. FDOT staff has indicated their support for this condition.

Transportation Review Section Staff has no objection to the proposed rezoning, subject to the additional conditions proposed hereinabove.

LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Balm Rd.	Rhodine Rd.	D	C

Source: 2019 Hillsborough County Level of Service (LOS) Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT,
P.E. SECRETARY

MEMORANDUM

DATE: February 3, 2021

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: James Ratliff, Hillsborough County
Daniel Santos, FDOT
Mecale' Roth, FDOT
Clayton Bricklemyer, Bricklemyer Law Group

SUBJECT: MM 21-0312, US 301 and Stelling Drive

This project is on a state road, US 301. This site was reviewed at Pre-application meetings with FDOT on 8/20/19 and 10/20/20. The FDOT Pre-Application Findings are attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Findings

www.fdot.gov



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

August 20, 2019

**THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER
02/20/2020 extended
THIS DOCUMENT IS NOT A PERMIT APPROVAL**

Re: **PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST**

Access Class: 3	Posted Speed: 55 MPH
Applicant: Steve Henry	Property Name: US 301 & Stelling Rd Retail
Approximate Mile Post: 11.792	Project: New Retail & Restaurant Development
Connection Category: None	Section: 10 010 000
County: Hillsborough	State Road: SR 43

Request: Review and permitting requirements

Dear: Mr. Henry,

A Pre-application Review of the subject project was conducted at your request. The purpose of the Pre-application Review is to establish the permit category, number, type, general location and associated features of access connections for the applicant's property to the state road. We have given the plans, as presented, a thorough review and our comments or findings are as follows:

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve the concept as submitted and we invite you to submit a permit application package to the District Office with engineering drawings that reflect the concept approved here.
- We are prepared to continue the review of the concept with the District Variance Committee.
- We are prepared to continue the review of the concept as presented with the following considerations.

Conditions/Comments:

This project proposes to connect to US 301 which in this area is a Class 3 roadway with a 55 mile per hour speed limit. Florida Administrative Code, Rule Chapter 14-97 requires 660 feet driveway spacing, 1320 feet directional, and 2640 feet full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered conforming in accordance to the rule chapter 1996/97 for connection spacing.

FDOT recommendations,

1. Developer is to provide a legal description of the two cross access points between adjoining properties. One @ Stelling Rd. and the other to the property to the North (Marathon Gas Station) but does not require cross access to the property to the South (the car was).
2. Developer is to bring Stelling RD from a substandard to a typical standard for a two lane, 24' wide road.
3. Developer needs to perform a traffic study to determine if a right turn lane will be required at Stelling Rd from US 301.
4. Minimum radius of 35' and a maximum radius of 50' for Stelling Rd. ingress/egress @ US 301
5. Sidewalks on both North and south properties will require a stub-out onto FDOT ROW.
6. This project will require an Access and Drainage Permit submittal.
7. Future signal at Crowley Rd. will be granted by FDOT when traffic study warrants it at the expense of the developer.
8. Future signal will not be permitted at Dixon Rd., only at Crowley Rd.

All permit application packages are to be submitted to:

Florida Department of Transportation

2822 Leslie Rd.

Tampa, Fl. 33619

Attn: Matt Campbell

Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within Six months, to the Department for permit processing. When permit requests are submitted subsequently to a Pre-application Review, Department staff reviews the design plans in terms of standards, compliance and constructability. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the design proposal would likely be denied.

Please include a copy of this letter with your request for continued pre-application review or permit application in O.S.P.

Sincerely,

Matt Campbell
Permits Manager

Pre-App Sign In Sheet

Date: 8/20/2019
 Time: 9:30 AM
 Project Name: US 301 & Stelling Retail

Location: US 301 and Stelling Rd
 Road Section: 10 010 000
 State Road: SR 43
 Mile Post: 11.792
 Roadway Classification: 3
 Driveway Spacing: 660'
 Posted Speed Limit: 55 MPH
 Median Opening: Full 2640'/Directional 1320'/Signal 2640'

Name	Department/Agency Company/Title	Phone # & Email
Reebie Simms P.E.	FDOT Operation Program Engineer	813-612-3313
		Reebie.Simms@dot.state.fl.us
Matt Campbell <i>MC</i>	FDOT Permits Manager	813-612-3318
		Matthew.Campbell@dot.state.fl.us
Joel Provenzano <i>JP</i>	FDOT District Access Management Administrator	813-975-6263
		Joel.Provenzano@dot.state.fl.us
Daniel Santos <i>DS</i>	FDOT Growth Management Analysis	813-975-6429
		Daniel.Santos@dot.state.fl.us
Lindsey Mineer <i>LJM</i>	FDOT Growth Management Analysis	813-975-6922
		Lindsey.Mineer@dot.state.fl.us
Mecale' Roth <i>MR</i>	FDOT Permit Coordinator II	813-612-3237
		Mecale.Roth@dot.state.fl.us
Dave Skrelunas	FDOT District Permit Engineer	813-975-6000
		David.Skrelunas@dot.state.fl.us
Lisa Strout	FDOT Permit Coordinator II	813-612-3214
		Lisa.Strout@dot.state.fl.us

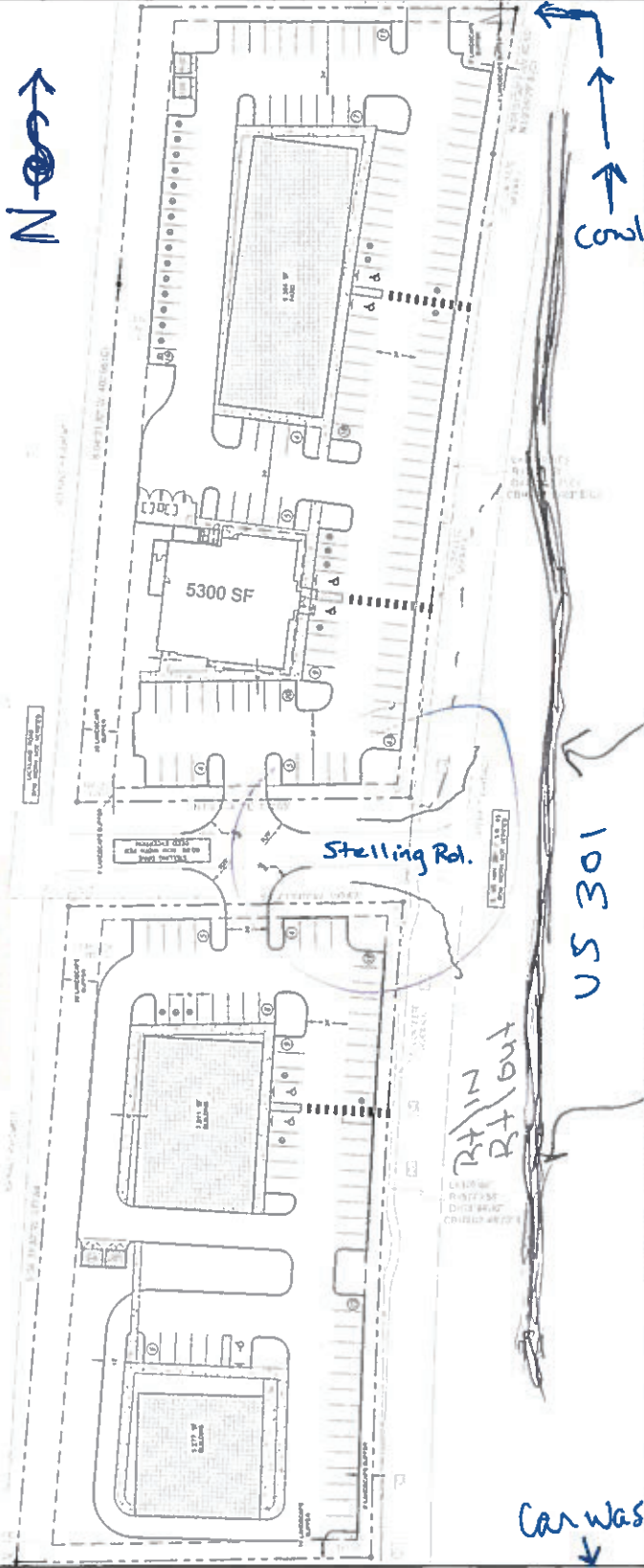
Tarik Fuller *FDOT*
Heavy Equip. Operator *tarik.fuller@dot.state.fl.us*

Pre-App Sign In Sheet

Name	Department/Agency Company/Title	Phone # & Email
Holly Champion <i>Holly Champion</i>	FDOT Permit Coordinator I	813-612-3365 Holly.Champion@dot.state.fl.us
Robert Valdez	Jacobs Consultant	813-416-1870 Robert.valdez@dot.state.fl.us
Steve Henry <i>Via Phone</i>		shenry@lincks.com
Jared Barbee		Jared.Barbee@Drurydevelopment.com
Craig Bazarisky	Badin Road	Craigbazarisky@gmail.com 401-338-1216
David Guttenplan	FDOT 7	813-853-1026 DAVID.GUTTENPLAN@DOT.STATE.FL.US
STEVE HENRY	LINCKS	VIA TELEPHONE
Rob Fulp	Lincks	(813) 361-4558 rfulp@lincks.com

REVISED

Residential



CAMPO ENGINEERING, INC.
 ENGINEERS OF ARCHITECTURE NO. 11455
 1725 EAST 5TH AVENUE
 TAMPA, FL 33685
 PHONE: (813) 215-7773
 FAX: (813) 902-5782

PROJECT TITLE
 US HWY 301 & STELLING DR.
 CLIENT
 HILLSBOROUGH COUNTY, FLORIDA

NO.	DESCRIPTION	DATE

ISSUE DATE: 8/7/2019
 REVIEWED BY: MDC
 DRAWN BY: PCS
 DESIGNED BY: MDC
 PROJECT NUMBER
 19-014

SCALE: _____ TITLE: _____ SHEET TITLE
CONCEPT PLAN
 SHEET NUMBER
C-1

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE

SITE DATA TABLE

TOTAL PROJECT AREA	11,165.00 SF (0.25 AC)
EXISTING PAVED	10,500.00 SF (0.24 AC)
EXISTING ASPHALT	10,500.00 SF (0.24 AC)
EXISTING CONC.	10,500.00 SF (0.24 AC)
EXISTING CURB	10,500.00 SF (0.24 AC)
EXISTING DRIVEWAY	10,500.00 SF (0.24 AC)
EXISTING SIDEWALK	10,500.00 SF (0.24 AC)
EXISTING BIKEWAY	10,500.00 SF (0.24 AC)
EXISTING UTILITY	10,500.00 SF (0.24 AC)
EXISTING LANDSCAPE	10,500.00 SF (0.24 AC)
EXISTING TREES	10,500.00 SF (0.24 AC)
EXISTING FENCES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING SIGNAGE	10,500.00 SF (0.24 AC)
EXISTING LIGHTING	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)
EXISTING UTILITIES	10,500.00 SF (0.24 AC)

REVISIONS

1. 8/7/19

2. 8/7/19

3. 8/7/19

4. 8/7/19

5. 8/7/19

6. 8/7/19

7. 8/7/19

8. 8/7/19

9. 8/7/19

10. 8/7/19

11. 8/7/19

12. 8/7/19

13. 8/7/19

14. 8/7/19

15. 8/7/19

16. 8/7/19

17. 8/7/19

18. 8/7/19

19. 8/7/19

20. 8/7/19

21. 8/7/19

22. 8/7/19

23. 8/7/19

24. 8/7/19

25. 8/7/19

26. 8/7/19

27. 8/7/19

28. 8/7/19

29. 8/7/19

30. 8/7/19

31. 8/7/19

32. 8/7/19

33. 8/7/19

34. 8/7/19

35. 8/7/19

36. 8/7/19

37. 8/7/19

38. 8/7/19

39. 8/7/19

40. 8/7/19

41. 8/7/19

42. 8/7/19

43. 8/7/19

44. 8/7/19

45. 8/7/19

46. 8/7/19

47. 8/7/19

48. 8/7/19

49. 8/7/19

50. 8/7/19

51. 8/7/19

52. 8/7/19

53. 8/7/19

54. 8/7/19

55. 8/7/19

56. 8/7/19

57. 8/7/19

58. 8/7/19

59. 8/7/19

60. 8/7/19

61. 8/7/19

62. 8/7/19

63. 8/7/19

64. 8/7/19

65. 8/7/19

66. 8/7/19

67. 8/7/19

68. 8/7/19

69. 8/7/19

70. 8/7/19

71. 8/7/19

72. 8/7/19

73. 8/7/19

74. 8/7/19

75. 8/7/19

76. 8/7/19

77. 8/7/19

78. 8/7/19

79. 8/7/19

80. 8/7/19

81. 8/7/19

82. 8/7/19

83. 8/7/19

84. 8/7/19

85. 8/7/19

86. 8/7/19

87. 8/7/19

88. 8/7/19

89. 8/7/19

90. 8/7/19

91. 8/7/19

92. 8/7/19

93. 8/7/19

94. 8/7/19

95. 8/7/19

96. 8/7/19

97. 8/7/19

98. 8/7/19

99. 8/7/19

100. 8/7/19

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 4/19/2021</p> <p>PETITION NO.: 21-0312</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: Yanezm@epchc.org</p>	<p>COMMENT DATE: 2/4/2021</p> <p>PROPERTY ADDRESS: Northwest and Southwest corner of US Hwy & Stelling Dr</p> <p>FOLIO #: 0774860000, 0774860100, 0774890000</p> <p>STR: 07-31S-20E</p>
<p>REQUESTED ZONING: Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A - Aerial Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

my/mst



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:** 05/05/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Bricklemyer Law Group PL **PETITION NO:** 21-0312

LOCATION: NW and SW corner of US Hwy 301 and Stelling Dr

FOLIO NO: 77486.0000; 77486.0100; 77489.0000

Estimated Fees:

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

Gen Office (Per 1,000 s.f.) Mobility: \$5,374 Fire: \$158	Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$8,580 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$877.00 Fire: \$34
--	--	---

Auto Repair
(per 1,000 s.f.)
Mobility: \$7,508
Fire: \$313

Project Summary/Description:

Urban Mobility, South Fire - CN uses non-specified, including Auto Repair; no Gas/ restaurant

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 22 Feb. 2021

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Clayton Bricklemyer

PETITION NO: MM 21-0312

LOCATION: S 301 HWY, Riverview, FL 33578

FOLIO NO: 77486.0000, 77486.0100, 77489.0000

SEC: 7, 8 TWN: 31 RNG: 20

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: MM21-0312 **REVIEWED BY:** Randy Rochelle **DATE:** 1/28/2021

FOLIO NO.: 77486.0000, 77486.0100 & 77489.0000

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

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 8 inch water main exists (adjacent to the site), (approximately 220 feet from the site) and is located north of the subject property within the west Right-of-Way of S. US Highway 301.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 20 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the west Right-of-Way of S. US Highway 301.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

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



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
 IN RE:)
)
 ZONE HEARING MASTER)
 HEARINGS)
)
 -----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, May 17, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:31 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 17, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

D4:
Application Number: MM 21-0312
Applicant: Bricklemyer Law Group
Location: 95' Northwest of Intersection
Stelling Dr., S. US Highway 301
Folio Number: 077486.0000, 077486.0100 &
077489.0000
Acreage: 4 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD (20-0182)
Request: Major Modification to a Planned
Development

1 MR. GRADY: The next agenda item is agenda
2 item D-4. It's Major Mod Application 21-0312. The
3 applicant's Brickleyer Law Group.

4 The request is for a Major Modification to
5 existing Planned Development. Tania Chapela with
6 County Staff will provide staff recommendation
7 after presentation by the applicant.

8 I will note we did hand out revised
9 conditions into the record. The conditions address
10 clarifying the maximum FAR, building area
11 consistent with the request. They were
12 inadvertently not updated in this Major
13 Modification request.

14 And the other changes deal with really
15 transportation conditions regarding clarifying the
16 types of improvements that require regarding
17 improvements to roadways and design standards and
18 also clarifying timing of when certain improvements
19 are required to be made.

20 And, again, if you have any questions about
21 that, staff would be available to respond to those.
22 Thank you.

23 HEARING MASTER HATLEY: All right. Thank
24 you. We'll hear from the applicant.

25 MR. BRICKLEYER: Good evening. Clayton

1 Bricklemyer, Bricklemyer Law Group representing the
2 applicant.

3 This site is on the west side of 301. It's
4 split by a little road called Stelling Drive. We
5 are -- Brian did a pretty good job. They're
6 requesting a slight FAR increase. Some minor
7 changes to clean up some changes. Largely at the
8 request of Transportation Staff.

9 Brian just talked about the changes. So it
10 looks like those have already been distributed.
11 That's great. I'm going to actually let
12 Ms. Chapela sort of lay that out.

13 With the changes that Brian provided, we're
14 in agreement with staff and Planning Commission
15 reports. We appreciate all the work. We spent a
16 lot of time working with staff on this one, and we
17 appreciate their work.

18 I do have a support letter that I'm going to
19 put on file from one of the neighbors to the west.
20 I'm available for questions and would ask that you
21 recommend approval. Thanks.

22 HEARING MASTER HATLEY: Thank you,
23 Mr. Bricklemyer.

24 All right. Development Services or --

25 MS. CHAPELA: Good evening. Can you hear

1 me?

2 MR. PUTNAM: Yes, we can.

3 MS. CHAPELA: This is Tania Chapela,
4 Development Services.

5 I'll be sharing my screen, my presentation.

6 The applicant is requesting a Major
7 Modification to PD 20-0182. The site is located in
8 the intersection of U.S. Highway 301 and Stelling
9 Drive in Riverview.

10 The property associated with this petition
11 Major Modification 21-0312 has the Future Land Use
12 designation of Residential-6 Future Land Use. The
13 Residential-6 Future Land Use category permits up
14 to a maximum floor area ratio of 0.25.

15 Nearby FLU category includes Residential-6,
16 Office Commercial-20, and Residential-4. The
17 request complies with maximum outlined, and
18 Planning Commission staff will speak out about
19 Comprehensive Plan compliance, location criteria,
20 etc., at the end of my presentation.

21 The site is located on a a commercial
22 corridor in the Riverview community. I'm sorry.
23 I'm just checking that you might not be like
24 watching the same screen as I am.

25 MR. PUTNAM: What we're seeing right now, is

1 the Major Modification -- it's catching up. There
2 we go.

3 MS. CHAPELA: So the site is located on a
4 commercial corridor in the Riverview community.
5 Properties to the west are zoned Residential
6 Single-Family Conventional-6 and Residential
7 Single-Family Conventional-9 with a Mobile Home
8 Overlay, which feature vacant land and
9 single-family residential development.

10 The site is separated from the Residential
11 Single-Family Conventional-6 and Residential
12 Single-Family Conventional-9 Mobile Home Overlay.
13 Parcels by the right-of-way approximately 50 feet
14 in width. The existing PD requires a 20-foot front
15 setback, a 6-foot-high fence, and vegetation
16 screening provisions to ensure compatibility with
17 established residential neighborhood to the west.

18 Additionally, the existing conditions
19 require building design standards to pitched roof
20 and facade design. To the west of the site is U.S.
21 Highway 301 and the Summerfield development
22 permitting Office and Commercial uses along the
23 corridor.

24 Several properties within the area is zoned
25 PD, 14-7059, 98-0896, 81-0089, and CG allow for CG

1 uses. Those properties have been developed with
2 mini warehouses, personal services, retail shopping
3 center, restaurants.

4 Additionally, the adjacent property to the
5 south is zoned PD 18-0174 allows for a full service
6 car wash as permitted use in the CG zoning at a
7 maximum FAR of 0.2 -- 0.2. The northern property
8 is developed with a gas station and a convenience
9 store zoned CN which allows for maximum 0.2 FAR.

10 The applicant is seeking a Major
11 Modification to a PD to increase the FAR from 0.133
12 to a 0.2 maximum FAR. Additionally, the applicant
13 proposes to increase the maximum building area
14 accordingly.

15 The applicant is also requesting a phased-in
16 turn lane on U.S. 301 and Stelling Drive, and
17 Transportation Staff proposed conditions for the
18 case. Then the applicant subsequently requested
19 additional modifications to the conditions, which
20 staff reviewed and have no objections.

21 I have reviewed my report to include recent
22 transportation conditions. And Mr. Brian Grady
23 will be putting the revised report into the record
24 as he said before.

25 So based on the Residential-6 Future Land Use

1 classification, the surrounding zoning and
2 development pattern, and the proposed development
3 standards for the PD 20-0182 zoning district, staff
4 finds the request is approvable.

5 That concludes my presentation, and I am
6 available for any questions.

7 HEARING MASTER HATLEY: Thank you very much.
8 All right. We'll go to the Planning
9 Commission.

10 MS. LIENHARD: Thank you. Melissa Lienhard,
11 Planning Commission staff.

12 The subject property is located in the
13 Residential-6 Future Land Use category. It is in
14 the Urban Service Area, and it is also located
15 within the limits of the Riverview Community Plan
16 and the Southshore Areawide Systems Plan.

17 The application is requesting a Major
18 Modification to allow for an increase in FAR up to
19 .20 of Commercial Neighborhood uses and the
20 allowance for the southbound right turn lane to be
21 phased per FDOT.

22 In addition, the cross-access point will be
23 constructed between the proposed site and the
24 adjacent north and south properties. In addition
25 to that, the applicant proposes to widen Stelling

1 Drive to a commercial roadway by adding an
2 additional 24 feet of right-of-way.

3 The proposed Major Modification is below the
4 maximum that can be considered for the site.
5 Nonresidential uses can be considered in the
6 Residential-6 Future Land Use category and are
7 subject to commercial locational criteria as
8 outlined in the Future Land Use Element.

9 Though the site does not meet commercial
10 locational criteria, the applicant has submitted a
11 waiver stating that the waiver isn't needed since
12 the map in Policy 22.8 is outdated.

13 Planning Commission staff understands the
14 applicant's position, but staff must rely on the
15 direction of Policy 22.2 in the Future Land Use
16 Element, which requires that the 2040 Cost
17 Affordable Map be consulted when reviewing sites
18 for consistency with locational criteria.

19 The waiver also states that well over
20 50 percent and nearly 100 percent of the block from
21 Summerview Circle to Stelling Drive is already
22 zoned or used for commercial purposes, allowing for
23 consideration of the commercial infill development
24 in accordance with FLU Policy 25.3.

25 The parcel's location and surrounding uses

1 provides for compatibility and consistency under
2 this request. Staff recognizes that the applicant
3 has agreed to utilize site planning and mitigation
4 techniques to better mitigate for the adjacent
5 single-family lots.

6 The applicant has proposed conditions to
7 minimize the impact to nearby residential
8 development, which includes limiting store hours
9 for neighborhood-serving auto repair, providing
10 buffering and screening, keeping the original
11 approved PD 20-0182 architectural requirements as
12 stated in the conditions of approval, and limiting
13 uses to CN zoning district uses with the exceptions
14 as noted previously. Motor vehicle auto repairs
15 limited to neighborhood-serving auto repair.

16 The site plan proposes a 10-foot buffer
17 along the western boundary of the property with a
18 6-foot privacy fence, an 8-foot buffer on the
19 northern east boundaries, and a 6-foot buffer on
20 the south boundary.

21 Policy 16.2 of the Future Land Use Element
22 requires gradual transitions of intensities between
23 different land uses be provided for as new
24 development is proposed and approved.

25 The use of professional site planning,

1 buffering and screening techniques, and control of
2 specific land uses are to be used according to
3 policy direction.

4 The 10-foot buffer and privacy fence will
5 provide for a gradual transition to the
6 single-family uses to the west. The applicant is
7 not proposing any changes in use and will retain
8 the currently approved Commercial Neighborhood uses
9 in Planned Development 20-0182.

10 The buffer privacy fence and no additional
11 intensity of uses also help to meet the intent of
12 Policy 16.2 regarding compatibility. Policy 16.5
13 also requires development of higher intensity
14 nonresidential land uses that are adjacent to
15 established neighborhoods be restricted to
16 collectors or arterials and to locations external
17 to those neighborhoods.

18 The subject property is located along U.S.
19 Highway 301, an arterial roadway, which is
20 consistent with policy direction. The subject
21 property is located within the limits of the
22 Riverview Community Plan, which requires the
23 provision of appropriate and compatible buffers and
24 transitions to existing adjacent land uses,
25 particularly with agricultural operations and the

1 lands required preservation open space, which is
2 part of Goal 1 of that vision.

3 The proposed modification would provide an
4 appropriate and compatibility -- compatible
5 transition to the adjacent single-family
6 residential land uses that are adjacent to the
7 site.

8 The subject property is located in the
9 Highway 301 corridor district for the mixed-use
10 corridor district per the Riverview District
11 Concept Map. Both districts support commercial
12 businesses along Highway 301's corridor that
13 reflect the community's character.

14 The proposed modification provides
15 additional square feet of neighborhood commercial
16 uses along 301 and architectural standards that fit
17 with the community's character.

18 The Riverview Community Plan also
19 discourages strict development patterns of
20 commercial. By placing buildings on both sides of
21 Stelling Drive, the proposed modification meets
22 that intent. The modification request is
23 consistent with the Riverview Community Plan.

24 And based upon those considerations,
25 Planning Commission staff finds the proposed

1 Planned Development consistent with the Future of
2 Hillsborough Comprehensive Plan for unincorporated
3 Hillsborough County subject to the conditions
4 proposed by Development Services. Thank you.

5 HEARING MASTER HATLEY: Thank you.

6 All right. Is there anyone in the room or
7 online who wishes to speak in support of this
8 application? I don't hear anyone.

9 Is there anyone in the room or online who
10 wishes to speak in opposition to this application?
11 Okay. Don't hear anyone.

12 All right. Development Services, any further
13 comments?

14 MR. GRADY: Nothing further.

15 HEARING MASTER HATLEY: All right.

16 Applicant?

17 MR. BRICKLEMYER: Nothing.

18 HEARING MASTER HATLEY: All right. Thank
19 you.

20 Then we'll conclude the hearing on Major
21 Modification 21-0312.

22

23

24

25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
 IN RE:)
)
 ZONE HEARING MASTER)
 HEARINGS)
)
 -----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, April 19, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 8:03 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

1 This application is being withdrawn from the Zoning
2 Hearing Master process.

3 Item A-17, Major Mod Application 21-0310.
4 This application is out of order to be heard and is
5 being continued to the May 17th, 2021, Zoning
6 Hearing Master Hearing.

7 Item A-18, Major Modification 21-0312. This
8 application is being continued by the applicant to
9 the May 17th, 2021, Zoning Hearing Master Hearing.

10 Item A-19, Rezoning-PD 21-0314. This
11 application is out of order to be heard and is
12 being continued to the May 17th, 2021, Zoning
13 Hearing Master Hearing.

14 Item A-20, Rezoning-PD 21-0315. This
15 application is continued by the applicant to the
16 May 17th, 2021, Zoning Hearing Master Hearing.

17 Item A-21, Major Modification Application
18 21-0316. This application is out of order to be
19 heard and is being continued to the May 17th, 2021,
20 Zoning Hearing Master Hearing.

21 Item A-22, Rezoning-PD 21-0318. This
22 application is being continued by the applicant to
23 the May 17th, 2021, Zoning Hearing Master Hearing.

24 Item A-23, Rezoning-PD 21-0319. This
25 application is out of order to be heard and is



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5/17/21 6pm

HEARING MASTER: Pamela Jo Harley

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

APPLICATION # <u>RZ 21-0371</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>1000 Jay Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33706</u> PHONE <u>727-804-1760</u>
------------------------------------	--

APPLICATION # <u>RZ 21-0371</u>	PLEASE PRINT NAME <u>Alan Meyer</u> MAILING ADDRESS <u>1223 US Hwy 92 EAST</u> CITY <u>Soffen</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-299-4935</u>
------------------------------------	--

APPLICATION # <u>RZ 21-0371</u>	PLEASE PRINT NAME <u>DAVID SCHANZ</u> MAILING ADDRESS <u>901 US 92 E</u> CITY <u>Seffert</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-299-5038</u>
------------------------------------	---

APPLICATION # <u>RZ-21-0371</u>	PLEASE PRINT NAME <u>Stephanie Mortellaro</u> MAILING ADDRESS <u>705 Bryan Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-997-8675</u>
------------------------------------	--

APPLICATION # <u>RZ 21-0110</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>1000 Jay Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33706</u> PHONE <u>727-804-1760</u>
------------------------------------	--

APPLICATION # <u>RZ 21-0110</u>	PLEASE PRINT NAME <u>Scott Fitzpatrick</u> MAILING ADDRESS <u>811-B Cypress Village Blvd.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>813-634-5425</u>
------------------------------------	--

DATE/TIME: 6:00pm 5/17/21

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ-PD-21-0123</p>	<p>PLEASE PRINT NAME <u>Michael D. Horner</u></p> <p>MAILING ADDRESS <u>14522 N. Dale Pass Dr.</u></p> <p>CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-2385</u></p>
<p>APPLICATION # RZ-PD-21-0123</p>	<p>PLEASE PRINT NAME <u>[Signature]</u></p> <p>MAILING ADDRESS <u>2220 Bow Lane</u></p> <p>CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34695</u> PHONE <u>727-638-3369</u></p>
<p>APPLICATION # RZ-PD-21-0123</p>	<p>PLEASE PRINT NAME <u>Greg Soutter</u></p> <p>MAILING ADDRESS <u>1727 Anglers Ct</u></p> <p>CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34695</u> PHONE <u>727-418-1475</u></p>
<p>APPLICATION # RZ-PD-21-0123</p>	<p>PLEASE PRINT NAME <u>Myrtle Carl</u></p> <p>MAILING ADDRESS <u>811 Knowles Rd.</u></p> <p>CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-716-7689</u></p>
<p>APPLICATION # MM 21-0312</p>	<p>PLEASE PRINT NAME <u>Cannon Brickmeyer</u></p> <p>MAILING ADDRESS <u>601 N. Astley Dr.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 229-7700</u></p>
<p>APPLICATION # RZ 21-0314</p>	<p>PLEASE PRINT NAME <u>Rebecca Kert</u></p> <p>MAILING ADDRESS <u>606 E Madison</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 368-3004</u></p>

DATE/TIME: 5/17/21 6pm

HEARING MASTER: Pamela Jo Harley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0314	PLEASE PRINT NAME <u>Christie Barreiro</u> MAILING ADDRESS <u>5904-A Hampton Oaks Parkway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-253-5311</u>
APPLICATION # RZ 21-0314	PLEASE PRINT NAME <u>Stacy OUSOL</u> MAILING ADDRESS <u>RuSoBo@gmail.com</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33608</u> PHONE <u>813-914-4828</u> <u>482 8160</u>
APPLICATION # RZ 21-0314	PLEASE PRINT NAME <u>Pam Hannam</u> MAILING ADDRESS <u>13802 Orange Sunset Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>858-539-3121</u>
APPLICATION # RZ 21-0314	PLEASE PRINT NAME <u>MADONNA M'DERMOTT</u> MAILING ADDRESS <u>13322 MORAN DR</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-961-9103</u>
APPLICATION # RZ 21-0314	PLEASE PRINT NAME <u>ANDREW R LAVIN</u> MAILING ADDRESS <u>13322 MORAN DR.</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(913) 961-9103</u>
APPLICATION # RZ 21-0314	PLEASE PRINT NAME <u>Steve Hanley</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>33607</u>

DATE/TIME: 5/17/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-0314</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>606 E Madison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>543-5900</u>
APPLICATION # <u>RZ</u> <u>21-0315</u>	PLEASE PRINT NAME <u>Steve Haney</u> MAILING ADDRESS <u>5023 W. VANDEL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>RZ</u> <u>21-0315</u>	PLEASE PRINT NAME <u>Kami Corbett</u> <u>3500</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3500</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>CLAYTON BRECKENRIF</u> MAILING ADDRESS <u>601 N. Asher Dr</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 229-7200</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>Shameygh Francis</u> MAILING ADDRESS <u>9501 Traboga Pkce Riverview, FL</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-504-9560</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>Andrea Waller</u> MAILING ADDRESS <u>9901 W. 20th St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-863-4693</u>

DATE/TIME: 5/17/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>RICK GNATOWSKY</u> MAILING ADDRESS <u>10445 RIVERCREST DRIVE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>501/632-9798</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>Edith Satter</u> MAILING ADDRESS <u>9606 Mathog Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 611-0907</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>Carol Strachan</u> MAILING ADDRESS <u>9345 MATHOG RD</u> CITY <u>Rvw</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>727-422-5625</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>Michael SALTER</u> MAILING ADDRESS <u>9606 MATHOG Rd</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>803 404-2135</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>JAMES LADNER</u> MAILING ADDRESS <u>33578 9345 MATHOG RD</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813 319 3282</u>
APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>PETER PENSA, AICP, AVID GROUP</u> MAILING ADDRESS <u>2300 CURLEW RD, STE 201, PALM HARBOR 34683</u> CITY _____ STATE _____ ZIP _____ PHONE <u>727-234-8015</u>

DATE/TIME: 5/17/21 6am HEARING MASTER: Pamela Jo HurleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-0319</u>	PLEASE PRINT NAME <u>Steve Hawley</u> MAILING ADDRESS <u>503 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>
APPLICATION # <u>RZ</u> <u>21-0371</u>	PLEASE PRINT NAME <u>Elizabeth Belcher (virtual)</u> MAILING ADDRESS <u>617 Penn National Road</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-0371</u>	PLEASE PRINT NAME <u>Grace McComas (virtual)</u> MAILING ADDRESS <u>805 Old Darby Street</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE _____
APPLICATION # <u>RZ-PD</u> <u>21-0123</u>	PLEASE PRINT NAME <u>Edgardo Hernandez (virtual)</u> MAILING ADDRESS <u>971 Knowles Road</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE _____
APPLICATION # <u>RZ 21-0577</u>	PLEASE PRINT NAME <u>Tyler Hudson (virtual)</u> MAILING ADDRESS <u>400 North Ashley Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM 21-0344</u>	PLEASE PRINT NAME <u>Tyler Hudson (virtual)</u> MAILING ADDRESS <u>400 North Ashley Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____

MAY 17, 2021 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 17, 2021, at 6:00 p.m., held virtually.


 Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

D.3. MM 21-0169

 Pamela Jo Hatley, ZHM, sought verification of continued agenda item D.3. MM 21-0169.

 Pamela Jo Hatley, ZHM, announced D.3 MM 21-0222 was continued to June 14, 2021.

 Brian Grady, Development Services, made comments on how to proceed.


 Pamela Jo Hatley, ZHM, calls proponents/opponents on MM 21-0169.

 Pamela Jo Hatley, ZHM, continued MM 21-0169 to June 14, 2021.

 Brian Grady, Development Services, reviewed withdrawals/continuances.

 Pamela Jo Hatley, ZHM, reviewed the meeting procedures.

 Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

 Pamela Jo Hatley, ZHM, oath.

B. REMANDS - Not Addressed.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 21-0371

 Brian Grady, Development Services, calls RZ 21-0371.

 Todd Pressman, applicant rep, presents testimony, submitted exhibits.

 Pamela Jo Hatley, ZHM, questions to applicant rep.


MONDAY, MAY 17, 2021

- 📄 Todd Pressman, applicant rep, answers questions and continues testimony.
- 📄 Christopher Grandlienard, Development Services, staff report.
- 📄 Melissa Lienhard, Planning Commission, staff report.
- 📄 Pamela Jo Hatley, ZHM, calls proponents.
- 📄 Alan Moyer, proponent, presents testimony.
- 📄 David Schanz, proponent, presents testimony.
- 📄 Stephanie Mortellaro, proponent, presents testimony.
- 📄 Pamela Jo Hatley, ZHM, calls opponents.
- 📄 Elizabeth Belcher, opponent, presents testimony.
- 📄 Grace McComas, opponent, presents testimony.
- 📄 Pamela Jo Hatley, ZHM, calls for Development Services.
- 📄 Brian Grady, Development Services, made remarks.
- 📄 Pamela Jo Hatley, ZHM, called for applicant rep.
- 📄 Brian Grady, Development Services, added comments.
- 📄 Todd Pressman, applicant rep, gave rebuttal.
- 📄 Pamela Jo Hatley, ZHM, closes RZ 21-0371

C.2. RZ-STD 21-0577

- 📄 Brian Grady, Development Services, calls RZ 21-0577.
- 📄 Tyler Hudson, applicant rep, presents testimony.
- 📄 Pamela Jo Hatley, ZHM, questions to applicant rep.
- 📄 Tyler Hudson, applicant rep, answers questions and continues testimony.
- 📄 Christopher Grandlienard, Development Services, staff report.
- 📄 Melissa Lienhard, Planning Commission, staff report.

MONDAY, MAY 17, 2021

 Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0577.

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

D.1. RZ-PD 21-0110

 Brian Grady, Development Services, calls RZ 21-0110.

 Todd Pressman, applicant rep, presents testimony.

 Michelle Heinrich, Development Services, staff report.

 Melissa Lienhard, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents.


 Scott Fitzpatrick, opponent, presents testimony.

 Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.

 James Ratliff, Development Services, transportation staff report.

 Brian Grady, Development Services, made remarks.

 Pamela Jo Hatley, ZHM, calls applicant rep.

 Todd Pressman, applicant rep, gave rebuttal.

 Pamela Jo Hatley, ZHM, closes RZ 21-0110.

D.2. RZ-PD 21-0123

 Brian Grady, Development Services, calls RZ 21-0123.

 Michael Horner, applicant rep, presents testimony.

 Scott Hinrichs, applicant rep, presents testimony.

 Gregory Soulliere, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Melissa Lienhard, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls proponents/opponents

 Edgardo Hernandez, opponent, presents testimony.

MONDAY, MAY 17, 2021

Myrtle Cail, opponent, presents testimony.

Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.

Michael Horner, applicant rep, gave rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-0123.

ZHM Breaks

ZHM Resumes Hearing

D.4. MM 21-0312

Brian Grady, Development Services, calls MM 21-0312.

Clayton Bricklemyer, applicant rep, presents testimony.

Tania Chapela, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 21-0312.

D.5. RZ-PD 21-0314

Brian Grady, Development Services, calls RZ 21-0314.

Rebecca Kert, applicant rep, presents testimony.

Christie Barreiro, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Rebecca Kert, applicant rep, answers ZHM questions.

Kevie Defranc, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls proponents/opponents.

Stanley O'Neal, opponent, presents testimony.

Pamela Hannam, opponent, presents testimony.

- 📄 Madonna McDermott, opponent, presents testimony.
- 📄 Andrew Lavin, opponent, presents testimony.
- 📄 Pamela Jo Hatley, ZHM, call Development Services/applicant rep.
- 📄 Michael Brooks, applicant rep, gave rebuttal.
- 📄 Steve Henry, applicant rep, gave rebuttal.
- 📄 Michael Brooks, applicant rep, gave rebuttal.
- 📄 Pamela Jo Hatley, ZHM, closes RZ 21-0314.

D.6. RZ-PD 21-0315

- 📄 Brian Grady, Development Services, calls RZ 21-0315.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Steve Henry, applicant rep, presents testimony.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Israel Monsanto, Development Services, staff report.
- 📄 Melissa Lienhard, Planning Commission, staff report.
- 📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- 📄 Kami Corbett, applicant rep, made rebuttal.
- 📄 Pamela Jo Hatley, ZHM, closes RZ 21-0315.

D.7. RZ-PD 21-0319

- 📄 Brian Grady, Development Services, calls RZ 21-0319.
- 📄 Clayton Bricklemeyer, applicant rep, presents testimony.
- 📄 Pamela Jo Hatley, ZHM, questions to application rep.
- 📄 Clayton Bricklemeyer, applicant rep, answers question.
- 📄 Michelle Heinrich, Development Services, staff report.

MONDAY, MAY 17, 2021

- 📄 Melissa Lienhard, Planning Commission, staff report.
- 📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents
- 📄 Shameyah Francis, opponent, presents testimony.
- 📄 Andrea Waller, opponent, presents testimony.
- 📄 Brian Grady, Development Services, made comments.
- 📄 Rick Gnatowsky, opponent, presents testimony.
- 📄 Edith Salter, opponent, presents testimony.
- 📄 Carol Strachan, opponent, presents testimony.
- 📄 Michael Salter, opponent, presents testimony.
- 📄 Jim Ladner, opponent, presents testimony.
- 📄 Pamela Jo Hatley, ZHM, call Development Services
- 📄 James Ratliff, Development Services, transportation staff report.
- 📄 Pamela Jo Hatley, ZHM, calls applicant rep.
- 📄 Clayton Bricklemyer, applicant rep, gave rebuttal.
- 📄 Peter Pensa, applicant rep, gave rebuttal.
- 📄 Steve Henry, applicant rep, gave rebuttal.
- 📄 Pamela Jo Hatley, ZHM, closes RZ 21-0319.

D.8. MM 21-0344

- 📄 Brian Grady, Development Services, calls RZ 20-1282.
- 📄 Tyler Hudson, applicant rep, presents testimony.
- 📄 Steven Beachy, Development Services, staff report.
- 📄 Melissa Lienhard, Planning Commission, staff report.
- 📄 Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 20-1282

MONDAY, MAY 17, 2021

ADJOURNMENT

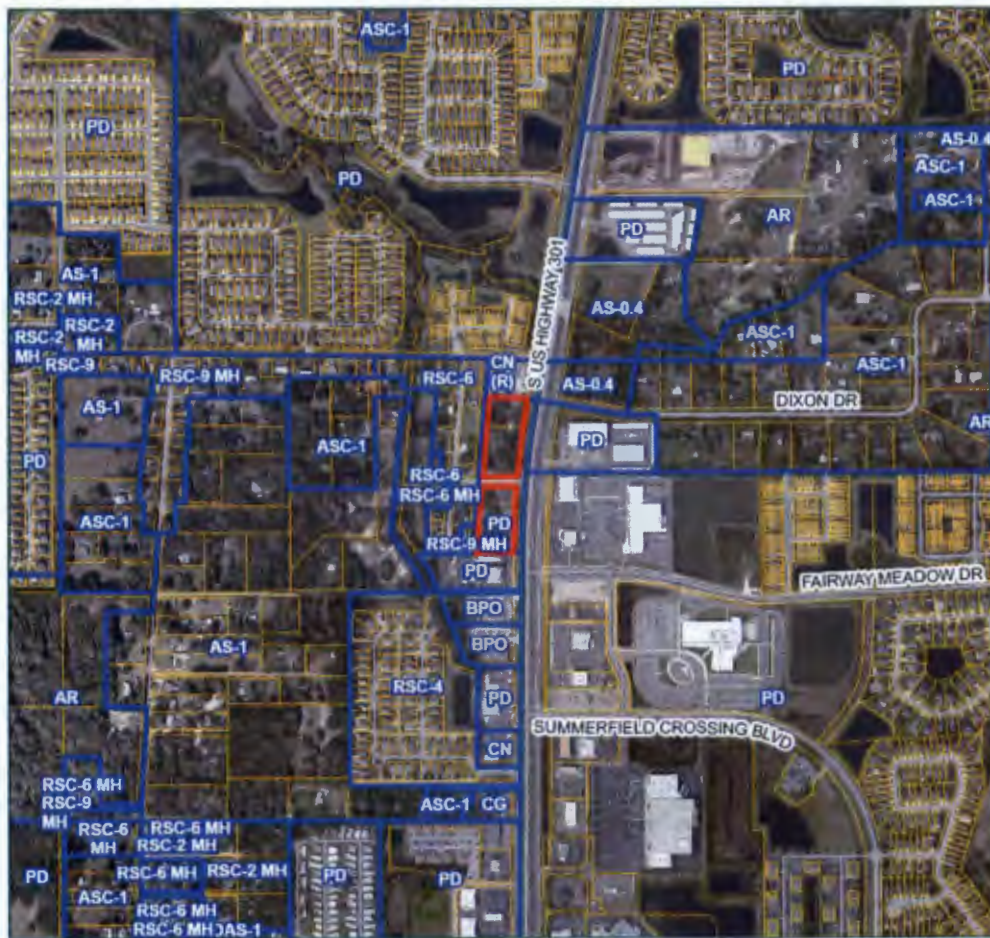
 Pamala Jo Hatley, ZHM, adjourns the meeting.



Hillsborough County Florida

SM STAFF REPORT

SUBJECT:	MM 21-0312	PLANNING AREA:	Riverview
REQUEST:	Major Modification to PD 21-0182	SECTOR:	Urban
APPLICANT:	Brickleymyer Law Group, P.L.		
Existing Zoning: PD 20-0182		Comp Plan Category: RES-6	



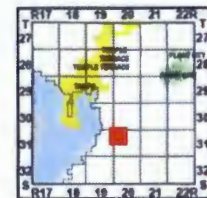
General Aerial Zoning Map
MM 21-0312

Folio: 77486.0000,
 77486.0100, 77489.0000

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 7-31-20, 8-31-20



NOTE: Any warrants of location made to assist the accuracy of this Hillsborough County map are shown as they exist on the date of the map. This map is not intended to be used for any other purpose. The user assumes all liability for any use of the map. ANY USE OF THIS MAP FOR ANY OTHER PURPOSE IS AT THE USER'S SOLE RISK. HILLSBOROUGH COUNTY AND ITS EMPLOYEES MAKE NO WARRANTY, EXPRESSED OR IMPLIED, FOR ANY USE OF THE MAP. ANY USE OF THIS MAP FOR ANY OTHER PURPOSE IS AT THE USER'S SOLE RISK.

APPLICATION: MM 21-0312
 ZHM HEARING DATE: May 17, 2021
 BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela



**Immediate Aerial
 Zoning Map**

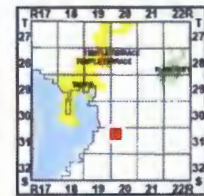
RZ-PD 20-0182

Foto: 77486.0000,
 77486.0100, 77489.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 7-31-20, 8-31-20



NOT: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

This map is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

DISCLAIMER: This map has been prepared for the use of the public and is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

REVISED

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is seeking a major modification to a Planned Development (PD 20-0182) to increase the FAR from 0.133 to a 0.20 maximum FAR. Additionally, the applicant proposes to increase the maximum Building Area from 23,200 to 33,192 square feet. The applicant is also requesting a phased-in turn lane on US 301 onto Stelling Dr.

The PD is currently approved for 23,200 s.f. of Commercial Neighborhood (CN) uses, excluding convenience store with gas pumps, restaurants with drive through facilities, car wash facilities, gas stations and sexually oriented businesses. The site is located at US Highway 301 and Stelling Drive. The project is located within the RES-6 Future Land Use Area and within the Urban Service Area. No development has occurred on the property. No other modifications to the current PD are proposed.



Figure 1: Subject Site and proposed turn lane.

1.2 Compliance Overview with Land Development Code and Technical Manuals.

The applicant has not requested any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering), 6.07.00 (Fences/Walls), or 6.05.02- Parking and Loading Standards.

1.3 Analysis of Recommended Conditions

Transportation staff is proposing to modify Condition #8 for clarification and to conform with current

standard language: "8. The applicant shall improve Stelling Drive, between to current County standard to a minimum of 12-foot lanes from U.S. Highway 301 to and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway." Transportation staff is proposing to modify this zoning condition #11 for clarification and to conform with current standard language: "11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. provide cross access to the adjacent northern and southern parcels."

Condition #2 is being amended to increase the allowed FAR and Maximum building area.

A new provision is proposed after Condition #12: "The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff."

1.4 Evaluation of Existing and Planned Public Facilities

Utilities

This site is located within the Hillsborough County Urban Service Area; therefore, the subject property should be served by Hillsborough County Water and Wastewater Service. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed rezoning **CONSISTENT** with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility

The increased FAR from 0.13 to 0.20 does not exceed the 0.25 allowed in the RES-6 FLU and matches the FAR approved for the adjacent property to the south, zoned PD 18-0174. The proposed addition to the building area will not intrude into the required setbacks, buffering, and does not entail a reduction of the required screening. The proposed modification does not entail changes to the existing building restrictions and hours of operation. The applicant is not proposing to add a new use, and the proposal does not create further incompatibilities with the surrounding area.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

1.7 Agency Comments

Environmental Protection Commission

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.

Impact & Mobility Fees

Estimated Fees for the Various use types allowed. (Estimates are a sample of potential development).

Gen Office (Per 1,000 s.f.)	Retail - Shopping Center	Warehouse (Per 1,000 s.f.)	Auto Repair (per 1,000 s.f.)
--------------------------------	-----------------------------	-------------------------------	---------------------------------

APPLICATION: MM 21-0312

ZHM HEARING DATE: May 17, 2021

BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela

Mobility: \$5,374 Fire: \$158	(Per 1,000 s.f.) Mobility: \$8,580 Fire: \$313	Mobility: \$877.00 Fire: \$34	Mobility: \$7,508 Fire: \$313
----------------------------------	--	----------------------------------	----------------------------------

Transportation Staff

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Transportation Review Section staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

The FDOT is requiring that applicant construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. The applicant has requested a condition memorializing the required improvement in a way which will allow the determination of turn lane phasing to be made at the discretion of FDOT staff. FDOT staff has indicated their support for this condition. Transportation Review Section Staff has no objection to the proposed rezoning, subject to additional conditions.

1.8 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan (PD 20-0182)

2.0 Recommendation

Approvable, subject to conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 27, 2021.

1. Development shall be limited to uses permitted in the CN zoning district, excluding the following uses:

- Convenience stores with gas pumps,
- Restaurants with drive-thru facilities,
- Car wash facilities
- Gas stations, and
- Sexually oriented businesses.

1.1 No drive-thru facilities shall be permitted.

1.2 Minor auto repair (neighborhood) uses shall be limited to the hours of 8:00am – 8:00pm, 7 days a week.

2. Development shall be in accordance with the following standards:

Minimum Lot Size: 10,000 square feet

Minimum Width: 75 feet

Maximum F.A.R.: ~~0.133~~ 0.20

Maximum Building Area: ~~23,200~~ 33,192 square feet

Minimum front yard setback: 20 feet*

Maximum building height: 35 feet**, one single story

Maximum Building Coverage: 20%

*20 feet front setback shall be provided along US 301 Highway, Stelling Drive, and Lackland Road property lines.

Minimum front setbacks for dumpsters shall be 20 feet.

APPLICATION: MM 21-0312

ZHM HEARING DATE: May 17, 2021

BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela

****An additional 2-foot setback for every 1 foot over 20 feet in height shall be provided.**

3. Buffering and screening requirements shall be as follows:

3.1 A 6 feet height fence shall be located 10 feet from the PD boundaries, along Lackland Road except where pedestrian access is required.

3.2 A 6-foot buffer shall be provided along the northern and southern PD boundaries, as depicted on the general site plan.

3.3 An 8-foot buffer shall be provided along the eastern PD boundary. Screening along US 301 Highway shall be as follows:

- Cluster of three understory trees or palms 30 feet apart
- A single row of two-foot-high hedge that can reach three feet in 2 years;
- Remainder of buffer will be landscaped with ground cover.

3.4 Screening along Lackland Road shall be as follows:

- Evergreen plants, at the time of planting shall be three (3) feet in height;
- A row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper and are spaced not more than 15 feet apart.
- Evergreen ground cover over the remainder of the buffer.

4. The following design standards shall apply for office and commercial buildings where visible from the right-of-way or residentially zoned properties:

4.1 The roof shall have a minimum pitch of three to twelve (3/12) and a maximum pitch of eight to twelve (8/12).

4.2 Exterior walls shall be externally clad with brick, stone, stucco, wood slats or vinyl slat style siding. Unsurfaced cement or block shall not be utilized. Paint shall not constitute a surface for the purpose of this regulation.

4.3 Buildings shall incorporate design features shown below. At least two of the following design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise indicated: dormers, parapets, steeples, and cupolas, intersecting roof lines shutters, awnings, transoms, mullions, porches, columns, recessed entryways, arcades, porticos, pilasters or horizontal banding.

4.4 At least 60 percent of the horizontal length of each facade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

5. Parking areas along the US Highway 301 frontage shall be limited to a maximum of two rows. Remaining parking areas shall be located next to or behind the buildings.

6. Delivery trucks shall exit the site and head eastbound towards US Hwy 301 S. from the Stelling Dr. driveways proposed. No delivery trucks shall be allowed westbound movements onto Lackland Rd. from Stelling Dr.

7. The site shall be allowed one access connection on the north side of Stelling Drive and one access connection on the south side of Stelling Drive.

8. ~~The applicant shall improve Stelling Drive, between to current County standard to a minimum of 12-foot lanes from U.S. Highway 301 to and Lackland Road, to current County standards as a TS-3 (nonresidential subtype) local urban roadway.~~

APPLICATION: MM 21-0312
ZHM HEARING DATE: May 17, 2021
BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Tania C. Chapela

Concurrent with the initial increment of development, the developer shall improve Stelling Drive, between U.S. Highway 301 and Lackland Road, to current County standards as a TS-3 (non-residential subtype) local urban roadway or TS-7 local rural roadway.

9. The developer shall construct a minimum 5-foot wide sidewalk on both sides of Stelling Drive.

10. The developer shall construct a 5-foot wide sidewalk along its property frontage on Lackland Road and up to Cowley Road.

11. The developer shall construct vehicular and pedestrian cross access stubouts to its northern and southern PD boundaries. ~~provide cross access to the adjacent northern and southern parcels.~~


12. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

13. The developer shall construct a southbound to westbound right turn lane on US 301 onto Stelling Dr. Such turn lane shall be subject to the review and approval of the Florida Department of Transportation (FDOT) and may be phased at the discretion of the FDOT staff.

14. Notwithstanding anything herein or on the PD site plan to the contrary, and where permitted by the LDC and/or the Transportation Technical Manual, construction of required cross-access stubouts and sidewalks may be phased such that their construction is required concurrent with the area within which development is occurring (e.g. when development occurs within the area north of Stelling Dr., the sidewalks and cross-access stubouts north of Stelling Dr. shall be constructed).

Staff's Recommendation: Approvable, subject to conditions.

Zoning
Administrator
Sign-off:


Brian Grady
Mon May 17 2021 16:54:04

Application No. 21-0312
Name: Clayton Brichlemeyer
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 5-17-21

JOHN DOUTY

12914 Lurida Road, Riverview, FL 33578

Dear Board of County Commissioners:

My name is John Douty and I live at 12914 Lurida Road which is right behind the commercial development on US-301. I would like to express my support for the proposed modification to increase the allowable square footage.

As background, I received a letter from the developer in 2019 explaining the commercial rezoning and asking to meet. I met with the developer on multiple occasions to discuss the development and express my questions and comments. I understand that the developer extended the same offer to all abutting neighbors.

The developer has listened to my comments throughout the rezoning and modification process to help integrate the commercial development with the residential. This includes, among other things, providing a privacy fence 10 feet from the back property line with landscaping facing the neighbors, prohibiting trucks from driving on Lackland Road, and prohibiting driveways off of Lackland Road. I have no issue with additional square footage as long as these requirements remain in place.

For these reasons, I support the zoning modification. I also appreciate the opportunity to offer input as a neighbor that will be directly affected by the development.

I hope that you will take my support into consideration as a neighbor who has lived at my house for over 50 years.

Sincerely,


John Douty 5/10/21



**PARTY OF
RECORD**



JOHN DOUTY

12914 Lurida Road, Riverview, FL 33578

Dear Board of County Commissioners:

My name is John Douty and I live at 12914 Lurida Road which is on the north end right behind the commercial development on US-301. I would like to express my support for the proposed Tire Kingdom.

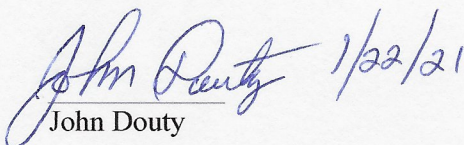
As background, I received a letter from the developer in 2019 explaining the commercial rezoning and asking to meet. I met with the developer on multiple occasions to discuss the development and express my questions and comments. I understand that the developer extended the same offer to all abutting neighbors.

Prior to filing a modification to allow for the Minor Auto Repair use, the developer again approached me to discuss the proposed Tire Kingdom. He showed me the layout to make sure that it would fit in the neighborhood. I expressed my support for two reasons. First, the developer listened to my comments to help integrate the commercial development with the residential. This includes, among other things, providing a privacy fence 10 feet from the back property line with landscaping facing the neighbors, prohibiting trucks from driving on Lackland Road, prohibiting driveways off of Lackland Road and orienting the Tire Kingdom bays North and South so they do not face the residential homes. I understand the developer is going a step further and reducing the building heights to about 26 feet. Second, a Tire Kingdom will be far less noisy and generate substantially less traffic than other commercial buildings in the area, especially the car wash. To confirm this, I visited the recently built Tire Kingdom just north on Gibsonton Road and saw firsthand that Tire Kingdom is not an intense use.

For these reasons, I view the use as a good commercial fit for the property and the surrounding residential homes. I also appreciate the opportunity to offer input as a neighbor that will be directly affected by the development.

I hope that you will take my support into consideration as a neighbor who has lived at my house for over 50 years.

Sincerely,


John Douty