



Hillsborough
County Florida

HILLSBOROUGH COUNTY BOCC LAND USE MEETING AGENDA JUNE 10, 2025 CHANGES/CORRECTIONS/ADDITIONS

1. **Agenda Page 5, Item B-01-RZ-PD 24-1155 – TODD PRESSMAN**
The applicant is requesting a remand to the July 21, 2025, Zoning Hearing Master hearing at 6:00 pm.
2. **Agenda Page 10, Item-E-04-PRS 25-0664-BRUCE E. OLDS & NANCY D. OLDS**
Condition 5 is being amended to clarify maximum building height as follows:
 5. Maximum building heights ~~shall be as follows~~ shall be less than ~~is~~ 35 feet.
3. **Agenda Page 12, Agenda Page 12 - Item F.2, - MM 24-1141 – TODD PRESSMAN**
The applicant is requesting a remand to the July 21, 2025, Zoning Hearing Master hearing at 6:00 pm for the purpose of removing 3 uses from the list of prohibited uses.
4. **Agenda Page 13 – Item F.3 –RZ-PD 24-1231– A&V Development, LLC**
The applicant is requesting a continuance to the July 22, 2025 BOCC Land Use Meeting at 9:00 am.
5. **Agenda Page 14 – Item F.5 – MM 25-0133 – Breakwater Development Group / Kathy Hess**
Condition 1 is being modified to prohibit additional uses in the Planned Development as follows:
 1. The PD shall be permitted ~~56,000~~ 49,000 square feet ~~Commercial Neighborhood (CN) zoning district uses and discount/department stores of Commercial General (CG) uses with a maximum FAR of 0.20~~ 0.13. ~~The following uses shall not be permitted: Churches and Synagogues (with 301 seats or more); membership organizations, general indoor/outdoor recreational uses, Pre-K, Day Care, Child Care and Child Nurseries; Adult Care Centers; Schools, Private and Charter Schools (K-12); Public Schools (K-12); Banquet and Reception Halls; and Wedding Chapels. Notwithstanding the foregoing, no development shall be permitted that causes cumulative development to exceed 10,658 gross average daily trips, 828 gross a.m. peak hour trips, or 682 gross p.m. peak hour trips, nor shall development be permitted which exceeds 4,794 net new average daily grips, 302 net new a.m. peak hour trips, or 210 net new p.m. peak hour trips. Additionally:~~

6. **Agenda Page 14 – Item F.6 – RZ-PD 25-0261 – Sheldon OMV LLC**

A revised Agency Review Comment Sheet from Transportation Review has been added to correct a scrivener's error in the Trip General Analysis in the table showing trip generation for existing Approved Zoning as follows:

Approved Zoning:

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

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

1. None

OFF-THE-AGENDA ITEM

1. None

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~04/04/2025~~ 06/02/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Riverview

PETITION NO: RZ 25-0261-
REVISED

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

CONDITIONS OF APPROVAL

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

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

PROJECT SUMMARY AND ANALYSIS

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

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food w/ Drive Thru (ITE Code 934) 6,351sqft PD 90-0001, Medical-Dental Office (ITE 720) 1,500sqft	54	5	6

PD 90-0001, Medical Dental Office (ITE 720) 1,500sqft <u>CG, Fast Food w/ Drive Thru</u> <u>(ITE Code 934) 6,351sqft</u>	2,968	283	210
Total	3,022	288	216

Proposed Uses:

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

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

Speed tables are present at regular intervals along the full length of Rivercrest Dr. As previously stated in this report, Rivercrest Dr. has been identified by county transportation staff as a substandard local roadway, as Rivercrest Dr. does not meet the minimum standards outlined in Typical Section - 7 (TS-7) of the Hillsborough County Transportation Technical Manual (TTM). The minimum standards for county maintained two lane undivided rural local roadways as outlined in TS - 7 of the Hillsborough County TTM require 24ft of pavement, 5ft stabilized paved shoulders, and 5ft sidewalks. The applicant has proposed to defer addressing substandard roadway improvements to the time of plat/site/construction plan review at which time the developer will be required improve the public roadway network, between any project access which may be granted to Rivercrest Dr. and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with

Sec. 1.7 and other applicable sections of the TTM. As outlined in section 6.03.02 of the Land Development Code the developer will be required to construct a 5ft sidewalk within the right-of-way and along the entire frontage of the subject parcel designed in a way that conforms to the latest requirements of Americans with Disabilities Act (ADA) accessibility guidelines for building facilities.

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

SITE ACCESS

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

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

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS

S. U.S. Highway 301	Gibson Dr.	Riverview Dr.	D	C
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Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)