



PD Modification Application: PRS 26-0182

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: March 10, 2026

1.0 APPLICATION SUMMARY

Applicant: PSS, LLC
 FLU Category: Suburban Mixed-Use – 6 (SMU-6)
 Service Area: Urban
 Site Acreage: 0.93 MOL
 Community Plan Area: Riverview
 Overlay: Riverview Downtown Uptown



Introduction Summary:

The subject of this PRS request involves two parcels (Folios 74123.0142 and 74123.0143) totaling approximately 0.93 acres, located at 6528 US Highway 301 S in Riverview. The site is zoned PD 05-1787, as most recently modified by PRS 23-0458. The PD permits retail, flex space, storage, and other non-retail commercial general uses. The parcels are part of a commercial condominium development, with portions of the property already developed as flex space. This request does not propose changes to the approved zoning district or overall use categories. The applicant seeks to modify entitlements by adding 3,850 square feet of non-retail commercial general uses, allowing flexibility between retail and non-retail uses within the maximum of 81,690 square feet, increasing the number of permitted storage units from 60 to 75, and removing the previously approved car wash use on Parcel #1.

Existing Approval(s):	Proposed Modification(s):
77,800 square feet of Non-retail Commercial General Uses	Increase in Non-Retail Square Footage: The total non-retail commercial general use area will increase by 3,850 sq ft, from 77,800 sq ft to 81,690 sq ft.
25,000 square feet of Retail Commercial General Uses 52,800 square feet of flex space, storage and non-retail Commercial General Uses	Flexibility in Use Allocation: Entitlements will allow retail and non-retail commercial general uses to be developed interchangeably, provided the combined total does not exceed 81,690 sq ft.
Maximum of 60 storage units	Additional Storage Units: The maximum number of permitted storage units will increase from 60 to 75.
Car Wash Approved	Removal of Car Wash: The approved car wash on Parcel #1 will be removed, and the area will be used for other approved uses under the PD.

Additional Information:

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

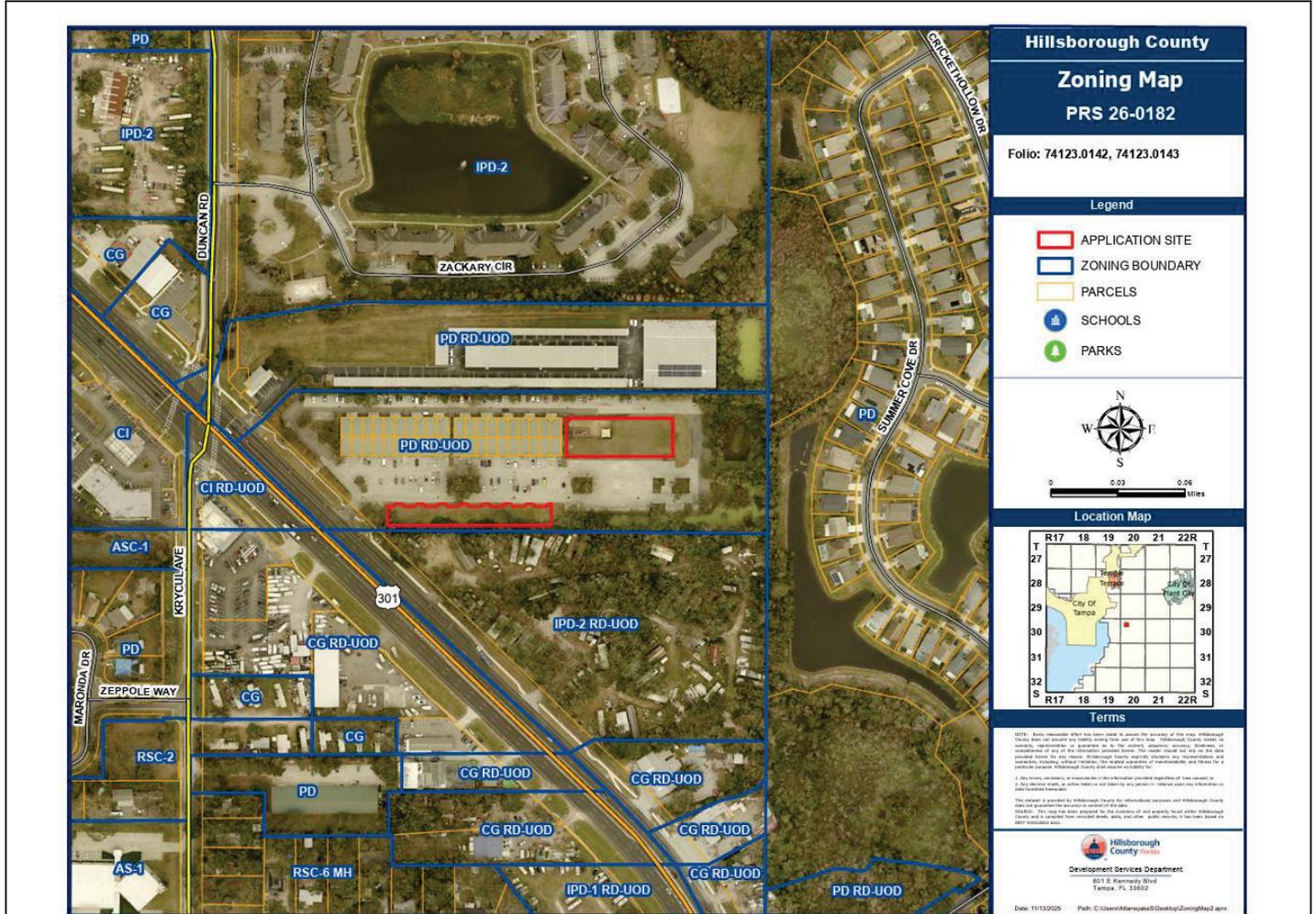


Context of Surrounding Area:

The area consists of single-family and multi-family residential, office and commercial. The subject parcel is adjacent to mini-storage zoned PD 97-0372 to the north. To the south, the parcel is adjacent to mobile home sales and used vehicle sales zoned IPD-2 92-0029. To the east, the parcel is adjacent to a wetland conservation and drainage easement zoned PD 86-0103. Further east is single-family residential also zoned PD 86-0103. To the west across U.S. Highway 301 is a restaurant zoned CI.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 97-0372	0.35 F.A.R.	Mini warehousing	Mini-warehouse Storage
South	IPD-2 92-0029	Per IPD-2 92-0029	Office Uses and Mobile Home Sales & Used Vehicle Sales	Office Uses and Mobile Home Sales & Used Vehicle Sales
East	PD 86-0103	NA	Wetland Conservation & Drainage easement	Wetland Conservation & Drainage easement
West	CI	0.30 F.A.R.	Commercial	Restaurant

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Highway 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,861	241	346
Proposed	1,842	192	266
Difference (+/-)*	-1,019	-147	-80

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request proposes to increase the non-retail square footage, allow flexibility between retail and non-retail uses within the approved maximum, increase the number of permitted storage units, and remove the previously approved car wash use. These modifications are consistent with the existing PD entitlements and align with the established development pattern within the PD. The surrounding area includes a mix of residential and commercial uses, with adjacent properties developed for storage, vehicle sales, and restaurant uses, as well as conservation areas. Given this mix, the proposed modifications are compatible with the surrounding development. Staff have not identified any compatibility issues related to the request.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 12, 2025.

1. The site shall be developed in accordance with the following design standards. A maximum ~~77,800~~ 81,690 square feet of Commercial General uses shall be permissible:
 - 1.1 Maximum of ~~60~~ 75 storage units.
 - 1.2 Permissible Commercial General Uses:
 - ~~1.2a.~~ 52,800 77,800 square feet of flex space, storage and non-retail Commercial General uses. An additional 3,890 square feet of flex space, storage and non-retail Commercial General uses shall be permitted to be developed on Folios 074123-0142 and 074123-0142, for a total of 81,690 square feet.
 - ~~1.3b.~~ 25,000 square feet of retail Commercial General uses.
 - c. Notwithstanding the above, the permitted mix of flex space, storage and non-retail uses and retail uses shall not exceed a maximum of 81,690 square feet.
 - ~~1.4~~ 1.3 Maximum building height 20 feet or one story for Building A and B. Maximum building height of 34 feet for Building C ~~and Building D.~~
 - ~~1.5~~ 1.4 Convenience stores with or without gasoline sales, stand alone banking facilities, or fast food facilities shall not be permitted at this location.
2. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 2.1 Ground Signs shall be limited to Monument Signs.
 - 2.2 Billboards, pennants and banners shall be prohibited.
3. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein.
 - 3.1 Within the 30 foot setback along U.S. 301 the applicant shall provide a 10 foot wide buffer containing enhance landscaping. Landscaping shall include a berm of varying elevations, hedge material, under story trees and canopy trees. The use of canopy trees will be subject to the existence of overhead utility lines.
 - 3.2 At the time of site development, either a precast concrete wall or block masonry wall shall be provided along the eastern property line.
4. Prior to General Site Plan Certification the applicant shall change site plan to reflect a 30 foot setback along U.S. 301.
5. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

6. An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid the removal of these trees.
7. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
8. Dumpster location and enclosure must be in compliance with the LDC.
9. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
10. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
11. Prior to the issuance of any building or land alteration permits or other development, the wetland must be field delineated by EPC or SWFWMD staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
 - 11.1 The project may be permitted the above intensities and uses. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
12. Vehicular and pedestrian cross access shall be provided to folio# 74047.0100 and folio#74049.0000 within the bounding boxes depicted on the PD site plan consistent with County LDC, Section 6.04.03.Q.
13. The developer shall construct an ADA accessible sidewalk and route from the sidewalk along US Hwy 301 to all building primary entrances.
14. The developer shall construct a transit accessory pad including shelter, seating, trash receptable and bicycle rack as generally shown on the PD site plan, subject to HART and FDOT approval.
15. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

16. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns, on US 301, at each median cut adjacent (north and south of the site) to the project where a U-turn/left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The design and construction of these left turn lanes shall be subject to FDOT approval.
17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
19. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Zoning Administrator Sign Off:



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

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

8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

Revised: 2/19/2026

Revised: 3/02/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: PRS 26-0182

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

CONDITIONS OF APPROVAL

~~1.2 e. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 1,489 gross average daily trips, 125 gross a.m. peak hour trips, or 185 gross p.m. peak hour trips. Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.~~

PROJECT SUMMARY AND ANALYSIS

The subject PD is +/- 8.29 acres located with the Riverview Downtown Uptown Overlay and designated future land use of Suburban Mixed Use 6 (SMU-6). The applicant is requesting a Personal Appearance to modify PD 05-1787, as amended by PRS 23-0458, which currently allows:

- 60 storage units
- 52,800 sf of flex space, storage and non-retail Commercial General uses
- 25,000 sf of Commercial General uses
- Convenient stores with or without gasoline sales, stand along banks, and fast-food restaurants are not permitted.

The proposed revised Minor Modification request seeks to:

- increase the site's total square footage of non-retail commercial general uses by 5% (3,890 sf) from 77,800 to 81,690 sf;
- allow 77,800 square feet of non-retail CG uses to be constructed within the PD boundary, so long as the maximum of 81,690 square feet non-retail and retail CG uses is not exceeded.
- increase the maximum number of storage units allowed under the non-retail commercial use from 60 to 75; and
- modify the site plan to remove the proposed car wash on Parcel #1 (Folio 074123-0142) and allow the area to be used for any of the approved entitlements.

The applicant submitted a trip generation analysis as a basis for establishing a trip cap for the PD zoning, because of the property ownership is subdivided and not all parties are included in the application, the proposed trip cap cannot be applied. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario **and**

~~the applicant's submitted analysis.~~ Staff notes that the applicant's submitted trip generation analysis does not reflect the worst-case scenario of the PD zoning's existing entitlements.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,000 sf, Strip Plaza Retail (ITE LUC 822)	1,074	79	122
PD: 52,800 sf, Specialty Trade Contractor (ITE LUC 180)	519	88	102
PD: 5,000 sf, Carwash (ITE LUC 948)	1,268	74	122
Total Trips	2,861	241	346

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Applicant's Analysis for Proposed Trip Cap	1,489	125	185

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<u>PD: 25,000 sf, Strip Plaza Retail (ITE LUC 822)</u>	<u>1,285</u>	<u>98</u>	<u>157</u>
<u>PD: 56,690 sf, Specialty Trade Contractor (ITE LUC 180)</u>	<u>557</u>	<u>94</u>	<u>109</u>
Total Trips	1,842	192	266

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,372	-116	-161
	-1,019	-147	-80

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

U. S. Highway 301 is a 6-lane divided major arterial roadway, maintained by FDOT, which lies within a +/- 200-foot wide right of-way and is characterized by +/- 12-foot lanes in good condition. There are paved shoulders and sidewalks on both sides within the vicinity of the project.

US Hwy 301 is shown on the County Corridor Preservation Plan as a 6-lane facility. No right of way preservation is needed as the 6-lane facility has already been constructed.

SITE ACCESS AND CONNECTIVITY

The site has an existing restricted right-in/right-out access on US Hwy 301 served by a right turn lane. The applicant was advised that coordination with FDOT would be required as site access is subject to their approval. At the time of this filing, there were no FDOT comments in the record.

Vehicular and pedestrian cross access to the adjacent parcels to the north and south is provided for consistent with LDC, Sec. 6.04.03. Q. access management general access standards and Sec. 3.20.04.A. Downton/Uptown Riverview overlay requirements. The PD site plan provides for said cross accesses within areas designated on the PD site plan as bounding boxes to allow for some flexibility in the final location at the time of site/subdivision construction plan review and approval.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US HWY 301	RIVERVIEW DR.	BLOOMINGDALE AVE.	D	F

Source: 2024 Hillsborough County Level of Service (LOS) Report



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 27, 2023.

1. The site shall be developed in accordance with the following design standards. A maximum 77,800 square feet of Commercial General uses shall be permissible:
 - 1.1 Maximum of 60 storage units.
 - 1.2 52,800 square feet of flex space, storage and non-retail Commercial General uses.
 - 1.3 25,000 square feet of retail Commercial General uses.
 - 1.4 Maximum building height 20 feet or one story for Building A and B. Maximum building height of 34 feet for Building C.
 - 1.5 Convenience stores with or without gasoline sales, stand alone banking facilities, or fast food facilities shall not be permitted at this location.
2. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
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7. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
8. Dumpster location and enclosure must be in compliance with the LDC.
9. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
10. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
11. Prior to the issuance of any building or land alteration permits or other development, the wetland must be field delineated by EPC or SWFWMD staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
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17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
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AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

Revised: 2/19/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Riverview

PETITION NO: PRS 26-0182

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

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- modify the site plan to remove the proposed car wash on Parcel #1 (Folio 074123-0142) and allow the area to be used for any of the approved entitlements.

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Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,000 sf, Strip Plaza Retail (ITE LUC 822)	1,074	79	122
PD: 52,800 sf, Specialty Trade Contractor (ITE LUC 180)	519	88	102
PD: 5,000 sf, Carwash (ITE LUC 948)	1,268	74	122
Total Trips	2,861	241	346

Proposed Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Applicant’s Analysis for Proposed Trip Cap	1,489	125	185

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,372	-116	-161

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

U. S. Highway 301 is a 6-lane divided major arterial roadway, maintained by FDOT, which lies within a +/- 200-foot wide right of-way and is characterized by +/- 12-foot lanes in good condition. There are paved shoulders and sidewalks on both sides within the vicinity of the project.

US Hwy 301 is shown on the County Corridor Preservation Plan as a 6-lane facility. No right of way preservation is needed as the 6-lane facility has already been constructed.

SITE ACCESS AND CONNECTIVITY

The site has an existing restricted right-in/right-out access on US Hwy 301 served by a right turn lane. The applicant was advised that coordination with FDOT would be required as site access is subject to their approval. At the time of this filing, there were no FDOT comments in the record.

Vehicular and pedestrian cross access to the adjacent parcels to the north and south is provided for consistent with LDC, Sec. 6.04.03. Q. access management general access standards and Sec. 3.20.04.A. Downtown/Uptown Riverview overlay requirements. The PD site plan provides for said cross accesses within areas designated on the PD site plan as bounding boxes to allow for some flexibility in the final location at the time of site/subdivision construction plan review and approval.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US HWY 301	RIVERVIEW DR.	BLOOMINGDALE AVE.	D	F

Source: 2024 Hillsborough County Level of Service (LOS) Report



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: November 21, 2025

TO: Anne Pollack, Trenam Law

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
David Ayala, FDOT
Selena Gonzalez, FDOT
Richard Perez, Hillsborough County

SUBJECT: PRS 26-0182, Folios: 74123.0142 and 74123.0143
6528 S 301 Hwy, Riverview

This project is on a state road, US 301.

This site was reviewed at a Pre-Application meeting with FDOT on 7/26/22. It is recommended that the applicant meet with FDOT before zoning approval due to the length of time since the last Pre-App meeting and the change in the project.

A pre-application meeting may be scheduled through Ms. Selena Gonzalez in the District Seven Tampa Operations offices. Ms. Gonzalez can be reached at Selena.Gonzalez@dot.state.fl.us or 813-612-3350.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 13, 2026</p> <p>PETITION NO.: 26-0182</p> <p>EPC REVIEWER: Liam Huxhold</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1247</p> <p>EMAIL: huxholdl@epchc.org</p>	<p>COMMENT DATE: December 11, 2025</p> <p>PROPERTY ADDRESS: 6528 301 Hwy, Unit 21, Riverview, FL</p> <p>FOLIO #: 0741230142, 0741230143</p> <p>STR: 08-30S-20E</p>
<p>REQUESTED ZONING: Minor modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands in project area
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

REZ 26-0182
December 11, 2025
Page 2 of 2

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.

Lh / dc

ec: True Sanctuary of Praise, Inc.: apostle.dwayneperry@tsopchurch.org

PSS LLC: ashok@pssrealestate.com

Anne Pollack: apollack@trenam.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Nov. 2025

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

APPLICANT: Anne Pollack

PETITION NO: PRS 26-0182

LOCATION: 6528 S. US Hwy 301, Riverview, FL 33578

FOLIO NO: 74123.0143 & 74123.0142

SEC: 08 TWN: 30 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: _____.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 11/12/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/26/2025
PROPERTY OWNER: True Sanctuary of Praise, Inc. **PID:** 26-0182
APPLICANT: PSS, LLC
LOCATION: Generally located north of US Highway 301 South and East of Duncan Rd.
in Riverview, FL 33578
FOLIO NO.: 74123.0143, 74123.0142

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500 feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.