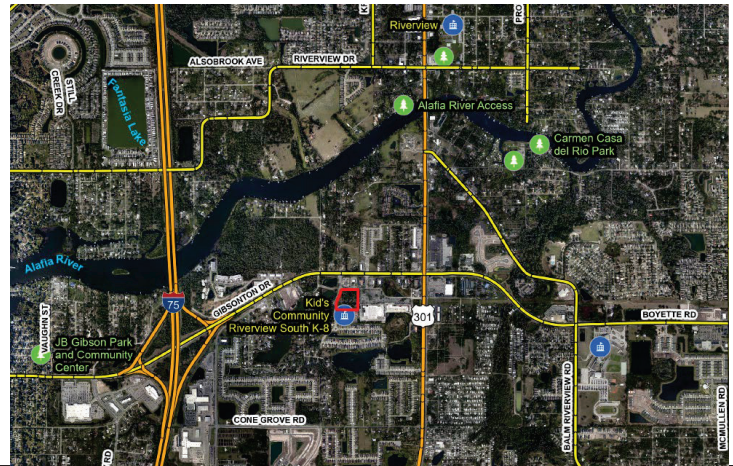


PD Modification Application: PRS 22-0232**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** February 8, 2022**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Wendover Housing Partners, LLC**FLU Category:** SMU-6**Service Area:** Urban**Site Acreage:** 6.11 +/-**Community
Plan Area:** Riverview**Overlay:** None**Introduction Summary:**

The subject site is Parcel E-1 within PD 02-0060, as most recently modified by MM 20-0808. The overall PD is approximately 23 acres in size and comprised of seven parcels to allow for commercial, office and multi-family uses. Parcel E-1 is approved for commercial uses or 116 standard or senior multi-family units under an approved flex of the OC-20 Future Land Use Category under MM 20-0808.

Existing Approval(s):	Proposed Modification(s):
Building footprint as approved under MM 20-0808	Modified building footprint as proposed under PRS 22-0232
Total building footprint of 31,473 sf	Increase the total building footprint to 51,000 sf
Northern building setback of 232.8 feet	Decrease northern building setback to 144.5 feet
Eastern building setback of 40 feet	Decrease eastern building setback to 31.7 feet
Southern building setback of 76.9 feet	Decrease southern building set back to 44 feet
Western building setback of 216.9 feet	Decrease western building setback to 152 feet
Parking area locations as approved under MM 20-0808	Modified parking area locations as proposed under PRS 22-0232
Northern driveway location as approved under MM 20-0808	Re-location of northern driveway approximately 100 to the east
Sidewalk layouts as approved under MM 20-0808	Modified sidewalk layout as proposed under PRS 22-0232
Maximum building height of 56 feet/4-stories (site plan only)	Reduce the maximum building height to 45 feet/3-stories (site plan only)

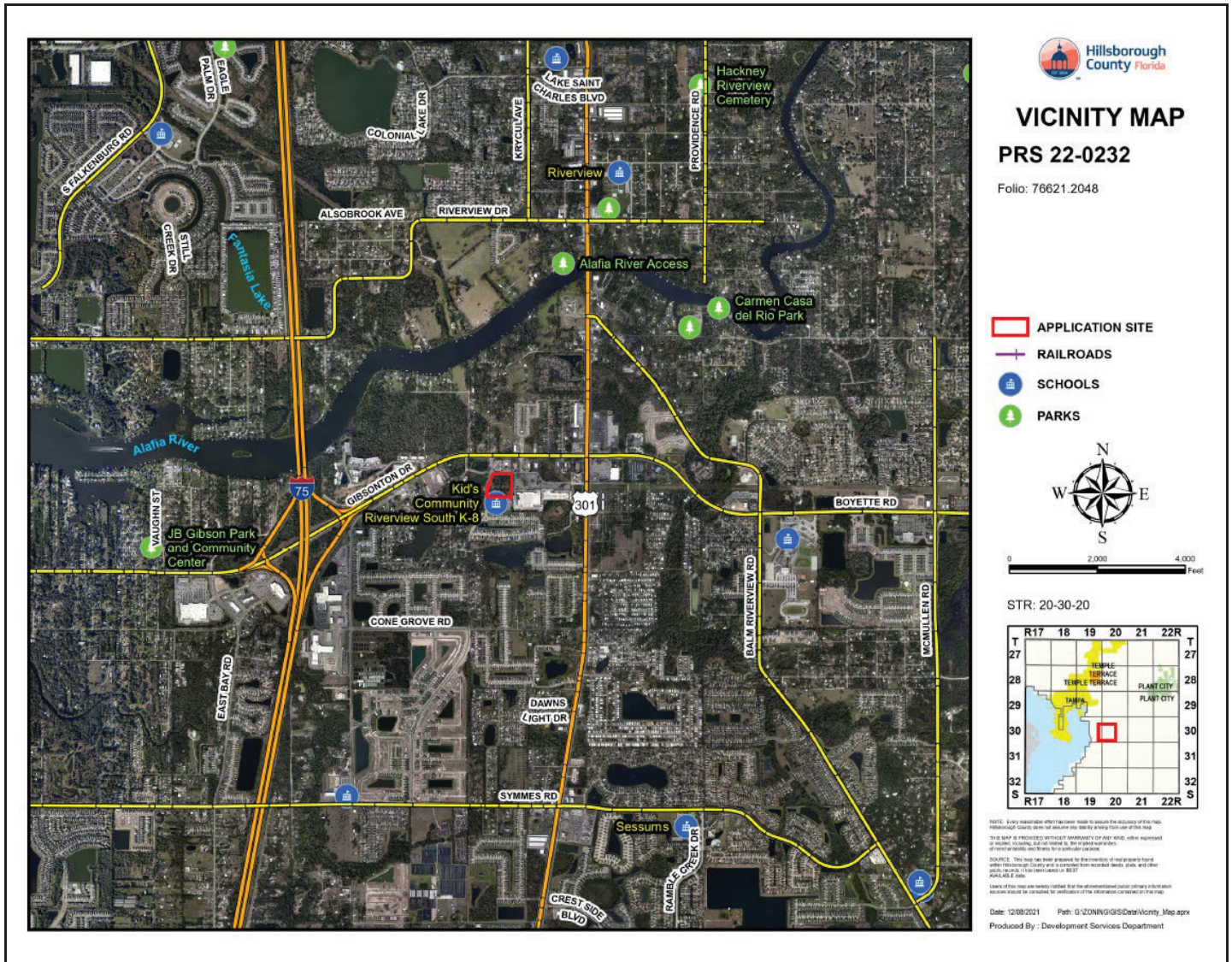
Additional Information:

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

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

2.1 Vicinity Map

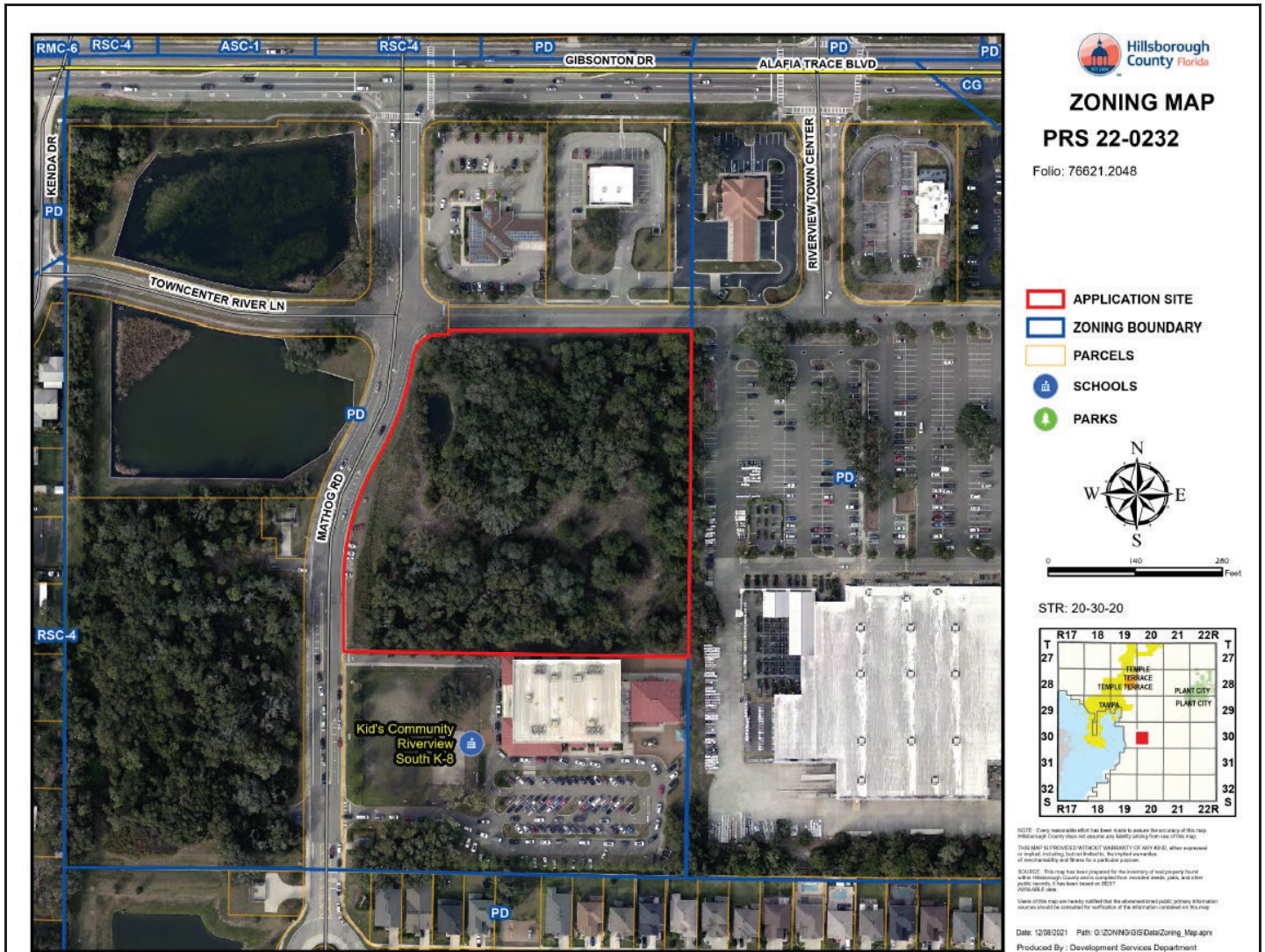


Context of Surrounding Area:

The site is located in an area of the Riverview community in proximity to I-75 to the west and developed with residential and commercial uses. Development is characterized predominately by shopping centers and master planned residential communities along the roadways of Mathog Road, Gibsonton Drive and US Highway 301.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

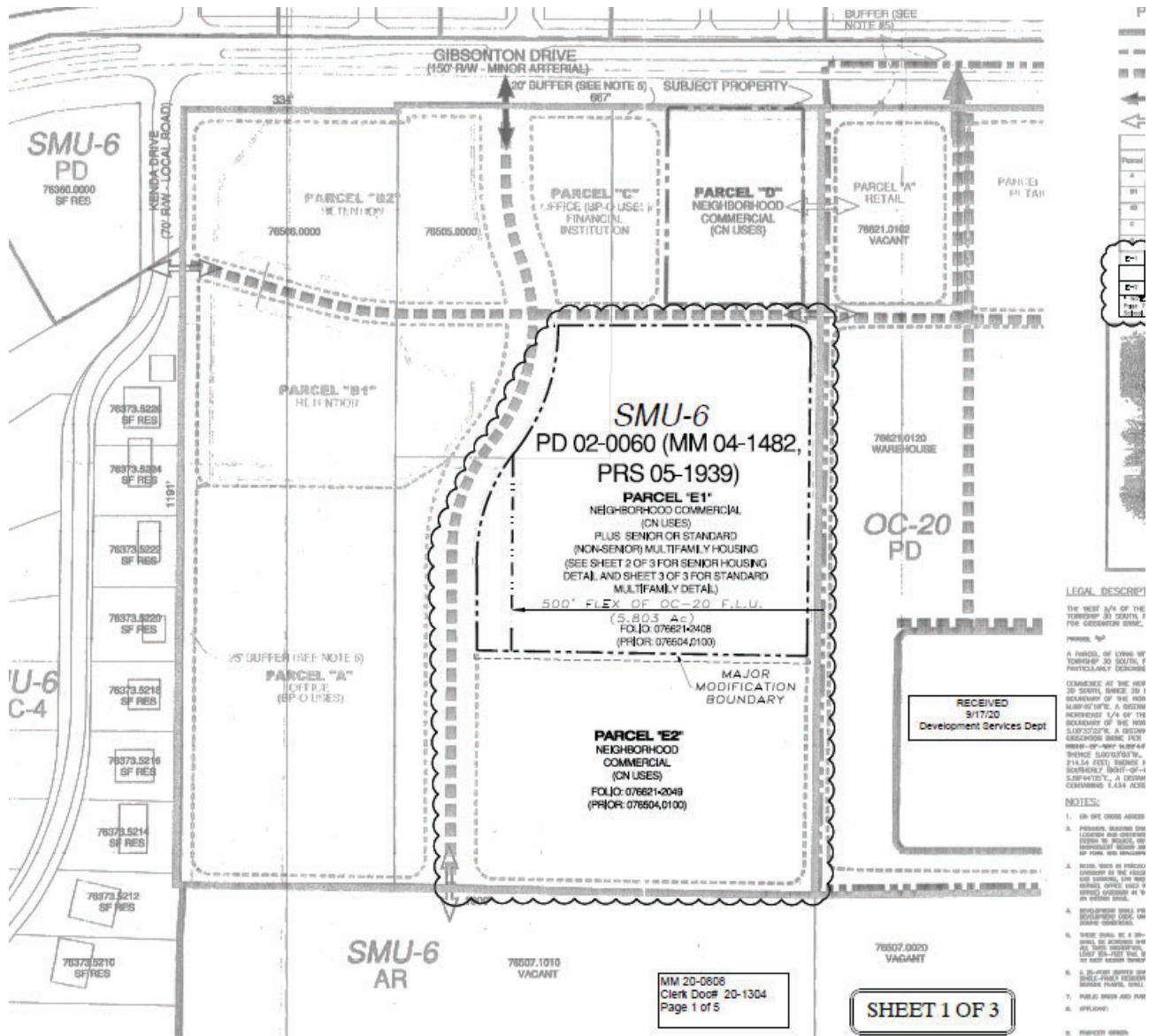


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 02-0060 (Parcels C and D)	Parcel C: 8,000 sf Parcel D: 8,000 sf	Parcel C: Office and bank uses Parcel D: limited commercial uses	Parcel C: Bank Parcel D: Retail
South	PD 02-0060 (Parcel E-2)	55,280 sf	Commercial uses	Charter School
East	PD 03-0424 (Parcel H)	250,000 sf	Large-scale retail	Shopping Center
West	PD 02-0060 (Parcels A and B-1)	Parcel A: 54,450 sf B-1: n/a	Parcel A: Office uses Parcel B: Stormwater	Parcel A: Undeveloped Parcel B: Stormwater

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

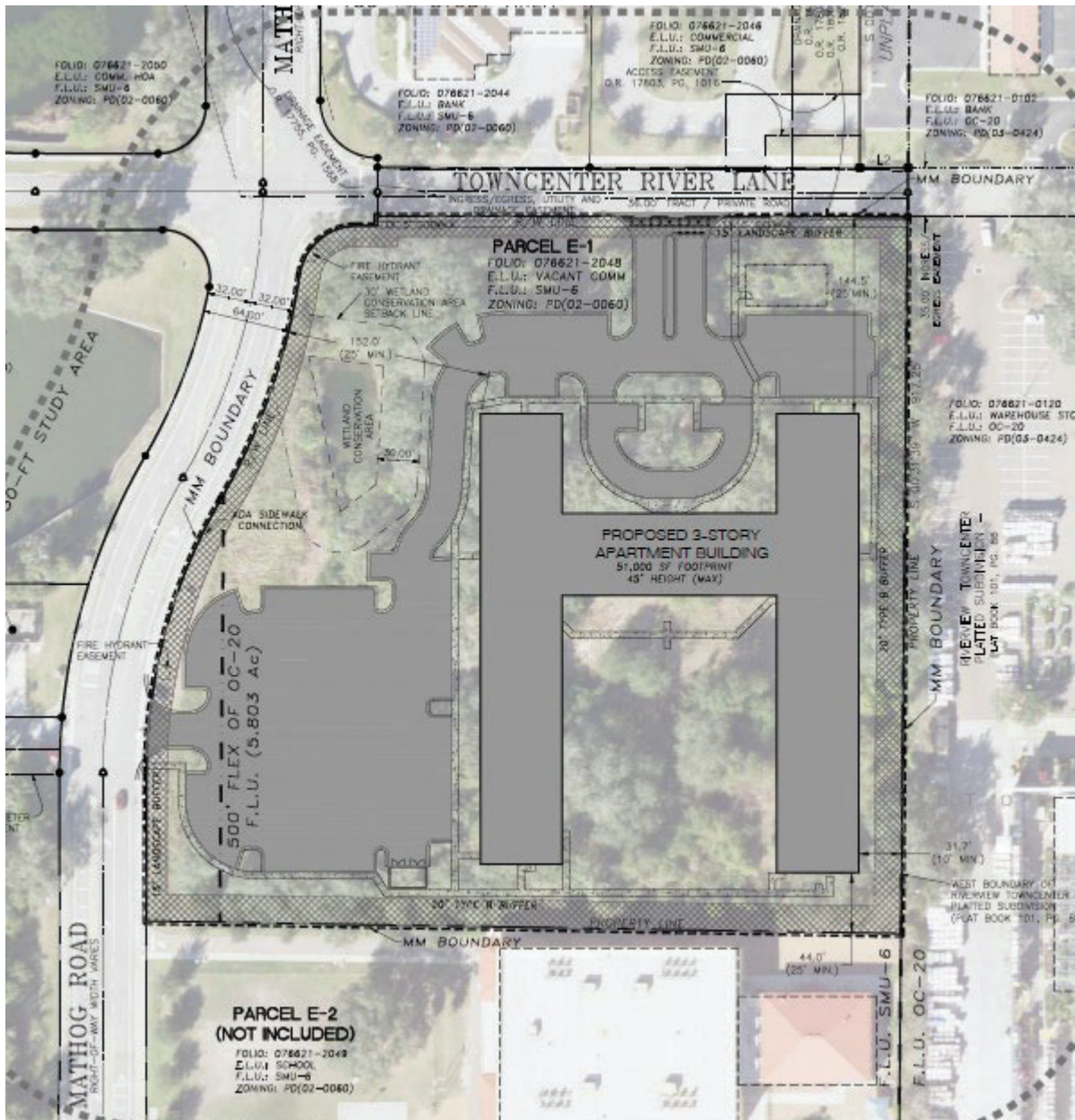


2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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
Mathog Rd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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 ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access ☒ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ 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 checked="" type="checkbox"/> Yes <input 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 checked="" 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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Two CIP projects are under construction and will need to be completed prior to issuance of building permits
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				
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 type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcel is internal to the PD with the requests resulting from a revised building design. The decrease of 11 feet / 1-story has already been approved and is now being reflected on the site plan. This has created corresponding changes in the building shape, footprint, setbacks and the site layout.

At a maximum building height of 45 feet, application of the 2:1 setback results in a minimum setback of 50 feet. This setback was met or exceeded along all boundaries except the eastern boundary under both the 56 and 45 foot building heights. Under the proposed plan, this setback will only be met along the northern and western boundaries. The eastern boundary abuts the parking lot of a shopping center at a setback of 31.7 feet. The southern boundary abuts the rear of a 2-story charter school building at a setback of 44 feet. Along both property lines, Type B screening is provided, which exceeds LDC requirements. Both abutting uses are non-residential and not expected to create any compatibility issues.

The building footprint increase results from a lowering of the building height and is not accompanied by any increase in the number of approved multi-family units.

Parking areas will be in the same locations as previously approved – to the north and west of the multi-family building. The proposed plan illustrates an expansion and update to these areas.

Based upon the above, staff has not identified any compatibility issues resulting from the modification requests.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 6, 2022.

1. Development on the site shall be limited to the following: Parcel A – 54,450 square feet of Business Professional – Office (BP-O) uses; Parcels B1 and B2 – retention; Parcel C – 8,000 square feet of BP-O uses, and/or a financial institution; Parcel D – 8,000 square feet of Commercial, Neighborhood (CN) uses, excluding convenience stores with gas stations, car wash facilities, fast food restaurants and drive-thru restaurants, and auto repair; Parcel E1 – 49,220 square feet of CN uses, or 116 standard multi-family affordable housing units developed in accordance with LDC 6.11.07.A. or 116 senior multi-family affordable housing units developed in accordance with LDC 6.11.07.A.; and Parcel E2 – 55,280 square feet of CN uses. Agricultural uses shall be allowed on an interim basis.
2. The site shall be subject to the design standards as listed below:
 - 2.1 Parcel A shall be subject to the BP-O zoning district design standards with:
 - A maximum Floor Area Ratio (FAR) of 0.25;
 - A maximum building size of 7,500 square feet;
 - A maximum building height of 25 feet (one story).
 - All buildings shall be residential in character and shall contain pitched roofs.
 - 2.2 Parcels B1 and B2 would be restricted to retention use only;
 - 2.3 Parcel C shall be subject to the BP-O zoning district design standards with:
 - A maximum FAR of 0.16;
 - A maximum building height of 35 feet (two story);
 - A maximum building size of 5,000 square feet (see also Condition 2.6);
 - A minimum building setback along Gibsonton Drive of 50 feet;
 - Building facades facing Gibsonton Drive shall be adorned with windows or architectural trim (no blank walls shall be permitted facing Gibsonton Drive).
 - 2.4 Parcel D shall be subject to the CN zoning district standards with:
 - A maximum FAR of 0.13;
 - A maximum building height of 35 feet (two story);
 - A maximum building size of 5,155 square feet (see also Condition 2.6);
 - A maximum impervious surface ratio of 0.70;
 - A minimum building setback along Gibsonton Drive of 50 feet;
 - A zero-foot building setback shall be allowed along the east property line provided the developer submits a unified site development plan indicating that said parcel is to be developed in conjunction with the adjacent parcel to the east (Parcel A within PD 03-0424).
 - Building facades facing Gibsonton Drive shall be adorned with windows or architectural trim (no blank walls shall be permitted facing Gibsonton Drive).
 - Cross access shall be permitted to the property adjacent to the east (Parcel A of RZ 03-0424).

2.5 Commercial development within Parcels E1 and E2 are subject to the CN zoning district standards with:

- A maximum non-residential building height of 35 feet (two stories);
- For non-residential buildings, no uninterrupted and/or unadorned length of any portion of the façade on a single building in Parcels E1 or E2 shall exceed 100 linear feet. Above ground interruptions shall include wall plane projections and/or recesses of not less than 5 feet in off-set and 20 feet in length, and two or more architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades and/or parapets. These requirements shall not apply to sides of the building that incorporate loading and/or service areas unless said side faces an adjoining public right-of-way or residentially zoned property.

2.5.1 Alternatively, Parcel E1 shall permit a maximum of 116 standard or senior multifamily Units (affordable housing for both options). Multi-family buildings shall have a maximum building height of 45 feet/3-stories. Building setbacks shall be as shown on the general site plan. Buffering and screening shall be as shown on general site plan. Should Parcel E1 be developed with senior multi-family housing, parking areas and internal circulation shall be developed as depicted on the general site plan. Parking shall be in accordance with the “Elderly Housing Development” standards of the Land Development Code. Should Parcel E1 be developed with standard multi-family housing, parking areas and internal circulation shall be developed as depicted on the general site plan. Parking shall be in accordance the “Multi-Family” standards of the Land Development Code.

2.6 Any buildings adjacent to Gibsonton Drive shall have a maximum size building size of 5,000 square feet, with the exception of Parcel D which may have a maximum building size of 5,155 square feet. For purposes of this condition, “adjacent” shall be defined as having no other buildings located between the subject building and Gibsonton Drive within the respective development parcel (C or D) that the subject building is located. “Between” shall be defined as having at least 50 percent of the building façade that faces Gibsonton Drive behind, as viewed from Gibsonton Drive, another building or group of buildings.

2.7 For non-residential buildings, predominant exterior building material and design shall match the town center architectural design as shown in the Proposed Retail Center drawing received on December 2, 2004.

2.7.1 Prior to General Site Plan Certification, the Proposed Retail Center drawing, received on December 2, 2004, shall be included on the General Site Plan. If necessary, the drawing may be reduced in size to allow it to be shown on the General Site Plan. It shall not be shown on a separate page.

2.7.2 The exterior of structures within the out parcels shall be designed to incorporate architectural features or accent materials, such as stone or brick, to create consistency between the signage and the non-residential structures.

2.8 For non-residential buildings, flat roof length longer than 100 feet and rooftop equipment facing an abutting public right-of way or residentially zoned property shall be concealed or addressed utilizing at least on of the following options:

- 2.8.1 Effective concealment of flat roof lines, roof top equipment and heating, ventilating, and air conditioning (HVAC) units from any façade facing an adjoining public right-of-way or residential zoning district by construction of a parapet. Parapets shall be a minimum of 3 feet in height and incorporate a three dimensional cornice treatment. Alternative designs such as varying the parapet height are acceptable as long as there is a minimum vertical height of 2 feet and the variation is a minimum of 100 feet in length.
 - 2.8.2 Two or more sloping roof planes that extend a minimum of 3 feet above the eave.
- 2.9 Hours of operation and of delivery for all non-residential uses shall be limited to 6:00 a.m. to 11:00 p.m. unless otherwise stated herein.
 - 2.9.1 Hours of operation for Parcel A shall be limited to 7:00 a.m. until 10:00 p.m.
 - 2.9.2 Parking lot cleaning between the hours of midnight and 6:00 a.m. shall be prohibited.
- 3. Buffering and screening requirements shall be those of the Land Development Code unless otherwise noted within these conditions.
 - 3.1 There shall be a 20-foot wide buffer along Gibsonton Drive. Within this buffer area, screening shall be achieved through the use of a berm and/or hedge, which, at the time of planting and at all times thereafter, shall be a minimum of four feet high and 80% opaque. Additionally, trees at least ten-feet tall shall be planted at an average of 50 feet on center. Trees can be grouped to meet design considerations.
 - 3.2 A 25-foot buffer shall be provided along the western property boundary that abuts the single-family residential lots on Kenda Drive. All existing vegetation, excluding non-native invasive plants, shall be preserved within the buffer area.
- 4. A Master Landscape Design Plan shall be developed for the entire project, which shall establish landscape design specifications and standards for landscaping throughout the project.
 - 4.1 The Design Plan shall specify size and types of landscape materials to ensure common landscaping materials throughout the project.
 - 4.2 Cross sections of typical landscape areas, such as exterior buffer areas and parking lot tree islands, shall be submitted as part of the Design Plan.
 - 4.3 The Plan shall be submitted to Hillsborough County during Preliminary Site Plan review and approved prior to site development approval for the first parcel to be developed.
 - 4.4 Landscape buffers along public rights-of-way shall have an average width of 15 feet and a minimum width of 10 feet.
 - 4.5 Vehicular use areas abutting a public right-of-way shall have a minimum 18-inch high berm located within the landscape buffer area.

5. Lighting shall be in accordance with Part 6.10.00 of the Land Development Code, unless otherwise specified herein. On-site light pole shall be limited to a maximum height of 25 feet.
- 5.1 Neon lighting shall not be utilized to illuminate exterior building facades.
6. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m.
7. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
- 7.1 Ground Signs shall be limited to Monument Signs.
- 7.2 Billboards, pennants and banners shall be prohibited.
- 7.3 The architectural design of the base of the project entry and out-parcel signs shall coordinate with the building facades located within the project, utilizing similar building materials to obtain continuity through out the project.
- 7.4 Exposed neon tubing on signage shall be prohibited.
- 7.5 Landscaping shall be provided at the base of all project signs.
8. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
9. Water distribution systems will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001-South County Potable Water Repump Station Expansion and C32011-Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
910. Prior to submittal of the preliminary plan for the Site Development Review process, the significantly mature trees on the property shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significantly mature trees. The locations of the significantly mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
- ~~1011.~~ No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well the required 30-foot setback line from all conservation areas, must be shown on any construction site plans.
- ~~1112.~~ Where applicable, the general design, number and location of internal access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). Furthermore, auxiliary (turn) lanes and other site access improvements will still be required in accordance

with Section 6.04.04.D, LDC and/or other applicable sections of the Transportation Technical Manual and/or LDC.

- ~~12~~13. If warranted, the developer, consistent with requirements of the Land Development Code, shall construct the following turn lanes:

~~12~~13.1 Eastbound right turn lane on Gibsonton Drive at project entrance shall extend from just east of Kenda Drive (COMPLETED).

~~12~~13.2 Westbound left turn lane on Gibsonton Drive at the project entrance (COMPLETED).

~~12~~13.3 Northbound dual left turn lanes, northbound through, and northbound right turn lane at the project entrance and Gibsonton Drive (COMPLETED).

- ~~13~~14. Prior to the issuance of any Certificates of Occupancy, the developer shall provide an access connection, as shown on the General Development Plan, to Kenda Drive to the west. The access to Kenda Drive may be restricted to right-in/right-out only, a right-in/left-out or a full driveway access (COMPLETED).

- ~~14~~15. The developer shall construct a new north-south roadway from the southern terminus of the development boundary to Gibsonton Drive. This roadway is identified on the South Shore Corridor Plan as a two (2) lane roadway. This north-south roadway would provide a needed alternative to US 301. The developer shall design, permit, and construct the roadway as a two (2) lane divided roadway. The roadway cross-section shall be designed to the most recent edition of the Hillsborough County Transportation Technical Manual and shall include all required bicycle and pedestrian facilities. The intersection with Gibsonton Drive shall be designed according to the applicable intersection requirements contained within the zoning conditions. The intersection with the internal east west roadways should be designed to accommodate all turning movements or designed with a roundabout to improve traffic flow and safety (COMPLETED).

- ~~15~~16. The developer shall install a traffic signal, when warranted and approved by Florida Department of Transportation (FDOT) and Hillsborough County, at the intersection of Gibsonton Drive at North-South Roadway. The developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. The installation or payment option shall be determined by Development Services Staff in conjunction with the Public Works Department. If the County allows the developer to choose the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the developer chooses to install the signal, the developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the developer shall submit 60% signal design plans. The developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or FDOT (COMPLETED).

- ~~16~~17. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The developer shall also provide sidewalk connections between sidewalks on external roadways and internal developments.

- ~~17~~18. The project shall be designed to include pedestrian connectivity. The internal sidewalks shall be designed to be separated from the parking spaces and drive aisles. Pedestrian walkways within the parking areas/drive aisles shall be delineated through the use of decorative pavement options.

- ~~18~~19. Per the Land Development Code, a covered transit stop shall be provided on Gibsonton Drive to accommodate future transit service. The transit stop shall include all amenities and features as required in the land development code. The regional transit authority, during Site Plan review, shall determine the location of the transit stop. If the transit stop is to be located on Gibsonton Drive, then it shall be located in such a manner as to not interfere with the widening of Gibsonton Drive.
- ~~19~~20. If the notes and/or graphics 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.
- ~~20~~21. 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.
- ~~21~~22. Effective as of February 1, 1990, this development order/permit shall meet the concurrency 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.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Jan 21 2022 15:21:34

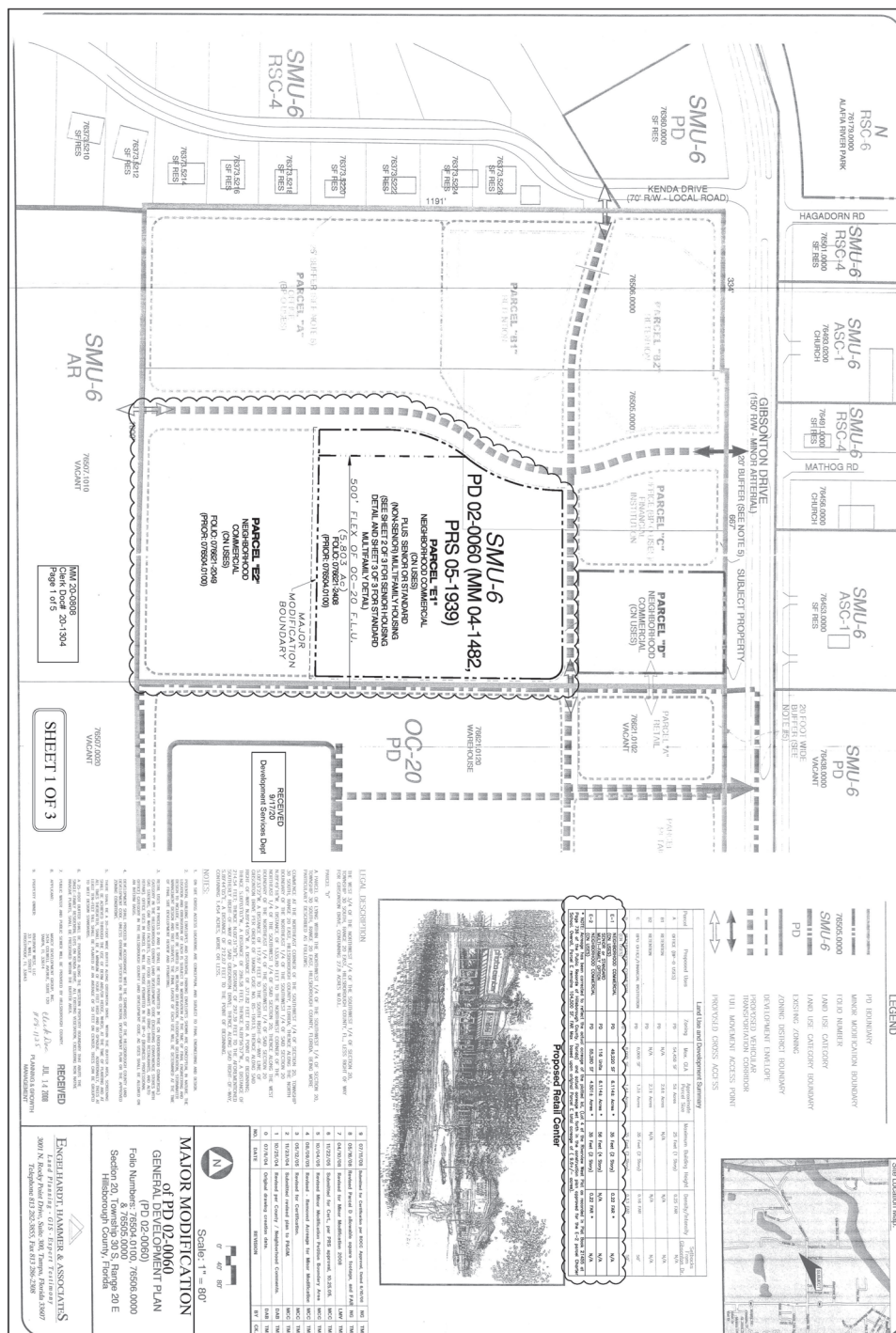
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

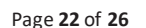
None.

8.1 Approved Site Plan (Full)



8.1 Approved Site Plan (Full)

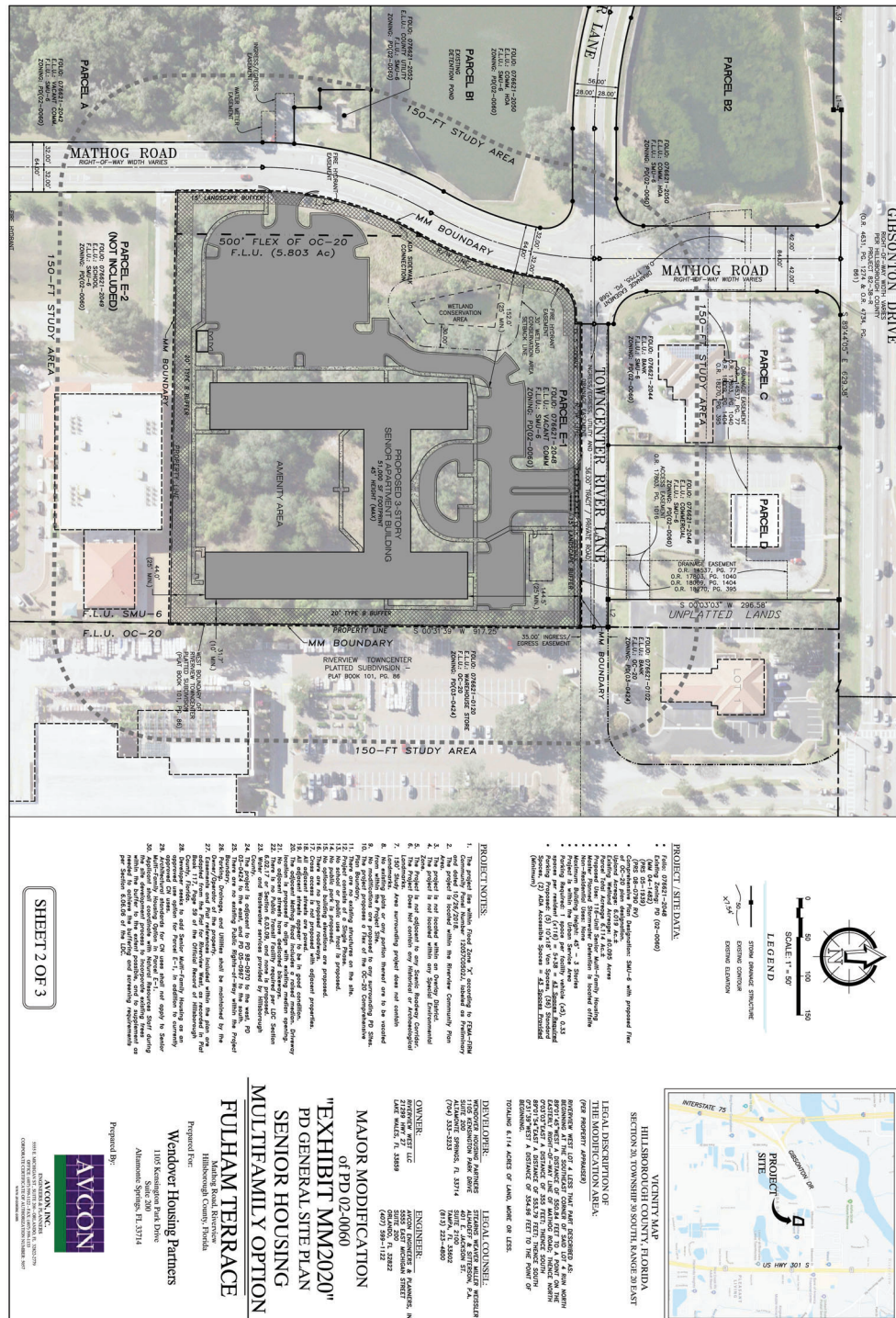
8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)

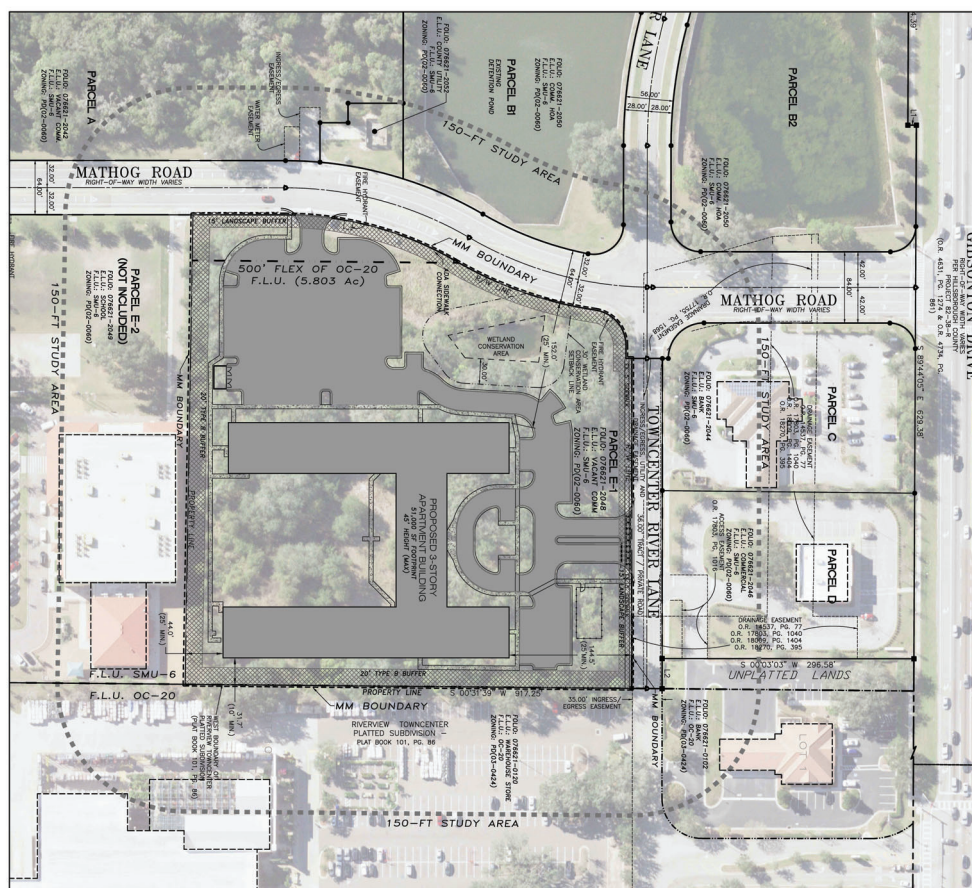
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



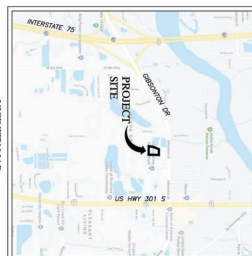
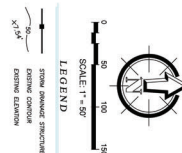
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



- PROJECT SHEET/DA**
- 1. Learning Objectives (LOs-000)**
- LOs-001**
- LOs-002**
- LOs-003**
- LOs-004**
- LOs-005**
- LOs-006**
- LOs-007**
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SHEET 3 OF 3



MAJOR MODIFICATION
of PD 02-0060
"EXHIBIT MM2020"
PD GENERAL SITE PLAN
STANDARD (NON-SENIOR
MULTIFAMILY) OPTION
FULHAM TERRACE
Malibu Road, Riverside

Prepared For:
Wendover Housing Partners
1105 Kensington Park Drive
Suite 200
Altamonte Springs, FL 33714
Prepared By:

AVCON

3303 E. MICHIGAN ST., SUITE 200, CHICAGO, IL 60622-2776
OFFICE (407) 996-1122 • FAX (407) 996-1133
COMPANY CHEMICALS, INC. 10000 N. W. 11TH AVE., SUITE 100
MIAMI, FL 33176

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/23/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: PRS 22-0232

☐

This agency has no comments.

☒

This agency has no objection.

☐

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

☐

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

PROJECT OVERVIEW & CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to PD #02-0060, as most recently amended via Major Modification (MM) 20-0808. The applicant is proposing to amend the site plan to reflect a new proposed building shape, as well as the height limitations agreed to during the previous MM approval. Other changes including shifting (to the east) the access along the driveway which runs along the project's northern boundary, such that it is located +/- 245 feet east of Mathog Rd.

Given that no new entitlements are proposed, and that access is not substantially changing, no trip generation or site access analysis was required to process this modification request. Staff has no objections to the proposed modification, subject to all previously approved, transportation related conditions of approval carrying forward.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Mathog Road is a 2-lane collector road, internal to the PD. The existing right-of-way width in the vicinity of the parcel is +/-64 feet. Mathog Road was constructed to Hillsborough County Standards per Condition 15 of PD 02-0060.

Town Center River Lane is a 2-lane public road west of Mathog Rd. East of Mathog Rd., the segment upon which the modification area in question takes access, it is an internal project driveway.

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
Mathog Rd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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:		

Transportation Comment Sheet

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 Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 16, 2020.

1. Development on the site shall be limited to the following: Parcel A – 54,450 square feet of Business Professional – Office (BP-O) uses; Parcels B1 and B2 – retention; Parcel C – 8,000 square feet of BP-O uses, and/or a financial institution; Parcel D – 8,000 square feet of Commercial, Neighborhood (CN) uses, excluding convenience stores with gas stations, car wash facilities, fast food restaurants and drive-thru restaurants, and auto repair; Parcel E1 – 49,220 square feet of CN uses, or 116 standard multi-family affordable housing units developed in accordance with LDC 6.11.07.A. or 116 senior multi-family affordable housing units developed in accordance with LDC 6.11.07.A.; and Parcel E2 – 55,280 square feet of CN uses. Agricultural uses shall be allowed on an interim basis.
2. The site shall be subject to the design standards as listed below:
 - 2.1 Parcel A shall be subject to the BP-O zoning district design standards with:
 - A maximum Floor Area Ratio (FAR) of 0.25;
 - A maximum building size of 7,500 square feet;
 - A maximum building height of 25 feet (one story).
 - All buildings shall be residential in character and shall contain pitched roofs.
 - 2.2 Parcels B1 and B2 would be restricted to retention use only;
 - 2.3 Parcel C shall be subject to the BP-O zoning district design standards with:
 - A maximum FAR of 0.16;
 - A maximum building height of 35 feet (two story);
 - A maximum building size of 5,000 square feet (see also Condition 2.6);
 - A minimum building setback along Gibsonton Drive of 50 feet;
 - Building facades facing Gibsonton Drive shall be adorned with windows or architectural trim (no blank walls shall be permitted facing Gibsonton Drive).
 - 2.4 Parcel D shall be subject to the CN zoning district standards with:
 - A maximum FAR of 0.13;
 - A maximum building height of 35 feet (two story);
 - A maximum building size of 5,155 square feet (see also Condition 2.6);
 - A maximum impervious surface ratio of 0.70;
 - A minimum building setback along Gibsonton Drive of 50 feet;
 - A zero-foot building setback shall be allowed along the east property line provided the developer submits a unified site development plan indicating that said parcel is to be developed in conjunction with the adjacent parcel to the east (Parcel A within PD 03-0424).
 - Building facades facing Gibsonton Drive shall be adorned with windows or architectural trim (no blank walls shall be permitted facing Gibsonton Drive).
 - Cross access shall be permitted to the property adjacent to the east (Parcel A of RZ 03-0424).

- 2.5 Commercial development within Parcels E1 and E2 are subject to the CN zoning district standards with:
- A maximum non-residential building height of 35 feet (two stories);
 - For non-residential buildings, no uninterrupted and/or unadorned length of any portion of the façade on a single building in Parcels E1 or E2 shall exceed 100 linear feet. Above ground interruptions shall include wall plane projections and/or recesses of not less than 5 feet in offset and 20 feet in length, and two or more architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades and/or parapets. These requirements shall not apply to sides of the building that incorporate loading and/or service areas unless said side faces an adjoining public right-of-way or residentially zoned property.
- 2.5.1 Alternatively, Parcel E1 shall permit a maximum of 116 standard or senior multifamily Units (affordable housing for both options). Multi-family buildings shall have a maximum building height of 45 feet/3-stories. Building setbacks shall be as shown on the general site plan. Buffering and screening shall be as shown on general site plan. Should Parcel E1 be developed with senior multi-family housing, parking areas and internal circulation shall be developed as depicted on the general site plan. Parking shall be in accordance with the “Elderly Housing Development” standards of the Land Development Code. Should Parcel E1 be developed with standard multi-family housing, parking areas and internal circulation shall be developed as depicted on the general site plan. Parking shall be in accordance the “Multi-Family” standards of the Land Development Code.
- 2.6 Any buildings adjacent to Gibsonton Drive shall have a maximum size building size of 5,000 square feet, with the exception of Parcel D which may have a maximum building size of 5,155 square feet. For purposes of this condition, “adjacent” shall be defined as having no other buildings located between the subject building and Gibsonton Drive within the respective development parcel (C or D) that the subject building is located. “Between” shall be defined as having at least 50 percent of the building façade that faces Gibsonton Drive behind, as viewed from Gibsonton Drive, another building or group of buildings.
- 2.7 For non-residential buildings, predominant exterior building material and design shall match the town center architectural design as shown in the Proposed Retail Center drawing received on December 2, 2004.
- 2.7.1 Prior to General Site Plan Certification, the Proposed Retail Center drawing, received on December 2, 2004, shall be included on the General Site Plan. If necessary, the drawing may be reduced in size to allow it to be shown on the General Site Plan. It shall not be shown on a separate page.
- 2.7.2 The exterior of structures within the out parcels shall be designed to incorporate architectural features or accent materials, such as stone or brick, to create consistency between the signage and the non-residential structures.
- 2.8 For non-residential buildings, flat roof length longer than 100 feet and rooftop equipment facing an abutting public right-of way or residentially zoned property shall be concealed or addressed utilizing at least on of the following options:

- 2.8.1 Effective concealment of flat roof lines, roof top equipment and heating, ventilating, and air conditioning (HVAC) units from any façade facing an adjoining public right-of-way or residential zoning district by construction of a parapet. Parapets shall be a minimum of 3 feet in height and incorporate a three dimensional cornice treatment. Alternative designs such as varying the parapet height are acceptable as long as there is a minimum vertical height of 2 feet and the variation is a minimum of 100 feet in length.
 - 2.8.2 Two or more sloping roof planes that extend a minimum of 3 feet above the eave.
- 2.9 Hours of operation and of delivery for all non-residential uses shall be limited to 6.00 a.m. to 11:00 p.m. unless otherwise stated herein.
 - 2.9.1 Hours of operation for Parcel A shall be limited to 7:00 a.m. until 10:00 p.m.
 - 2.9.2 Parking lot cleaning between the hours of midnight and 6:00 a.m. shall be prohibited.
- 3. Buffering and screening requirements shall be those of the Land Development Code unless otherwise noted within these conditions.
 - 3.1 There shall be a 20-foot wide buffer along Gibsonton Drive. Within this buffer area, screening shall be achieved through the use of a berm and/or hedge, which, at the time of planting and at all times thereafter, shall be a minimum of four feet high and 80% opaque. Additionally, trees at least ten-feet tall shall be planted at an average of 50 feet on center. Trees can be grouped to meet design considerations.
 - 3.2 A 25-foot buffer shall be provided along the western property boundary that abuts the single-family residential lots on Kenda Drive. All existing vegetation, excluding non-native invasive plants, shall be preserved within the buffer area.
- 4. A Master Landscape Design Plan shall be developed for the entire project, which shall establish landscape design specifications and standards for landscaping throughout the project.
 - 4.1 The Design Plan shall specify size and types of landscape materials to ensure common landscaping materials throughout the project.
 - 4.2 Cross sections of typical landscape areas, such as exterior buffer areas and parking lot tree islands, shall be submitted as part of the Design Plan.
 - 4.3 The Plan shall be submitted to Hillsborough County during Preliminary Site Plan review and approved prior to site development approval for the first parcel to be developed.
 - 4.4 Landscape buffers along public rights-of-way shall have an average width of 15 feet and a minimum width of 10 feet.
 - 4.5 Vehicular use areas abutting a public right-of-way shall have a minimum 18-inch high berm located within the landscape buffer area.

5. Lighting shall be in accordance with Part 6.10.00 of the Land Development Code, unless otherwise specified herein. On-site light pole shall be limited to a maximum height of 25 feet.
 - 5.1 Neon lighting shall not be utilized to illuminate exterior building facades.
6. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m.
7. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 7.1 Ground Signs shall be limited to Monument Signs.
 - 7.2 Billboards, pennants and banners shall be prohibited.
 - 7.3 The architectural design of the base of the project entry and out-parcel signs shall coordinate with the building facades located within the project, utilizing similar building materials to obtain continuity through out the project.
 - 7.4 Exposed neon tubing on signage shall be prohibited.
 - 7.5 Landscaping shall be provided at the base of all project signs.
8. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
9. Prior to submittal of the preliminary plan for the Site Development Review process, the significantly mature trees on the property shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significantly mature trees. The locations of the significantly mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
10. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well the required 30-foot setback line from all conservation areas, must be shown on any construction site plans.
11. Where applicable, the general design, number and location of internal access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). Furthermore, auxiliary (turn) lanes and other site access improvements will still be required in accordance with Section 6.04.04.D, LDC and/or other applicable sections of the Transportation Technical Manual and/or LDC.

12. If warranted, the developer, consistent with requirements of the Land Development Code, shall construct the following turn lanes:
 - 12.1 Eastbound right turn lane on Gibsonton Drive at project entrance shall extend from just east of Kenda Drive (COMPLETED).
 - 12.2 Westbound left turn lane on Gibsonton Drive at the project entrance (COMPLETED).
 - 12.3 Northbound dual left turn lanes, northbound through, and northbound right turn lane at the project entrance and Gibsonton Drive (COMPLETED).
13. Prior to the issuance of any Certificates of Occupancy, the developer shall provide an access connection, as shown on the General Development Plan, to Kenda Drive to the west. The access to Kenda Drive may be restricted to right-in/right-out only, a right-in/left-out or a full driveway access (COMPLETED).
14. The developer shall construct a new north-south roadway from the southern terminus of the development boundary to Gibsonton Drive. This roadway is identified on the South Shore Corridor Plan as a two (2) lane roadway. This north-south roadway would provide a needed alternative to US 301. The developer shall design, permit, and construct the roadway as a two (2) lane divided roadway. The roadway cross-section shall be designed to the most recent edition of the Hillsborough County Transportation Technical Manual and shall include all required bicycle and pedestrian facilities. The intersection with Gibsonton Drive shall be designed according to the applicable intersection requirements contained within the zoning conditions. The intersection with the internal east west roadways should be designed to accommodate all turning movements or designed with a roundabout to improve traffic flow and safety (COMPLETED).
15. The developer shall install a traffic signal, when warranted and approved by Florida Department of Transportation (FDOT) and Hillsborough County, at the intersection of Gibsonton Drive at North-South Roadway. The developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. The installation or payment option shall be determined by Development Services Staff in conjunction with the Public Works Department. If the County allows the developer to choose the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the developer chooses to install the signal, the developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the developer shall submit 60% signal design plans. The developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or FDOT (COMPLETED).
16. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The developer shall also provide sidewalk connections between sidewalks on external roadways and internal developments.
17. The project shall be designed to include pedestrian connectivity. The internal sidewalks shall be designed to be separated from the parking spaces and drive aisles. Pedestrian walkways within the parking areas/drive aisles shall be delineated through the use of decorative pavement options.

18. Per the Land Development Code, a covered transit stop shall be provided on Gibsonton Drive to accommodate future transit service. The transit stop shall include all amenities and features as required in the land development code. The regional transit authority, during Site Plan review, shall determine the location of the transit stop. If the transit stop is to be located on Gibsonton Drive, then it shall be located in such a manner as to not interfere with the widening of Gibsonton Drive.
19. If the notes and/or graphics 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.
20. 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.
21. Effective as of February 1, 1990, this development order/permit shall meet the concurrency 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/23/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: PRS 22-0232

☐

This agency has no comments.

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This agency has no objection.

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

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

PROJECT OVERVIEW & CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to PD #02-0060, as most recently amended via Major Modification (MM) 20-0808. The applicant is proposing to amend the site plan to reflect a new proposed building shape, as well as the height limitations agreed to during the previous MM approval. Other changes including shifting (to the east) the access along the driveway which runs along the project's northern boundary, such that it is located +/- 245 feet east of Mathog Rd.

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TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Mathog Road is a 2-lane collector road, internal to the PD. The existing right-of-way width in the vicinity of the parcel is +/-64 feet. Mathog Road was constructed to Hillsborough County Standards per Condition 15 of PD 02-0060.

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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
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	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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:		

Transportation Comment Sheet

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 Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 02/08/2022	COMMENT DATE: 12/21/2021
PETITION NO.: 22-0232	PROPERTY ADDRESS: Mathog Rd, Riverview, FL 33578
EPC REVIEWER: Chantelle Lee	FOLIO #: 076621-2048
CONTACT INFORMATION: (813) 627-2600 X 1358	STR: 20-30S-20E
EMAIL: leec@epchc.org	
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	05/12/2020
WETLAND LINE VALIDITY	Expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	One wetland located on northwestern portion of folio.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst

cc: Jonathan L. Wolf, rvonweller@wendovergroup.com
Ryan A. Renardo, rrenardo@fg-inc.net

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS22-0232 REVIEWED BY: Randy Rochelle DATE: 1/5/2022

FOLIO NO.: 76621.2048

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 east Right-of-Way of Mathog Road. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County 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 8 inch wastewater gravity main exists ☒ (adjacent to the site), ☐ (approximately ___ feet from the site) and is located within the east Right-of-Way of Mathog Road. 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

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.