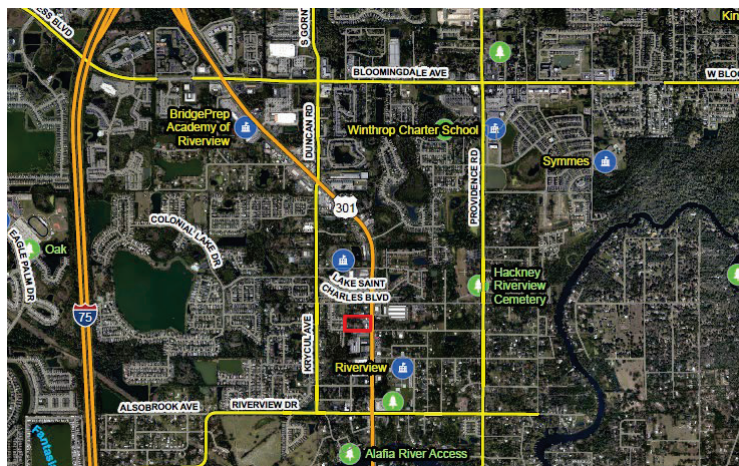




PD Modification Application: PRS 22-1494
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: December 13, 2022

1.0 APPLICATION SUMMARY

Applicant: H. Dodd Crutcher, Prevarian Companies
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 4.65 +/-
Community Plan Area: Riverview
Overlay: Riverview Downtown-Uptown Overlay



Introduction Summary:

The subject site is zoned PD 18-0401, as most recently modified under PRS 21-0087. The site is approved for three development options: (1) 53,470 sf maximum of CG (Commercial General) zoning district uses; or (2) 133,185 sf maximum of CG zoning district uses to include a vertically integrated mini-warehouse and retail/office building (mixed use intensity bonus per the *Comprehensive Plan*); or (3) 13,613 sf maximum of CG zoning district uses to include a 109-bed Community Residential Home.

Existing Approval(s):	Proposed Modification(s):
<p>Three development options: (1) 53,470 sf maximum of CG (Commercial General) zoning district uses; or, (2) 133,185 sf maximum of CG zoning district uses to include a vertically integrated mini-warehouse and retail/office building (per Comprehensive Plan Policy 19.2); or, (3) 13,613 sf maximum of CG zoning district uses to include a 109-bed Community Residential Home.</p>	<p>Retain development options 1 and 2.</p> <p>Remove development option 3 and replace with: 80,000 sf maximum for hospital and medical office uses with a flex of the OC-20 Future Land Use category.</p>
<p>Compliance with CG development standards required (all development options)</p>	<p>A minimum 80 foot setback, despite building height, along the western PD boundary (all development options)</p>
<p>20 foot wide buffer with Type B screening along the western PD boundary (all development options).</p> <p>Type B screening consists of a row of evergreen shade trees which are not less than 10-ft high trees (at time of planting) on 20-ft centers. Additionally, Type A screening to consist of 6-ft high evergreen plants (75% opacity), or a 6-ft high fence/wall, or a 6-ft high berm consisting of fencing and plantings.</p>	<p>A 20 foot wide buffer with enhanced Type B screening along the western PD boundary (all development options).</p> <p>Enhanced Type B screening to consist of a continuous 3-ft high hedge, 12-ft high (at the time of planting) trees on 20-ft centers. Additionally, a 6-ft high fence shall be provided.</p>

APPLICATION NUMBER: PRS 22-1494

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Michelle Heinrich, AICP

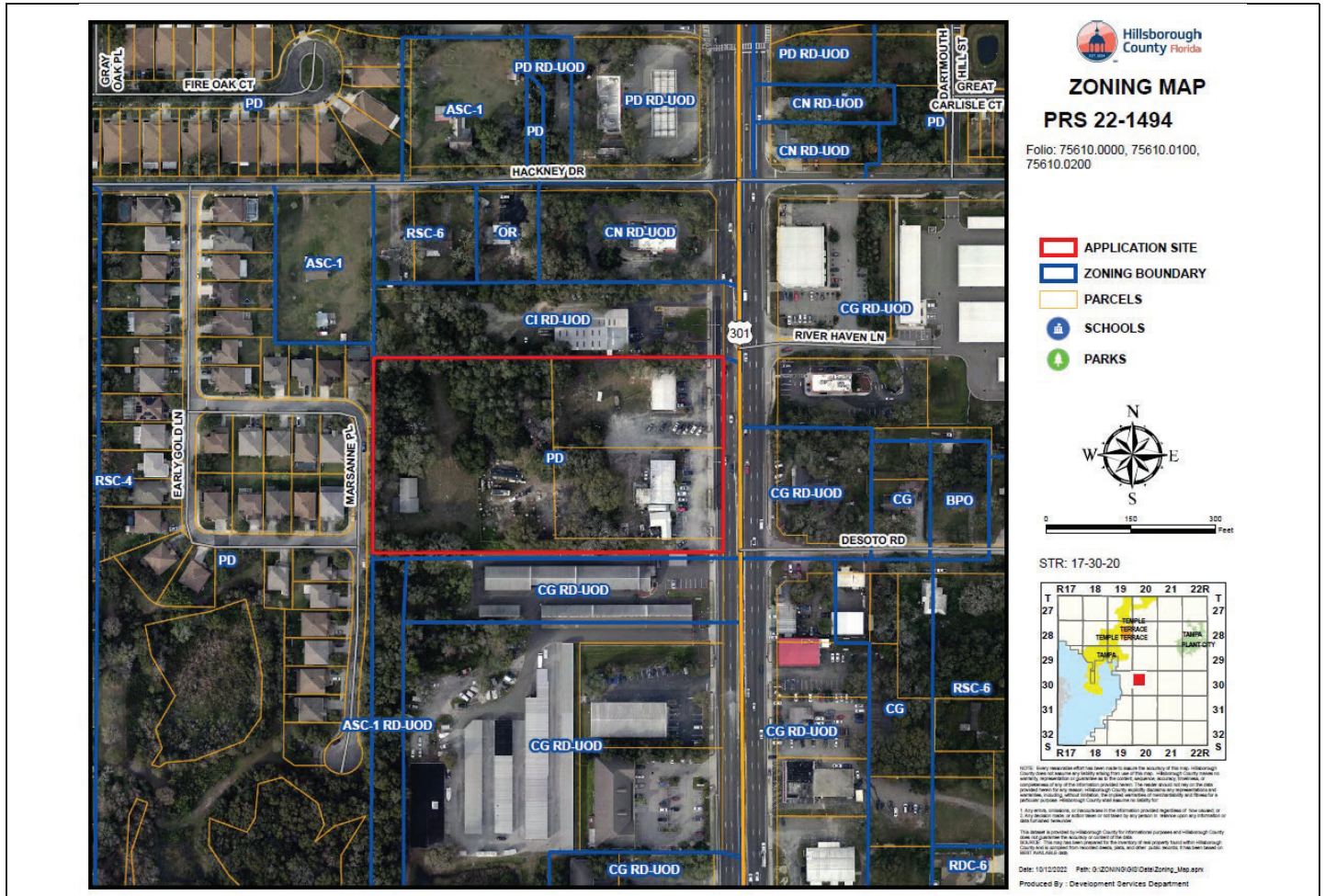
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, Subject to Conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

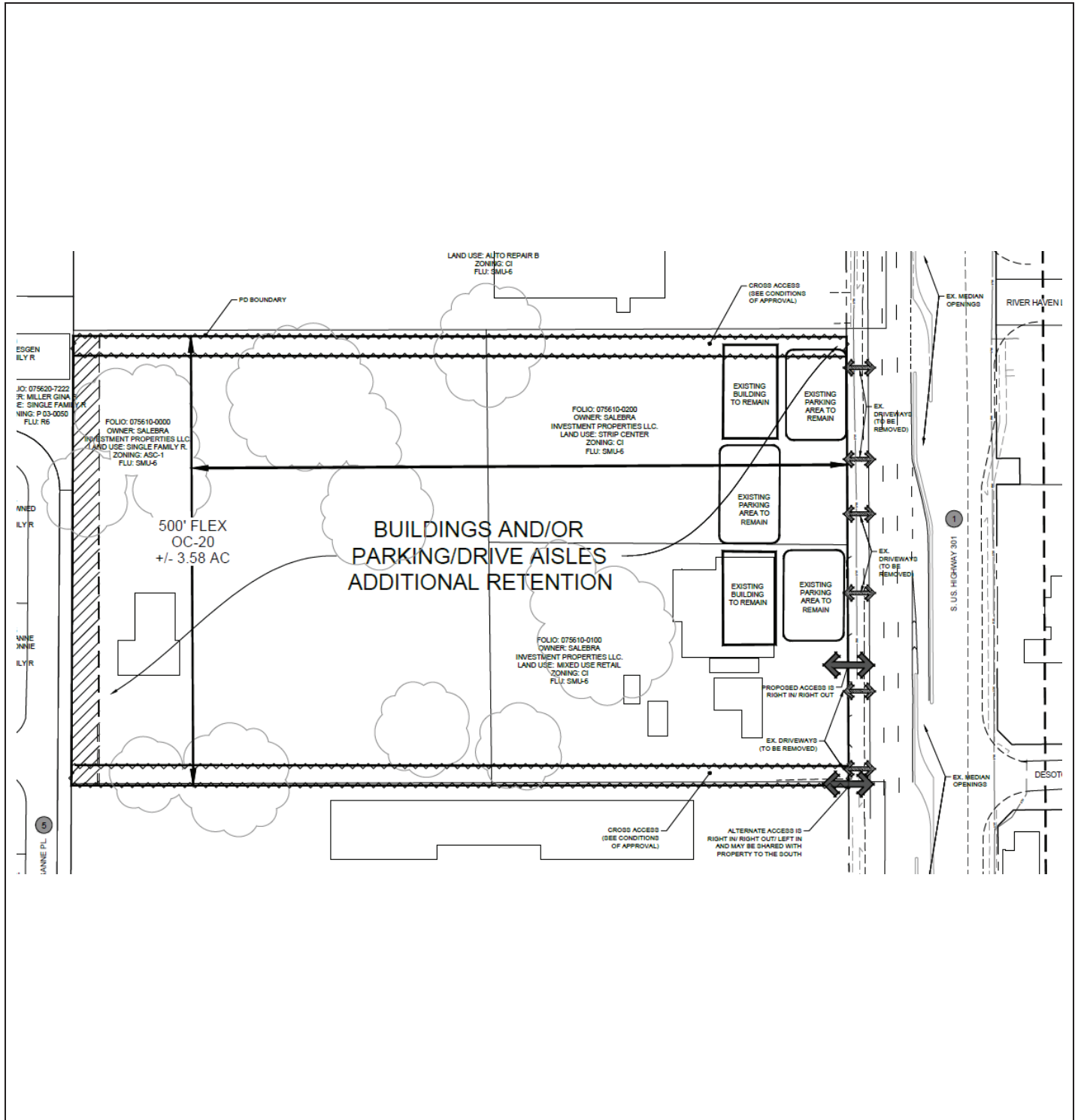


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CI	0.30 FAR	Commercial Intensive uses	Auto Repair and Service
South	CG	0.27 FAR	Commercial General uses	Self-Storage
East	CG	0.27 FAR	Commercial General Uses	Auto Sales, Fast Food Restaurant, US Highway 301
West	PD #03-0050	6 units per acre	Single-Family Residential	Single-Family Residential, Marsanne Place

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Principal 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	1,888	47	127
Proposed	1,888	47	127
Difference (+/-)	+0	+0	+0

*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	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC

Notes: Primary Access is right in right out. An Alternate access is provided on the southern side of the property as a shared access option if the property to the south redevelops.

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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 type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Not available at the time of filing this staff report.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is currently approved for the development of non-residential uses along US Highway 301 South. Non-residential uses are present to the north, south and east. Residential uses are found to the west with homes oriented to the north and south. No homes face the subject site or have rear yards that will abut the subject site. The applicant proposes compatibility measures along the western PD boundary for the new development option, as well as for the remaining development options which were previously not required. Those measures include a minimum setback (despite building height) and enhanced screening.

Development is currently required to comply with CG zoning district development standards. The CG zoning district permits a maximum building height of 50 feet, with an additional setback of 2 feet for every 1 foot over 20 feet (80 feet for a 50 foot high building). The applicant proposes to comply with a minimum 80 foot western setback, despite building height, for the proposed option and previously approved options. When commercial/office uses are adjacent to residential uses, a 20 foot wide buffer with Type B screening is required. The applicant proposes an enhanced screening treatment to include taller trees and hedges in addition to the required fencing. This is proposed for both the new development option as well as the previously approved development options.

Based upon the above, no compatibility issues have been identified.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

- 1. Enhanced screening details described in the Legend to match Condition #5 or refer to Condition #5.

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 21, 2022

- 1. Development shall be limited to the following:
 - CG (Commercial, General) Zoning District uses (Option 1)*;or,
 - CG (Commercial, General) Zoning District uses to include a Mini-Warehouse Facility (with associated open storage) vertically integrated with at least 2,000 sf of retail and/or office use (Option 2)** or;
 - ~~Maximum 109 Resident Community Residential Home, Type C facility~~ Hospital and medical office uses (Option 3)***.

* Option 1 does not permit a vertically mixed use intensity bonus (Comprehensive Plan Policy 19.2) or a flex of the OC-20 Future Land Use Category.

** Option 2 permits a vertically mixed use intensity bonus under Comprehensive Plan Policy 19.2. Options 1 and 3 do not permit a vertically mixed use intensity bonus under Comprehensive Plan Policy 19.2. Open Storage uses shall only be permitted in conjunction with the Mini-Warehouse use and shall be subject to Land Development Code Section 6.11.60, Mini Warehouse Locational and Design Requirements.

** Option 3 permits a flex of the OC-20 Future Land Use category. Options 1 and 2 do not permit a flex of the OC-20 Future Land Use category.

- 2. Under all development options, the development standards of the project shall adhere to the CG (Commercial, General) zoning district (unless otherwise specified herein). A minimum setback of 80 feet, despite building height, shall be provided from the western PD boundary for all development options.
- 3. Under Option 1, the maximum F.A.R. shall be 0.25. Under Option 2, for CG uses (other than a mini-warehouse facility), the maximum F.A.R. shall be 0.25 and for a standalone mini-warehouse facility, the maximum F.A.R. shall be 0.50. For a vertically integrated, mixed use mini-warehouse facility with a minimum of 2,000 square feet of accessory retail or office uses (which are not associated with the mini-warehouse use) the maximum F.A.R. shall be 0.75. Under Option 3, maximum F.A.R. shall be 0.395.
- 4. Under all development options, the project shall adhere to Land Development Code Section 3.20.00, Riverview Downtown - Uptown Overlay District, unless otherwise specified herein.
 - 4.1 The two existing buildings and parking areas depicted on the General Site Plan are not required to meet LDC Sections 3.20.04.A.2 and 3.20.05.B.1. These existing buildings and parking areas can be used in any of the three development options in accordance with the uses permitted in each development option.
 - 4.2 In the event the two existing buildings are rebuilt or expanded, these shall be subject to all the standards of the Riverview Downtown - Uptown Overlay District.

5. Under all development options, the project shall provide a 20 foot buffer with enhanced Type "B" screening along the western property boundary. Enhanced screening shall consist of a 6-foot tall solid, opaque fence placed within the 20 foot buffer area at or near the 20 foot buffer line, a continuous 3 foot high hedge selected from the Hillsborough County Approved Plant List, and trees selected from the Hillsborough County Approved Plant List and approved by Natural Resources staff. Trees shall be a minimum of 12 feet in height at the time of planting with a minimum 3-inch caliber and planted on 20 foot centers. The required hedges and trees shall be planted between the western PD boundary and the required fence.
6. An evaluation of the property identified a number of mature trees that appears to include grand oak(s). The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
7. ~~Unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its northern property boundary (as shown on the site plan). Cross access shall comply with special connectivity requirements in the LDC Section 6.20.04 for the Riverview Downtown Overlay District. Cross access shall be located anywhere along the northern and southern boundary to comply with the special connectivity requirements.~~
8. ~~Unless the developer constructs a shared access connection (with folio number 075615.0000) to US Highway 301, or unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its southern property boundary (as shown on the site plan).~~
98. The Developer is required to coordinate with FDOT regarding the access driveway location and directional lane improvements needed to align with the driveway locations for Option 1 and Option 2 access points.
109. ~~Unless otherwise approved in accordance with the Section 6.04.02.B. administrative variance process, if warranted by Section 6.04.04.D. of the Hillsborough County Land Development Code and/or required by the Florida Department of Transportation (FDOT), the developer shall construct a southbound right turn lane at the project driveway. Such turn lane may require the developer to dedicate or otherwise acquire additional right-of-way. The presence and design of the turn lane is subject to review and approval by FOOT.~~
110. 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.
121. 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.
132. 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.
14. ~~Within 90 days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

Zoning Administrator Sign Off:



J. Brian Grady
Mon Nov 28 2022 09:03:48

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

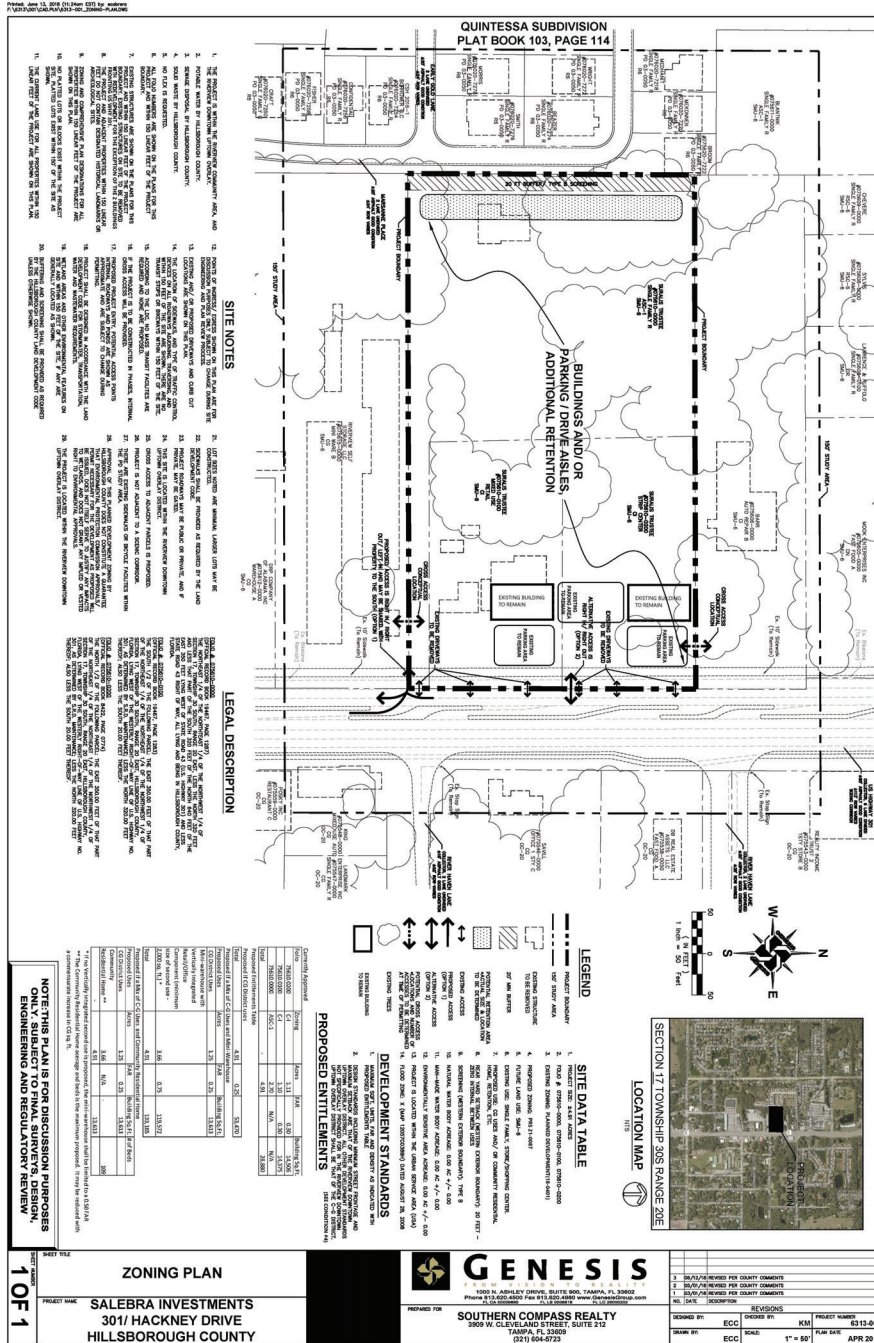
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/23/2022

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/ Riverview

PETITION NO: PRS 22-1494

- 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 grounds.

REVISED CONDITIONS

~~7. Unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its northern property boundary (as shown on the site plan).~~

[Staff recommends removal of this condition as it is being replaced with more clear cross access requirements from the Riverview Downtown Uptown Overlay District.]

~~8. Unless the developer constructs a shared access connection (with folio number 075615.0000) to US Highway 301, or unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its southern property boundary (as shown on the site plan).~~

[Staff recommends removal of this condition as it is being replaced with more clear cross access requirements from the Riverview Downtown Uptown Overlay District.]

NEW CONDITION OF APPROVAL

- Cross Access shall comply with special connectivity requirements in LDC section 6.20.04 for the Riverview Downtown Overlay District. Cross access shall be located anywhere along the north and southern boundary to comply with the special connectivity requirements.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Minor Modification, also called a Personal Appearance (PRS) of a Planned Development (PD) #18-0401, consisting of three parcels totaling +/- 4.65 acres. The PD was most recently modified via (PRS 21-0087). The existing PD is approved for three development options. Option #1 consists of CG district Uses. Option #2 consists of CG District Uses and a Mini Warehouse. Option #3 consists of CG District Uses and a Community Residential Home. The applicant is proposing to change Option #3 from CG uses and Community Residential Home to a Hospital and Medical Building Office.

The proposed change to development option #3 does not change the impact of the worst-case scenario for trip generation and as such the applicant was not required to submit a traffic study.

Staff has provided the maximum trip generation potential for the most trip intensive option within the existing approved zoning (i.e. Development Option #1), under the existing approved and proposed zoning designations. Data provided below is based on information from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, and is based on a generalized worst-case scenario.

Trips Potentially Generated Under Existing Zoning Option #1:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 sf Shopping Center (ITE Code 820)	1,888	47	191
<i>Internal Capture Trips</i>	N/A	0	0
<i>Pass-By Trips</i>	N/A	0	64
<i>Net Trips</i>	1,888	47	127

Trips Potentially Generated Under Proposed Zoning Option #1:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 sf Shopping Center (ITE Code 820)	1,888	47	191
<i>Internal Capture Trips</i>	N/A	0	0
<i>Pass-By Trips</i>	N/A	0	64
<i>Net Trips</i>	1,888	47	127

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Totals	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on US Hwy 301. US Hwy 301 is a 6-lane, divided, FDOT maintained principal arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes. Along the project’s frontage, the roadway lines within +/- 115 feet of right-of-way. There are sidewalks along both sides of the roadway along the project’s frontage. There are bicycle facilities along both sides of the roadway along the project’s frontage.

SITE ACCESS

Access serving the subject site is proposed to be unchanged. Regardless of Development Options, vehicular and pedestrian access will be via a right in right out access on US Hwy 301 (i.e. the northernmost access). As a part of the previous PD zoning, the site also includes an alternate access (i.e the most southern access) that would allow for a shared access on to US HWY 301 with the folio to the south if that development to the south were to redevelop.

The site is in the Riverview Downtown – Uptown Overlay District and as such must provide specific connectivity is required according to LDC Section 3.20.04. The site plan includes bounding boxes along the northern and southern boundary of the subject site that allow for compliance with this special connectivity requirement.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service information for US Hwy 301 is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HIGHWAY 301	RIVERVIEW DR	BLOOMINGDALE AVE	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Principal 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	1,888	47	127
Proposed	1,888	47	127
Difference (+/-)	+0	+0	+0

*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	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC

Notes: Primary Access is right in right out. An Alternate access is provided on the southern side of the property as a shared access option if the property to the south redevelops.

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

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Previously Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 22, 2020.

1. Development shall be limited to the following:

- CG (Commercial, General) Zoning District uses;
- Mini-Warehouse Facility (with associated open storage)*;
- Maximum 109 Resident Community Residential Home, Type C facility.

*Open Storage uses shall only be permitted in conjunction with the Mini-Warehouse use and shall be subject to Land Development Code Section 6.11.60, Mini Warehouse Locational and Design Requirements.

2. The development standards of the project shall adhere to the CG (Commercial, General) zoning district (unless otherwise specified herein).

3. The maximum F.A.R. shall be 0.25. For a standalone mini-warehouse facility, the maximum F.A.R. shall be 0.50. For a vertically integrated, mixed use mini-warehouse facility with a minimum of 2,000 square feet of accessory retail or office uses (which are not associated with the mini-warehouse use) the maximum F.A.R. shall be 0.75.

4. The project shall adhere to Land Development Code Section 3.20.00, Riverview Downtown - Uptown Overlay District, unless otherwise specified herein.

4.1 The two existing buildings and parking areas depicted on the General Site Plan are not required to meet LDC Sections 3.20.04.A.2 and 3.20.05.B.1.

4.2 In the event the two existing buildings are rebuilt or expanded, these shall be subject to all the standards of the Riverview Downtown - Uptown Overlay District

5. The project shall provide a 20 foot buffer with Type "B" screening along the western property boundary.

6. An evaluation of the property identified a number of mature trees that appears to include grand oak(s). The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

7. Unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its northern property boundary (as shown on the site plan).

8. Unless the developer constructs a shared access connection (with folio number 075615.0000) to US Highway 301, or unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out <required consistent with Section 6.04.03.Q.> along its southern property boundary (as shown on the site plan).

9. The Developer is required to coordinate with FOOT regarding the access driveway location and directional lane improvements needed to align with the driveway locations for Option 1 and Option 2 access points.
10. Unless otherwise approved in accordance with the Section 6.04.02.B. administrative variance process, if warranted by Section 6.04.04.D. of the Hillsborough County Land Development Code and/or required by the Florida Department of Transportation (FDOT), the developer shall construct a southbound right turn lane at the project driveway. Such turn lane may require the developer to dedicate or otherwise acquire additional right-of-way. The presence and design of the turn lane is subject to review and approval by FOOT.
11. 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.
12. 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.
13. 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.
14. Within 90 days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/23/2022

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/ Riverview

PETITION NO: PRS 22-1494

- 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 grounds.

REVISED CONDITIONS

~~7. Unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its northern property boundary (as shown on the site plan).~~

[Staff recommends removal of this condition as it is being replaced with more clear cross access requirements from the Riverview Downtown Uptown Overlay District.]

~~8. Unless the developer constructs a shared access connection (with folio number 075615.0000) to US Highway 301, or unless otherwise approved through the Section 6.04.02.B. administrative variance process, the developer shall construct any vehicular and pedestrian cross access stub out (required consistent with Section 6.04.03.Q.) along its southern property boundary (as shown on the site plan).~~

[Staff recommends removal of this condition as it is being replaced with more clear cross access requirements from the Riverview Downtown Uptown Overlay District.]

NEW CONDITION OF APPROVAL

- Cross Access shall comply with special connectivity requirements in LDC section 6.20.04 for the Riverview Downtown Overlay District. Cross access shall be located anywhere along the north and southern boundary to comply with the special connectivity requirements.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a Minor Modification, also called a Personal Appearance (PRS) of a Planned Development (PD) #18-0401, consisting of three parcels totaling +/- 4.65 acres. The PD was most recently modified via (PRS 21-0087). The existing PD is approved for three development options. Option #1 consists of CG district Uses. Option #2 consists of CG District Uses and a Mini Warehouse. Option #3 consists of CG District Uses and a Community Residential Home. The applicant is proposing to change Option #3 from CG uses and Community Residential Home to a Hospital and Medical Building Office.

The proposed change to development option #3 does not change the impact of the worst-case scenario for trip generation and as such the applicant was not required to submit a traffic study.

Staff has provided the maximum trip generation potential for the most trip intensive option within the existing approved zoning (i.e. Development Option #1), under the existing approved and proposed zoning designations. Data provided below is based on information from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and is based on a generalized worst-case scenario.

Trips Potentially Generated Under Existing Zoning Option #1:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 sf Shopping Center (ITE Code 820)	1,888	47	191
<i>Internal Capture Trips</i>	N/A	0	0
<i>Pass-By Trips</i>	N/A	0	64
<i>Net Trips</i>	1,888	47	127

Trips Potentially Generated Under Proposed Zoning Option #1:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 sf Shopping Center (ITE Code 820)	1,888	47	191
<i>Internal Capture Trips</i>	N/A	0	0
<i>Pass-By Trips</i>	N/A	0	64
<i>Net Trips</i>	1,888	47	127

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Totals	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on US Hwy 301. US Hwy 301 is a 6-lane, divided, FDOT maintained principal arterial roadway. The roadway is characterized by +/- 11-foot-wide travel lanes. Along the project's frontage, the roadway lines within +/- 115 feet of right-of-way. There are sidewalks along both sides of the roadway along the project's frontage. There are bicycle facilities along both sides of the roadway along the project's frontage.

SITE ACCESS

Access serving the subject site is proposed to be unchanged. Regardless of Development Options, vehicular and pedestrian access will be via a right in right out access on US Hwy 301 (i.e. the northernmost access). As a part of the previous PD zoning, the site also includes an alternate access (i.e the most southern access) that would allow for a shared access on to US HWY 301 with the folio to the south if that development to the south were to redevelop.

The site is in the Riverview Downtown – Uptown Overlay District and as such must provide specific connectivity is required according to LDC Section 3.20.04. The site plan includes bounding boxes along the northern and southern boundary of the subject site that allow for compliance with this special connectivity requirement.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service information for US Hwy 301 is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HIGHWAY 301	RIVERVIEW DR	BLOOMINGDALE AVE	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Principal 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	1,888	47	127
Proposed	1,888	47	127
Difference (+/-)	+0	+0	+0

*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	X	Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC

Notes: Primary Access is right in right out. An Alternate access is provided on the southern side of the property as a shared access option if the property to the south redevelops.

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

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Previously Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: November 2, 2022

TO: Bianca Vazquez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Joel Provenzano, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County
Stephen Sposato, LevelUp Consulting

SUBJECT: PRS 22-1494, 7025, 7033 and 7041 SR 43 Hwy

This project is on a state road, US 301.

This site came in for an FDOT Pre-App meeting on 3/29/22 for mini-storage. Since the proposed use is now for a hospital and medical office building, it is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:
Mecale' Roth
Mecale.Roth@dot.state.fl.us
813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/13/2022</p> <p>PETITION NO.: 22-1494</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813)627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 11/9/2022</p> <p>PROPERTY ADDRESS: 7033, 7041 S 301 Hwy and 7025 SR 43 Hwy, Riverview, FL 33578</p> <p>FOLIO #: 0756100000, 0756100100, 0756100200</p> <p>STR: 17-30S-20E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	2/21/2018
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Aerial Review, Soil Survey and EPC file search
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/aow

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

From: [Andrea Papandrew](#)
To: [Heinrich, Michelle](#)
Cc: [Melissa Lienhard](#); [Stephen Sposato](#); [Eden Cooke](#)
Subject: PRS 22-1494
Date: Tuesday, November 22, 2022 11:21:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good Morning Michelle,

The applicant has provided multiple mitigation efforts to account for the single family residential to the west of the property. These mitigation efforts include but are not limited to: minimum setback of 80 feet from the western boundary, only applying the flex to the hospital and medical option, 20 foot buffer on the western boundary, 6 foot privacy fence on the western boundary, and 3 ft. high hedge with 75% opacity and 12 ft. high trees between the fence and western boundary line.

Based on this, Planning Commission staff is finding Minor Modification 22-1494 consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions by the Department of Development Services.

Thank you,

Andrea Papandrew, AICP

Planning Commission

Planner II

813.665.1331 (o)

planhillsborough.org



All incoming and outgoing messages are subject to public records inspection.

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

PETITION NO.: PRS22-1494 REVIEWED BY: Randy Rochelle DATE: 10/26/2022

FOLIO NO.: 75610.0000, 75610.0100 & 75610.0200

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water 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. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 577 feet from the site) and is located north of the subject property within the south Right-of-Way Hackney Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.



**PARTY OF
RECORD**



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: PRS 22-1494 **Received Date:** **Received By:**

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 22-1494 Applicant's Name: Prevarian Companies

Reviewing Planner's Name: Michelle Heinrich, Executive Planner Date: 11/22/2022

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 12/13/2022

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No

If "Yes" is checked on the above please ensure you include all items marked with * on the next page.

Will this revision remove land from the project? Yes No


If "Yes" is checked on the above please ensure you include all items marked with + on the next page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.


Signature

11/22/22
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers. While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public scrutiny of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application PRS 22-1494


Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: 
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	<input type="checkbox"/> Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	<input type="checkbox"/> Revised Application Form**
3	<input type="checkbox"/> Copy of Current Deed* Must be provided for any new folio(s) being added
4	<input type="checkbox"/> Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	<input type="checkbox"/> Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	<input type="checkbox"/> Property Information Sheet**
7	<input type="checkbox"/> Legal Description of the Subject Site**
8	<input type="checkbox"/> Close Proximity Property Owners List**
9	<input type="checkbox"/> Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	<input type="checkbox"/> Survey
11	<input type="checkbox"/> Wet Zone Survey
12	<input type="checkbox"/> General Development Plan
13	<input type="checkbox"/> Project Description/Written Statement
14	<input type="checkbox"/> Design Exception and Administrative Variance requests/approvals
15	<input type="checkbox"/> Variance Criteria Response
16	<input type="checkbox"/> Copy of Code Enforcement or Building Violation
17	<input type="checkbox"/> Transportation Analysis
18	<input type="checkbox"/> Sign-off form
19	<input checked="" type="checkbox"/> Other Documents (please describe): <div style="border: 1px solid black; padding: 5px; min-height: 60px;">Letter from AdventHealth.</div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



November 21, 2022

Board of County Commissioners
Hillsborough County
601 E. Kennedy Boulevard
Tampa, FL 33602

Dear Commissioners,

I am writing to express AdventHealth's support of a proposed behavioral healthcare facility in Hillsborough County. Our system has aligned with the operator to meet our county's need for vital behavioral health services in Riverview and the surrounding community.

These critical services will help AdventHealth deliver comprehensive patient care at our new hospital, AdventHealth Riverview. We therefore support the proposed minor zoning modification application (file #22-1494).

Please do not hesitate to reach out for further discussion. We appreciate your support of AdventHealth.

Sincerely,

A handwritten signature in black ink, appearing to read "John Johannessen".

John Johannessen
AdventHealth
Senior Executive Officer, Non-Acute Services
West Florida Division