



Hillsborough County Florida

STAFF REPORT

SUBJECT:	PRS 20-1307	PLANNING AREA:	Riverview
REQUEST:	Minor Modification to Planned Development (PD) 85-0139	SECTOR:	South
APPLICANT:	Todd Scime		
Existing Zoning District:	Planned Development (PD) 85-0139	Future Land Use Category:	Residential-4 (RES-4)



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to modify Planned Development (PD) 85-0139, associated with one parcel totaling approximately 10 acres to amend the approved condition to increase the required maximum height for phase 2 of a proposed church on the subject parcel as indicated on the site plan from 35 feet to 49 feet. The site is located at 12847 Balm Riverview Road, which is on the west side of Balm Riverview Road and approximately 70 feet west of the Entrance Way and Balm Riverview Road intersection. The underlying future land use (FLU) category of the subject parcel is Residential-4 (RES-4).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the LDC are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

Specifically, the proposed amendment to the approved conditions is to increase the required maximum height of phase 2 of the proposed church from 35 feet to 49 feet.

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Urban Service Area where potable water and wastewater services are provided by Hillsborough County. A 12-inch potable water main exists adjacent to the site. A 16-inch wastewater force main exists approximately 80 feet from the site. Therefore, the site is required to connect to the publicly owned and operated potable water and wastewater systems in accordance with the requirements of the LDC. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transit service is not conveniently located to service this site. The closest transit stop is the Riverview Oaks Park-n-Ride located approximately 4.8 miles away just east of the intersection of US Highway 301 South and Boyette Road.

The subject property is located on Balm Riverview Road, an undivided 2-lane major arterial roadway. The roadway consists of approximately 100 feet of right-of-way. Turn lanes, gutters, median, and sidewalks are present on the roadway.

Transportation staff has reviewed the application and offers no objections. Their review notes that no changes to the access, intensity or use are proposed. The change will have no impact on the adjacent transportation network.

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) reviewed the request and finds that no wetland or other surface water areas exist on the site.

1.6 Comprehensive Plan Consistency

N/A

1.7 Compatibility

The site is located in an area comprised of cultural/institutional and residential uses. A majority of the area on the west side of Balm Riverview Road is within the RES-4 FLU category which is suitable for low density residential uses and can potentially permit suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects. The overall area is also within the Hillsborough County Urban Service Area.

As shown in Exhibit 2, the site is adjacent to properties zoned PD (to the south and west). As noted, the applicant is amending the site plan to increase the required maximum height of phase 2 of the proposed church from 35 feet to 49 feet. There is an approximately 180-foot setback between the church structure and the residential properties to the south. The adjacent residential properties to the west will be separated from the new structure by the existing structure (Phase 1) which is setback over 190 feet from the western boundary.

Based on the above considerations, staff finds the proposed modification to PD 85-0139 compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

- Water Resource Services
- Environmental Protection Commission

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

2.0 Recommendation

Based on the above considerations, staff recommends approval of the request.

Approval - Approval of the request, subject to the conditions listed below and the revised site plan the applicant must submit prior to site plan certification.

1. The residential portion of the project is approved for 2,220 units in two phases as follows:

- Phase I - a minimum of 916 units and a maximum of 1,050 units
- Phase II - a minimum of 1,086 units and a maximum of 1,304 units

2. The residential development standards for Phase I and Phase II shall be as follows, unless otherwise specified herein:

APPLICATION: PRS 20-1307

ZHM HEARING DATE:

BOCC MEETING DATE: January 12, 2020

CASE REVIEWER: Kevie Defranc

LOCATION OF USES BY TYPE IN PHASE I

VILLAGE	MULTI-FAMILY	DUPLEX/VILLA/TOWNHOME	SINGLE FAMILY DETACHED			
			40' X 100'	50' X 100	60' X 100'	70' X 100'
V-2			X	X	X	X
V-3				X	X	X
V-4			X	X	X	X
V-5			X	X	X	X
V-19		X	X	X	X	X
V-20	X	X	X	X	X	X
V-21				X	X	X
V-22		X	X	X	X	X
V-23			X	X	X	X
V-24			X	X	X	X

LOCATION OF USES BY TYPE IN PHASE II

VILLAGE	MULTI-FAMILY	TOWN-HOUSE/VILLA	DUPLEX	SINGLE FAMILY DETACHED			
				40' X 100' 70' X 100'	50' X 100'	60' X 100'	
V-6	X	X	X	X	X	X	X
V-7				X	X	X	X
V-8				X	X	X	X
V-9				X	X	X	X
V-10				X	X	X	X
V-12				X	X	X	X
V-13						X	X
V-29				X	X	X	X
V-28			X	X	X	X	X
V-27				X	X	X	X
V-26				X	X	X	X
V-25	X	X	X	X	X	X	X

MINIMUM LOT DEVELOPMENT STANDARDS IN PHASE I AND PHASE II

	Front Yard Setback	Side Yard Setback	Rear Yard	Porch	Pool Enclosure	Maximum Bldg. Cover
Multi-Family						
Town-Home						
Duplex/Villa 15'						
SF 40' X 100'						
SF 50' X 100'						
SF 60' X 100'						
SF 70' X 100'						
NOTES: (1) 20-foot separation between buildings (2) 30-foot setback from all exterior parcel boundaries. 20-foot building setback from internal parcel boundaries (3) Within Village 10 a 15 rear yard setback shall be permitted						

Densities within Villages shall be as follows, unless otherwise specified herein:

- Areas designated MF 1: 6.5 units/acre
- Areas designated MF II: 14 units/acre
- Areas designated MF III: 18 units/acre
- Areas designated SFD 1: 2 units/acre
- Areas designated SFD II: 3.5 units/acre
- Areas designated SFD III: 6.5 units/acre
- Areas designated SFA 1: 6.5 units/acre
- Areas designated SFA II: 9.0 units/acre

3. The height of all structures on site shall not exceed two (2) stories or 35 feet above finished grade, whichever shall be more restrictive, excepting multi-family residential structures within Village 20 which shall not exceed three (3) stories or 48 feet above finished grade, whichever is more restrictive and phase 2 of the church structure located on parcel 77430.0050 which shall not exceed 49 feet above finished grade. All multi-family structures with a permitted height of greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.

4. The commercial portion of the project shall be limited to a maximum of 65,000 square feet on 8.25 acres as located and shown on the General Site Plan.

5. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street-facing garages and/or carports shall provide driveways a minimum of 20 feet in depth.

6. There shall be a minimum 25-foot building setback from property boundaries, except for multi-family structures with a permitted height greater than twenty (20) feet. Multifamily structures with a permitted height greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.

7. The minimum distance between multi-family structures shall be 20 feet.

8. In the commercial and multi-family portions of the project, the developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera's from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.

9. A 30-foot setback/buffer, to be maintained as a drainage area and/or vegetated buffer, shall be located on the northern portion of the project between Villages 2, 3, 4 and 5 and the adjacent residential development. This area shall be subject to an easement allowing maintenance by the developer, a homeowners association or similar entity. The area shall only be occupied by vegetative screening, underground utilities, retention areas and landscaping materials, or by undisturbed or appropriately managed vegetation. Fences or other barriers that would interfere with such maintenance shall be prohibited. This area shall be clearly shown on future subdivision plats.

9.1. In Village 12, if lots less than 60 feet in width are developed adjacent to Folio numbers 077432.0445, 077432.0430, 077432.0110, 077432.0420, 077432.0425, 077432.0470, 077432.0300, 077432.0200 or 077432.0075, the developer shall provide a 40-foot setback along such property boundaries. Screening in the setback area shall be installed by the developer prior to issuance of certificates of occupancy for any lot adjacent to the above folio numbers per Screening Standard "C," with two (2) trees minimum per lot, provided that a fence may be utilized in lieu of a wall at the project boundary. No structures, except for privacy fence/walls, shall be permitted within the setback area. The setback area shall be clearly shown on future subdivision plats, and subject to an easement allowing enforcement and maintenance of the screening standard by the developer, a homeowners association or similar entity. For purposes of calculating minimum lot size and area, the setback area shall be in addition to the minimum required lot size required pursuant to Condition 2, provided that the minimum lot depth of 100 feet may be reduced up to 5 feet as long as a minimum lot size of 4,000 square feet is maintained.

10. Where Villages 19 and 20 are contiguous with United States Highway 301 and where the northern borders of Village 20 extend along the property boundary, the project boundary shall be buffered and screened from United States Highway 301 and from neighboring land uses by a combination of berming and vegetation including trees. Berming and vegetation shall create screening that is a minimum of 6-feet high at the time of planting and 75 percent opaque within two years of planting. The trees shall be shade trees, eight feet tall, at time of planting, and spaced a maximum of thirty feet apart. A monument entrance sign shall be permitted within the required buffer area at the project entrance along U.S. 301 provided the sign meets all applicable sign regulations.

11. In the commercial portion of the development, signage may be permitted pursuant to a Master Sign Plan in accordance with Section 7.04.04.A.3. of the Land Development Code.

12. The developer shall dedicate to Hillsborough County a park site of 15.3 acres of usable land. The developer shall also be required to develop the park or provide cash contributions for the development of the park. The amount of both options, the development and the contribution, shall be calculated in conformance with the Hillsborough County Park Site Improvement Program Ordinance. The amount of park acreage may be reduced from 15.3 acre to 10 acres if a co-location agreement is executed between the County and the Hillsborough County School Board.

13. The developer shall dedicate to the County, upon request of the County usable land for one 15-acre

elementary school site. If ever it shall be determined that the school site shall not be used for a school, said action shall be considered a conceptual modification.

14. The developer shall construct, prior to the issuance of any Certificates of Occupancy, a 125-foot left-turn lane on the United States Highway 301 for southbound to east left turns into the site subject to Florida Department of Transportation approval.

15 15.1 In the multi-family portion of the project, the developer shall provide parking pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2-bedroom unit, and (c) 2.5 parking spaces for each 3-bedroom unit. The size of each parking space on site shall be nine feet-by-eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Department of Development Coordination prior to Detailed Site Plan/Site Plan certification.

15.2 In the single-family portion of the project, the developer shall provide two parking spaces per unit, which shall be provided on the individual lot, and

15.3 In the commercial portion of the project, the developer shall meet the requirements of the Hillsborough County and Development Code.

16. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement and in compliance with Florida Department of Transportation requirements.

17. When the traffic volumes of the intersection of the main entrance and United States Highway 301 increase to a degree that a traffic signal is warranted and at the request of the County, the developer shall pay for the design and installation of said traffic signal including interconnect to the nearest adjacent signals as required by Florida Department of Transportation.

18. The west north-south road through the site shall be relocated to the west such that its centerline coincides with the east boundary of the parcel, which is identified on the General Site Plan as Section V - 5.

19. Vehicular cross access between the Estates Del Sol subdivision and the project shall, at a minimum, be maintained at Rodeo Lane. Pedestrian cross access shall be provided at Pajaro Drive.

20. Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and the Florida Department of Transportation (FDOT). Final design, if approved by Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation may include, but not be limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).

21. The developer shall submit an access analysis at the time of preliminary site plan or construction plan submittal that includes full build out of the commercial/ office parcel. The analysis will evaluate the access improvements required at full buildout of the commercial/ office parcel. As an alternative to the full build out analysis of the commercial/ office parcel, with each increment of development, the developer shall

APPLICATION: PRS 20-1307

ZHM HEARING DATE:

BOCC MEETING DATE: January 12, 2020

CASE REVIEWER: Kevie Defranc

submit a trip generation and site access analysis that examines the cumulative impacts of trips generated within the commercial/office tract of the project. This analysis will be used to determine when and the extent to which any site access improvements may be warranted.

22. The right-in only access to Panther Trace Blvd. shall be located a minimum of 220 feet east of US 301 and provide an eastbound right turn lane in accordance with the Transportation Technical Manual.

23. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

24. 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.

25. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

26. 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 graphics 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 a revised plan will be required.


Staff's Recommendation: Approvable, Subject to Conditions	
Zoning Administrator Sign-off:	 J. Brian Grady Tue Dec 22 2020 16:03:53

EXHIBIT 1



Project Location Map

PRS 20-1307

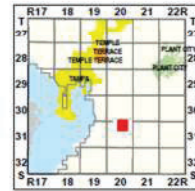
Folio: 77430.0050

- Application Site
- Parcels



0 150 300 Feet

STR: 3-31-20

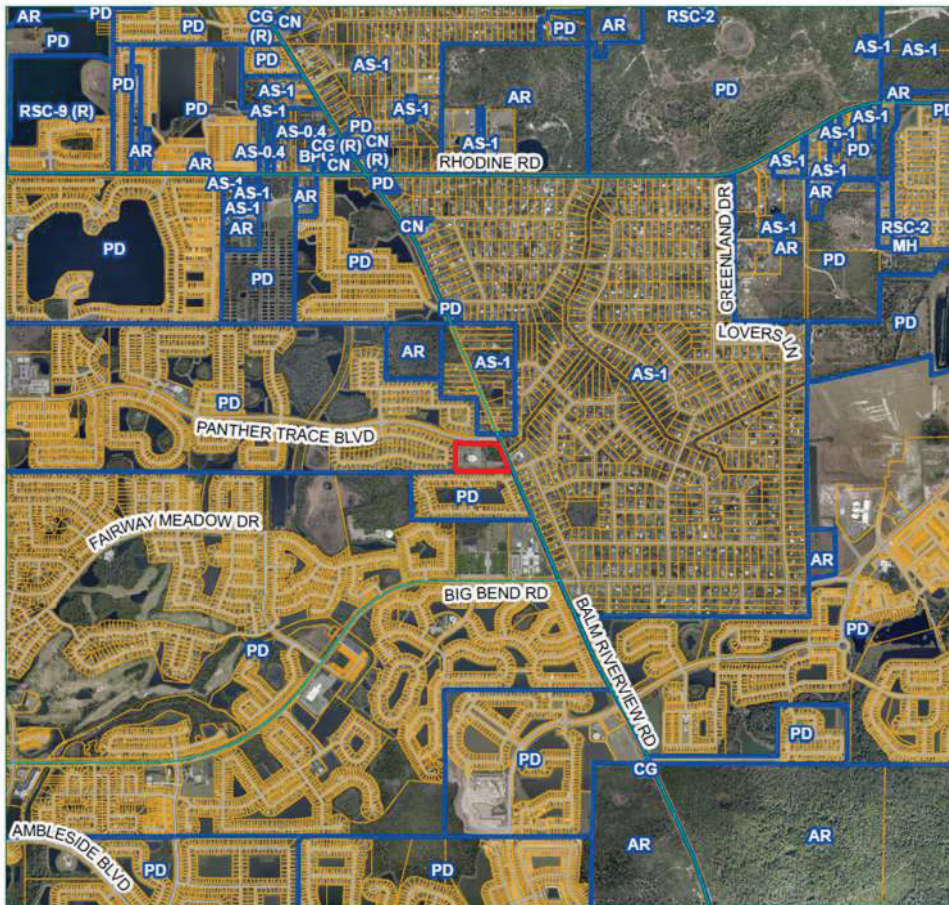


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: The map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

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

Date: 10/07/2020 File: 0-2019/0050/0050/0050.aprx

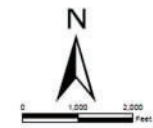
EXHIBIT 2



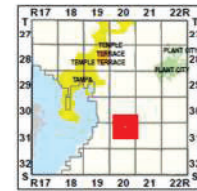
**General Aerial
Zoning Map
PRS 20-1307**

Folio: 77430.0050

- Application Site
- Zoning Boundary
- Parcels



STR: 3-31-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map.
This map is provided as a courtesy. It does not constitute an offer of any service or product, including, but not limited to, the original preparation of the map. It is for informational purposes only.
SOURCE: This map has been prepared for the members of real property trust within Hillsborough County and is compiled from restricted deeds, plans, and other public records. It has been based on GIS data.
Users of this map are hereby notified that the governmental policies, programs, information, and/or services are provided for informational purposes only and are not intended to constitute any offer of any service or product.
Date: 10/08/2019 Path: O:\2019\PRS 20-1307\PRS 20-1307-Map.aprx



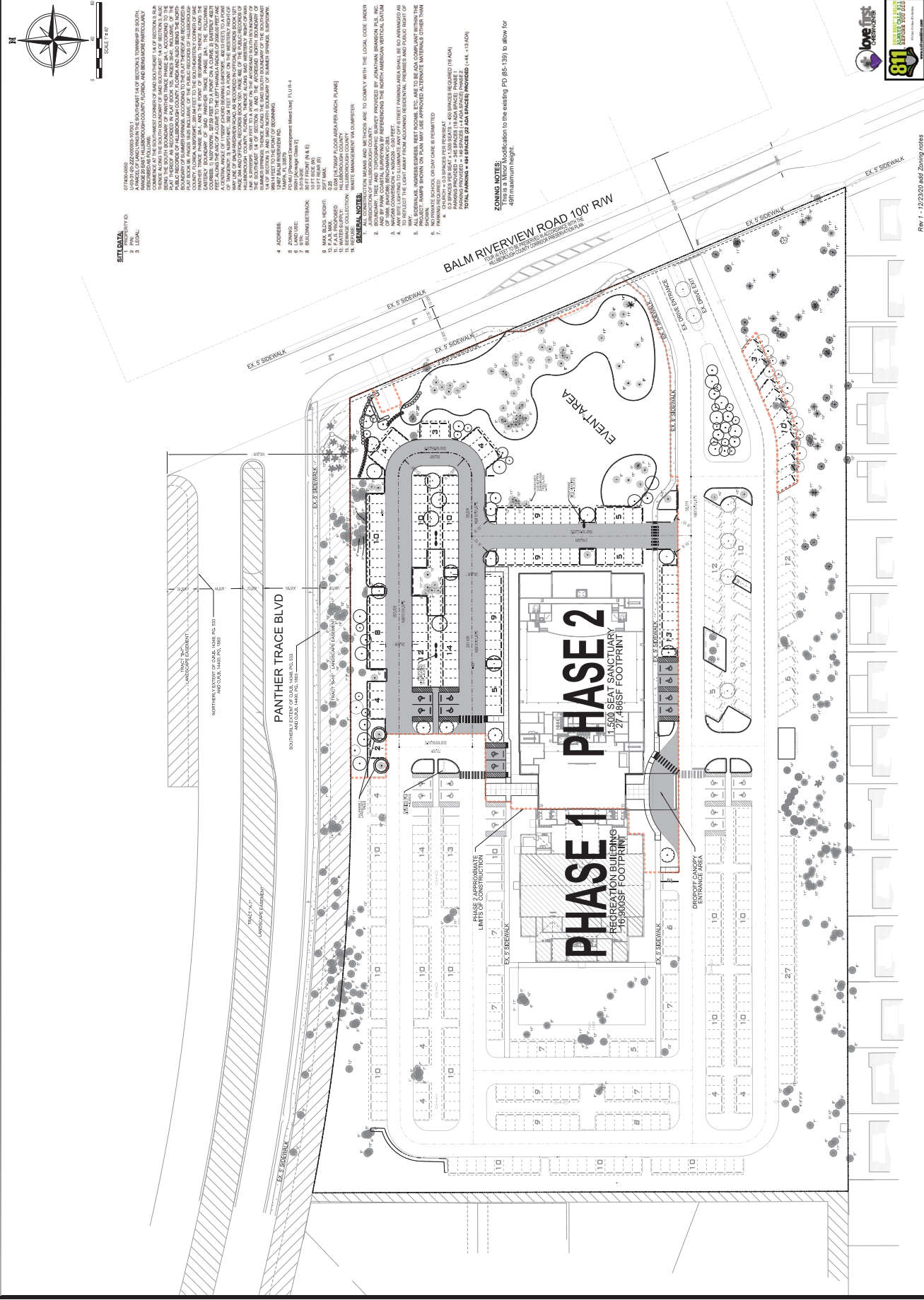
PROJECT: LOVE FIRST CHRISTIAN CENTER, INC. PHASE 2
 12847 BALM RIVERVIEW RD. RIVERVIEW, FL 33579
 DATE: 12/23/2020
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION
1	PHASE 2
2	PHASE 1
3	PHASE 3
4	PHASE 4
5	PHASE 5
6	PHASE 6
7	PHASE 7
8	PHASE 8
9	PHASE 9
10	PHASE 10

SITE PLAN
 12847 BALM RIVERVIEW RD.
 RIVERVIEW, FL 33579
 LFC PHASE 2

LOVE FIRST CHRISTIAN CENTER, INC.
 12847 BALM RIVERVIEW RD.
 RIVERVIEW, FL 33579
 P(813) 671-2009 | https://lfc.tv

JOB NO: 2020-02-00020-00021
 DRAWN: E.H.
 CHECKED: E.H.
 DATE: 12/23/2020
 SHEET
C-100



GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CODE UNDER THE JURISDICTION OF THE CITY OF RIVERVIEW, FLORIDA.
 2. BOUNDARY, TIE, AND TOPOGRAPHIC SURVEY PROVIDED BY JONATHAN SHAWEN R.S., INC. SHALL BE USED FOR ALL SURVEYING PURPOSES.
 3. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE SHOWN AS INDICATED ON THE SURVEY.
 4. ANY UTILITIES TO BE LOCATED SHALL BE SHOWN AS INDICATED ON THE SURVEY.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CODE UNDER THE JURISDICTION OF THE CITY OF RIVERVIEW, FLORIDA.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CODE UNDER THE JURISDICTION OF THE CITY OF RIVERVIEW, FLORIDA.
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 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CODE UNDER THE JURISDICTION OF THE CITY OF RIVERVIEW, FLORIDA.

ZONING NOTES:
 This is a modification to the existing PD 88-139 to allow for 49ft maximum height.

ADDITIONAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL CODE UNDER THE JURISDICTION OF THE CITY OF RIVERVIEW, FLORIDA.
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REVISIONS:
 1. 12/23/2020 - INITIAL ISSUE
 2. 12/23/2020 - REVISIONS
 3. 12/23/2020 - REVISIONS
 4. 12/23/2020 - REVISIONS
 5. 12/23/2020 - REVISIONS

Rev 1 - 12/23/2020 add Zoning notes

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APPROVED**

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AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 00-1332-BW (85-139)
BOCC MEETING DATE: December 12, 2000
DATE TYPED: December 13, 2000

Approval Approval, subject to the conditions listed below, is based on site plan received November 2, 2000.

1. The residential portion of the project is approved for 2136 units in two phases as follows:
 - Phase I – 1162 units
 - Phase II – 974 units

- 2a. The residential development standards for Phase 1 shall be as follows, unless otherwise specified herein:

LOCATION OF USES BY TYPE IN PHASE 1

VILLAGE	MULTI-FAMILY	DUPLEX/ VILLA/ TOWNHOME	SINGLE FAMILY DETACHED			
			40' X 100'	50' X 100'	60' X 100'	70' X 100'
V-2			X	X	X	X
V-3				X	X	X
V-4			X	X	X	X
V-5			X	X	X	X
V-19		X	X	X	X	X
V-20	X	X	X	X	X	X
V-21				X	X	X
V-22		X	X	X	X	X
V2-3			X	X	X	X
V-24			X	X	X	X

MINIMUM LOT DEVELOPMENT STANDARDS IN PHASE I

	Front Yard Setback	Side Yard Setback	Rear Yard	Porch	Pool Enclosure	Maximum Bldg. Cover
Multi-Family	(2)	(1)	(2)	N/A	N/A	65%
Town-Home	15'	(1)	15'	10'	N/A	60%
Duplex/ Villa	15'	5'	15'	10'	5'	60%
SF 40' X 100'	15'	5'	15'	10'	5'	60%
SF 50' X 100'	15'	5'	15'	10'	5'	55%
SF 60' X 100'	20'	5'	20'	15'	5'	55%

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 00-1332-BW (85-139)
BOCC MEETING DATE: December 12, 2000
DATE TYPED: December 13, 2000

SF 70' X 100'	20'	5'	20'	15'	5'	55%
NOTES: (1) 20-foot separation between buildings (2) 30-foot setback from all exterior parcel boundaries, 20-foot building setback from internal parcel boundaries						

- 2b. Setbacks within Phase II shall be as follows, unless otherwise specified herein:
- Areas designated SFD 1: 25-foot front yard setback, 10.5 foot side yard setback, 35 foot rear yard setback
 - Areas designated SFD II: 25-foot front yard setback, 7.5 foot side yard setback, 25 foot rear yard setback
- 2c. Densities within Villages shall be as follows, unless otherwise specified herein:
- Areas designated MF 1: 6.5 units/acre
 - Areas designated MF II: 14 units/acre
 - Areas designated MF III: 18 units/acre
 - Areas designated SFD 1: 2 units/acre
 - Areas designated SFD II: 3.5 units/acre
 - Areas designated SFD III: 6.5 units/acre
 - Areas designated SFA 1: 6.5 units/acre
3. The height of all structures on site shall not exceed two (2) stories or 35 feet above finished grade, whichever shall be more restrictive, excepting multi-family residential structures within Village 20 which shall not exceed three (3) stories or 48 feet above finished grade, whichever is more restrictive. All multi-family structures with a permitted height of greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.
4. Where individual residential lots in Villages 6, 7, 8, and 9 are contiguous with the property boundary, the lots shall be a minimum of one-half (1/2) acre in size. The remainder of the lots in Villages 6, 7, 8, and 9 shall be a minimum of one-third (1/3) acre in size.
5. Village 11 shall be developed as single-family detached with a maximum gross density of 3.5 units per acre. Villages 12 and 29 shall be developed as single-family attached with a maximum gross density of 6.5 units per acre.
6. The commercial portion of the project shall be limited to a maximum of 78,000 square feet on ten acres as located and shown on the General Site Plan.
7. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street-facing garages and/or carports shall provide driveways a minimum of 20 feet in depth.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 00-1332-BW (85-139)
BOCC MEETING DATE: December 12, 2000
DATE TYPED: December 13, 2000

8. There shall be a minimum 25-foot building setback from property boundaries, except for multi-family structures with a permitted height greater than twenty (20) feet. Multi-family structures with a permitted height greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.
9. The minimum distance between multi-family structures shall be 20 feet.
10. In the commercial and multi-family portions of the project, the developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etceteras from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
11. A 30-foot setback/buffer, to be maintained as a drainage area and/or vegetated buffer, shall be located on the northern portion of the project between Villages 2, 3, 4 and 5 and the adjacent residential development. This area shall be subject to an easement allowing maintenance by the developer, a homeowners association or similar entity. The area shall only be occupied by vegetative screening, underground utilities, retention areas and landscaping materials, or by undisturbed or appropriately managed vegetation. Fences or other barriers that would interfere with such maintenance shall be prohibited. This area shall be clearly shown on future subdivision plats.
12. Where Villages 19 and 20 are contiguous with United States Highway 301 and where the northern borders of Village 20 extend along the property boundary, the project boundary shall be buffered and screened from United States Highway 301 and from neighboring land uses by a combination of berming and vegetation including trees. Berming and vegetation shall create screening that is a minimum of 6-feet high at the time of planting and 75 percent opaque within two years of planting. The trees shall be shade trees, eight feet tall, at time of planting, and spaced a maximum of thirty feet apart.
13. In the commercial portion of the development, signage may be permitted pursuant to a Master Sign Plan in accordance with Section 7.04.04.A.3 . of the Land Development Code.
14. The developer shall dedicate to Hillsborough County a park site of 15.3 acres of usable land. The developer shall also be required to develop the park or provide cash contributions for the development of the park. The amount of both options, the development or the contribution, shall be calculated in conformance with the Hillsborough County Park Site Improvement Program Ordinance.
15. The developer shall dedicate to the County, upon request of the County usable land for one 15-acre elementary school site. If ever it shall be determined that the school site shall not be used for a school, said action shall be considered a conceptual modification.
16. The developer shall construct, prior to the issuance of any Certificates of Occupancy, a 125-foot left-turn lane on the United States Highway 301 for southbound to east left turns into the site subject to Florida Department of Transportation approval.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 00-1332-BW (85-139)
BOCC MEETING DATE: December 12, 2000
DATE TYPED: December 13, 2000

17. a. In the multi-family portion of the project, the developer shall provide parking pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2-bedroom unit, and (c) 2.5 parking spaces for each 3-bedroom unit. The size of each parking space on site shall be nine feet-by-eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Department of Development Coordination prior to Detailed Site Plan/Site Plan certification.
- b. In the single-family portion of the project, the developer shall provide two parking spaces per unit, which shall be provided on the individual lot, and
- c. In the commercial portion of the project, the developer shall meet the requirements of the Hillsborough County Land Development Code.
18. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement and in compliance with Florida Department of Transportation requirements.
19. When the traffic volumes of the intersection of the main entrance and United States Highway 301 increase to a degree that a traffic signal is warranted and at the request of the County, the developer shall pay for the design and installation of said traffic signal including interconnect to the nearest adjacent signals as required by Florida Department of Transportation.
20. The west north-south road through the site shall be relocated to the west such that its centerline coincides with the east boundary of the parcel, which is identified on the General Site Plan as Section V-5.
21. There shall be no direct access to the commercial portion of the project from United States Highway 301. The access shall occur between Villages 19 and 20 and the commercial portion.
22. Vehicular cross access between the Estates Del Sol subdivision and the project shall, at a minimum, be maintained at Rodeo Lane. Pedestrian cross access shall be provided at Pajaro Drive.
23. Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation (FDOT). Final design, if approved by Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation may include, but not be limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 00-1332-BW (85-139)
BOCC MEETING DATE: December 12, 2000
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24. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
25. Within ninety days of approval of PRS 00-1332 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.
26. Effective as of February 1, 1990, this development order/permit shall meet the concurrence requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 00-1332-BW (85-139)
BOCC MEETING DATE: December 12, 2000
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24. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
25. Within ninety days of approval of PRS 00-1332 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.
26. Effective as of February 1, 1990, this development order/permit shall meet the concurrence requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD-MU to PD-MU

PETITION FILE NUMBER: RZ 85-139 (PRS 00-1332 BW)

ZHM HEARING DATE: N/A

BOCC MEETING DATE: DECEMBER 12, 2000

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

X APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

2-22-01
DATE

Pat Frank
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

2-22-01
DATE

Mildred K. Duke
ATTEST: DEPUTY CLERK
RICHARD AKE
CLERK OF THE CIRCUIT COURT



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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/17/2020

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview (RV)

PETITION NO: PRS 20-1307

- | | |
|----------|---|
| | This agency has no comments. |
| X | 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. |

PROJECT OVERVIEW AND CONCLUSIONS

The applicant is requesting a minor modification (PRS) to PD 81-0139. The site currently supports a 16,900-square foot church. The applicant is proposing an increase to the allowed maximum height from 35 feet to 49 feet. The intensity of the site will not be changing.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

COMMISSION

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
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Andy Schipfer, P.E. WETLANDS DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 8, 2020 PETITION NO.: 20-1307 EPC REVIEWER: Jackie Perry Cahanin CONTACT INFORMATION: (813) 627-2600 X 1241 EMAIL: cahaninj@epchc.org	COMMENT DATE: November 25, 2020 PROPERTY ADDRESS: 12847 Balm Riverview FOLIO #: 077430.0050 STR: 03-31S-20E
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	08/16/2019
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: Wetlands Management 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. 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.	

Jpc/mst

cc: scimes2000@aol.com

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
An Affirmative Action / Equal Opportunity Employer

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

PETITION NO.: PD20-1307 REVIEWED BY: Randy Rochelle DATE: 10/19/2020

FOLIO NO.: 77430.0050

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

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 6 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of Balm Riverview Road.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 16 inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of Balm Riverview Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

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

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