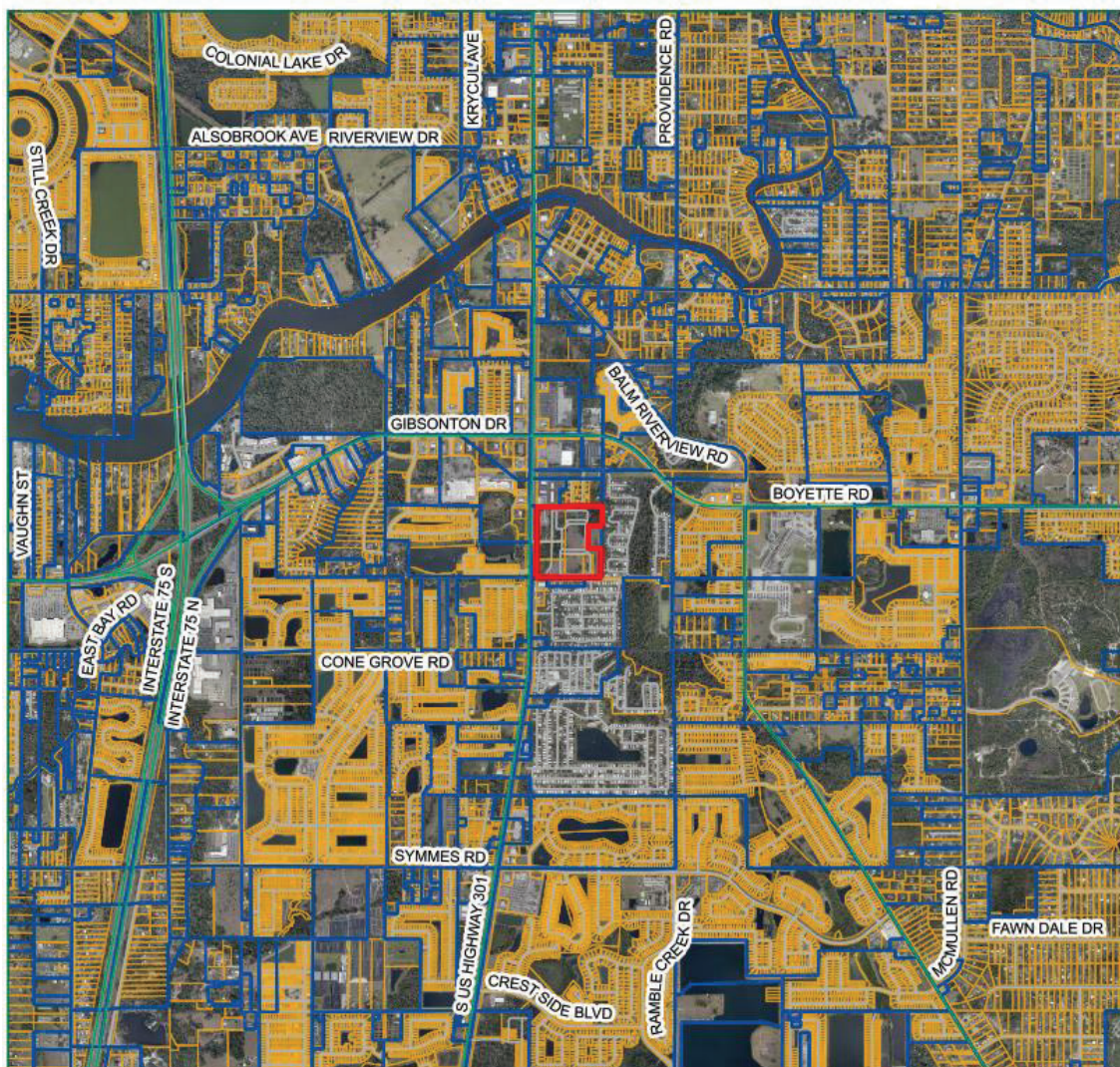




STAFF REPORT

SUBJECT:	PRS 21-0359 RV/S	PLANNING AREA:	Riverview
REQUEST:	Minor Modification to a Planned Development	SECTOR	South
APPLICANT:	Sentosa Riverview Owner LLC		
Existing Zoning : PD 18-1049		Comp Plan Category: RES-12	

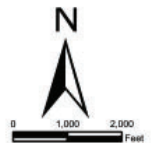


**General Aerial
Zoning Map**

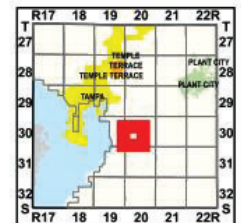
PRS 21-0359

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76546.0000, 76547.0000,
76547.1000, 76548.0000,
76548.0100

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 29-30-20, 20-30-20



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.

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Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to modify a Planned Development (PD) 18-1049 to change the planting screening along a portion of the project's eastern boundary. The site is located on the SE corner of US Hwy 301 and Whitt Rd. in Riverview. The site is within the Riverview Community Plan and has a FLU designation Residential 12 (RES-12).



Figure 1 –Subject Site

The PD today allows a mix of uses for residential, civic, office and commercial development. The general site plan for the PD depicts areas for development for the different uses. The approved uses include:

- A maximum of 150,000 sq. ft. of Non-residential uses;
- A maximum of 415 dwelling units to include single-family detached, single-family attached, townhomes and multifamily units.

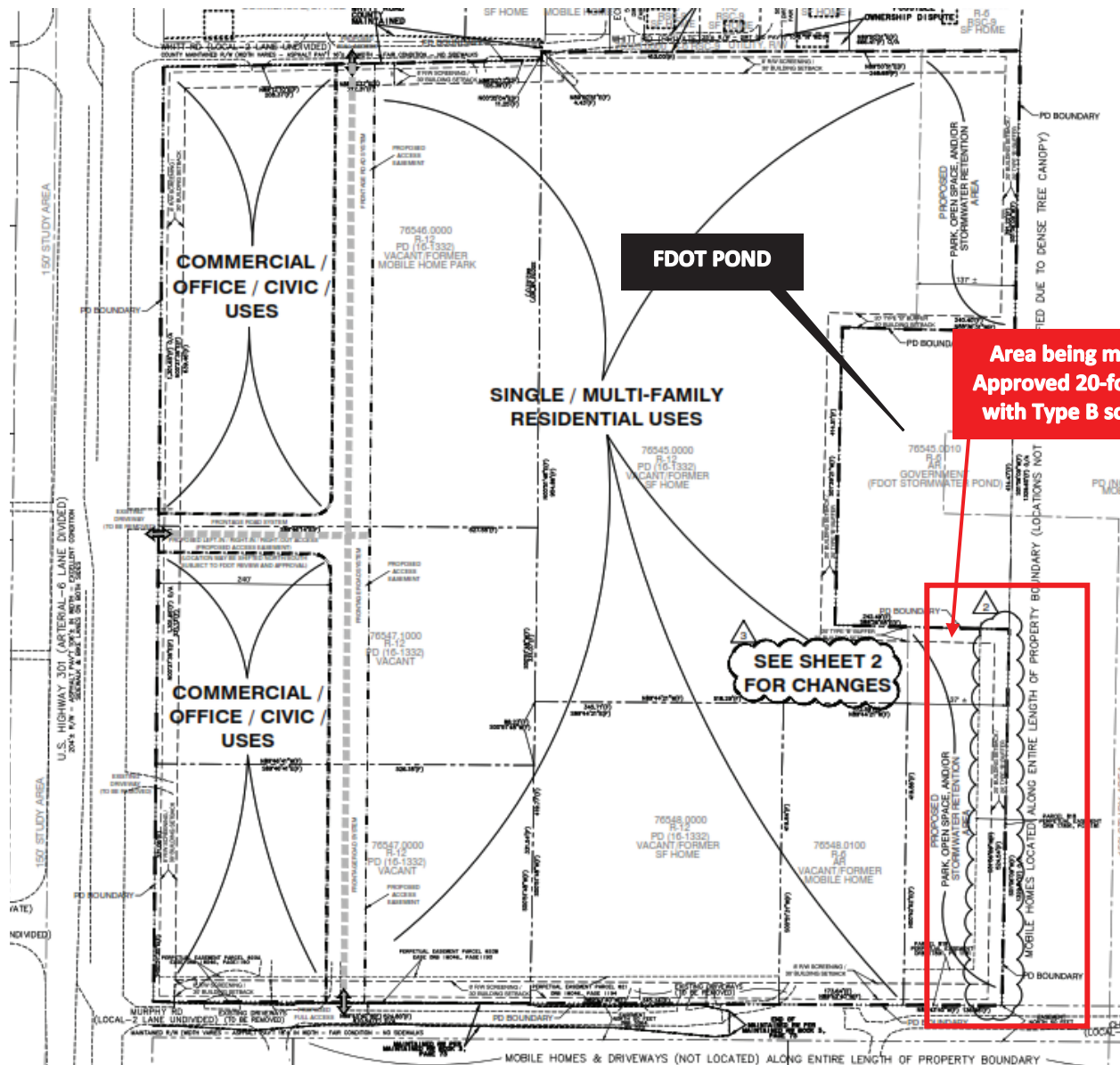


Figure 2 –PD Plan

Due to an FDOT drainage and access easement located on the SE portion of the PD, the applicant proposes an alternative landscape screening and placement where plantings, subject to the Type B screening standards, are required. The applicant proposes to plant 26 Red Cedar trees instead of the previously proposed oaks approximately 36 feet from the PD line. A solid, 6-foot high PVC fence is being provided,

as well as a buffer area a minimum of 20 feet in width. The site has Construction Plan approval for a multi-family apartment complex.

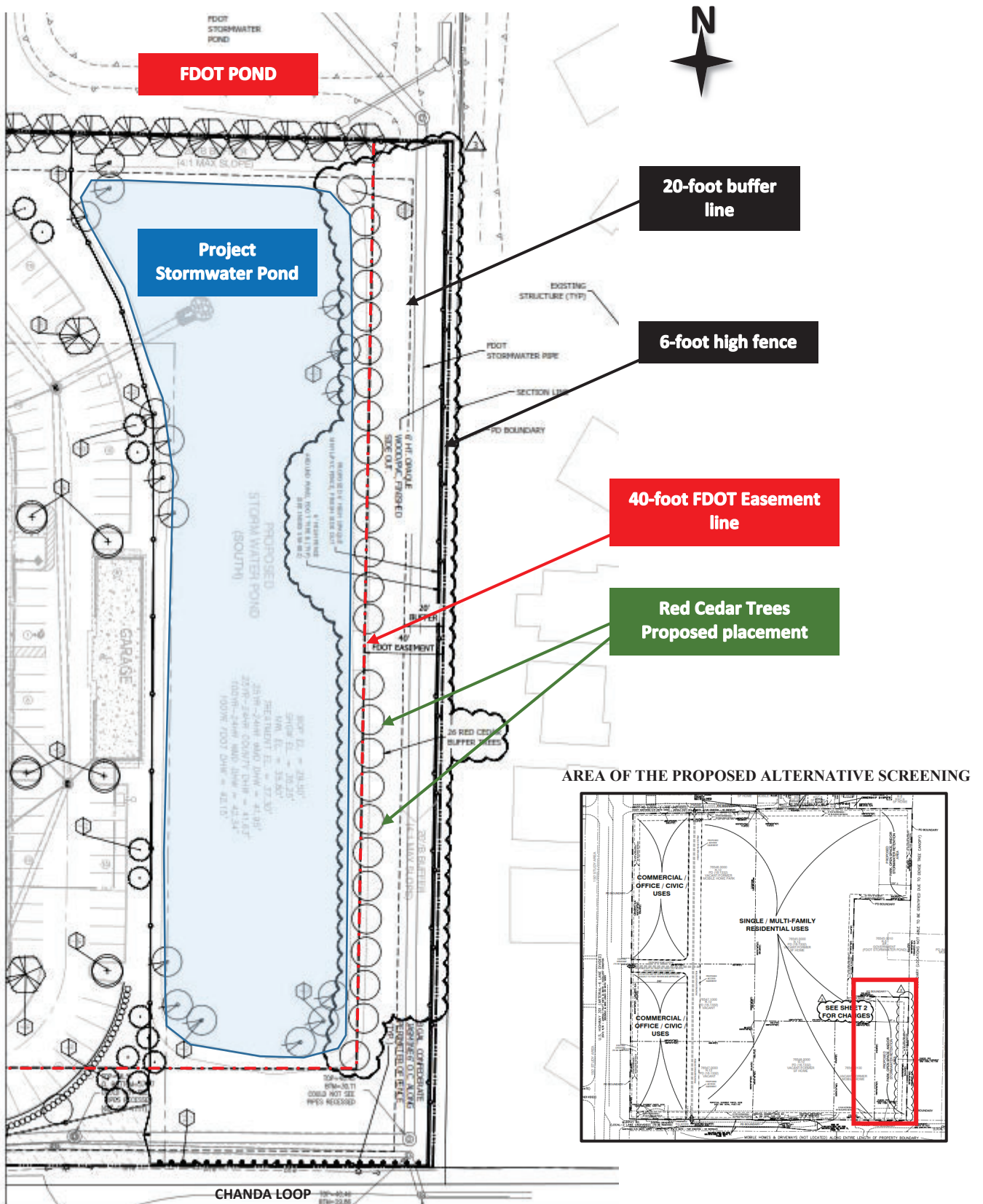


Figure 3 – Sheet 2 of 2 PD Plan – Proposed Plantings and Location

An FDOT pond is currently located adjacent to the east of the PD. Per the project narrative, based on FDOT feedback, a drainage pipe and ingress/egress (maintenance access road) to the pond is in place on the southern section of the east boundary line of the site. The access road runs along 524.54' of the south side of the east boundary line, extending from Chanda Loop north to the FDOT Pond. Due to the existence of this drainage and access easement (40 feet wide), the required trees, per the 20' Type B screening (a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart, planted within ten feet of the property line), need to be relocated so that they do not interfere with the easement, therefore, placing them outside the required 20-foot buffer area. The applicant proposes placement of the red cedar trees (a plant species that meets the requirement of the Type B screening) on the west side of the easement, 36 feet from the PD line (Figure 3).

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; or 6.07.00, Fences and Walls of the Land Development Code.

The applicant provided a PD variation request from LDC 6.06.00, Landscaping, Irrigation and Buffering Requirements for the alternative screening as stated in the previous section of this report. The applicant states that the location of the perimeter buffer and trees are within the FDOT maintenance easement that provides ingress and egress to their stormwater pond. Additionally, a stormwater pipe runs under the same easement. Providing the buffer plantings in the traditional area of the buffer would prevent the use of the ingress/egress access for FDOT maintenance and potentially jeopardize the stormwater pipe due the future root intrusion. The existence of the easement prevents the required plantings within 10 feet of the parcel line in the required 20-foot buffer area per the LDC Section 6.06.06.C.4.b.

Natural Resources staff reviewed the request and does not object. The proposed relocation and change of species of the required Type B buffer trees as shown on the plans, provides a tree species with a less invasive root system than the originally proposed live oaks. The proposed red cedar trees should have minimal conflict with the existing underground stormwater pipe located in the drainage easement. The relocation of the trees places them outside of the Code required location parameters but they are still located between the apartment buildings and the property to the east with the less intense zoning.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval, per LDC Section 5.03.06.C.6.

1.3 Analysis of Recommended Conditions

Condition #4 is being amended adding a new condition to reflect the proposed alternative landscaping within the buffer area. The new landscaping requirements will be specified in Sheet 2 of 2 of the General Development Site Plan. The trees would be permitted to be planted within 50 feet of the property line to allow the use of the easement by FDOT.

1.4 Evaluation of Existing and Planned Public Facilities

No public facilities issues are posed by the requested modification.

1.5 Natural Resources/Environmental

Natural Resources staff reviewed the request and does not object.

1.6 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed minor modification **consistent** with the Future of Hillsborough Comprehensive Plan.

1.7 Compatibility

The proposed change requested by this Minor Modification would not affect the integrity of the Planned Development. The proposed alternative screening with the landscaping depicted in GSP would provide a level of landscaping that meets the intent of the Type B screening approved today. The buffer width is not being modified and the required 6-foot solid fence is currently provided. The proposed red cedar trees location on the west side of the easement will still be placed between the multifamily project buildings and the property to the east (MH park) with a less intense zoning.



Figure 5 – Site Street View

No changes to intensity are being requested. Staff finds that the applicant is maintaining a comparable planting between the buildings of the project and adjacent uses, consistent with the Type B screening required by the PD. Additionally, a stormwater pond in the project, the 40-foot wide FDOT easement, the proposed red cedar trees and a 6-foot high PVC fence will be located between the multifamily buildings and the MH park to the east, providing adequate screening and exceeding the buffer area required by the Land Development Code. Based on these considerations, staff finds the request approvable, with conditions.

1.7 Agency Comments

No objections were received from reviewing agencies.

1.8 Exhibits

Exhibit 1: General Location Map

Exhibit 2: Immediate Location Map

Exhibit 3: Existing Certified Site Plan PD 18-1049

Exhibit 4: Proposed PD Plan (PRS 21-0359)

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

APPROVAL -

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~August 27, 2018~~, March 24, 2021.

1. The site shall be limited to the following:

1.1 A maximum of 150,000 sq. ft. of Non-residential (Commercial, Office and/or Civic) uses. The maximum F.A.R. shall be limited to 0.5.

1.1.1 The space for the non-residential uses will be further distributed as follows:

- a. 50,000 sq. ft. will consist of Commercial Neighborhood (CN) uses, (of which a minimum of 5,000 sq. ft. shall be office or civic uses). Office uses shall be those permitted in the Business Professional Office (BPO) zoning district.
- b. 100,000 sq. ft. of Commercial Neighborhood (CN) uses or Mini-warehouse (self-storage).

The Mini-warehouse facility shall be in accordance with LDC Section 6.11.60 with the exception that outdoor storage shall be prohibited. The maximum building height for the mini-warehouse facility shall be 60 feet. In addition, the Mini-warehouse facility shall comply with the following architectural standards: walls facing right-of-ways shall be architecturally finished and incorporate design features that break up the façade and provide proportion to the horizontal and vertical mass of the structure. Each floor shall be visually identifiable and not have more than 40 feet of blank horizontal width. Techniques to break up the façade(s) include, but are not limited to, wall projections/recesses, vertical and/or horizontal banding with contrasting materials and/or colors. Use of design elements such as a distinctive entry feature, façade opening (windows, doors, arches) and detailing elements such as cornices in flat roofs shall also be present.

1.1.2 Residential Support Uses within the residential tract shall be limited to a day care, live-work units and Home-based Businesses.

1.1.2.1 Uses which would be defined as an accessory use to a principal use shall be permitted within the residential tract, but shall not constitute a stand-alone non-residential.

1.1.3 Non-residential uses shall be developed in accordance with the Commercial

General (CG) zoning district development standards unless otherwise specified herein.

- 1.2 A maximum of 415 dwelling units to include single-family detached, single-family attached, townhomes and multifamily units.

- 1.2.1 Development standards for the single-family detached shall be as follows:

Minimum lot size:	4,400 sq. ft.
Minimum lot width:	40 feet (50 feet for corner lots)
Minimum front yard setback:	13 feet
Minimum front yard setback for garages:	20 feet
Minimum front yard functioning as a side yard setback:	15 feet*
Minimum rear yard setback:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	35 feet / 2-stories
Maximum lot coverage:	50%

*no garage access permitted in a front yard functioning as a side yard at a setback of 15 feet. Garages accessed from a front yard functioning as a side yard shall maintain a minimum setback of 20 feet.

- 1.2.2 Should one car garages be used, the following shall apply:

- a) Homes developed with a one car garage shall have two (2) stories.
- b) A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
- c) The guest parking lot location shall be centrally located to the one-car garage units they serve.
- d) Two-car garage units are not required to provide guest parking areas, as required for one-car garage units.
- e) The front door of all homes shall face the street.

- 1.2.3 The multifamily residential (townhomes, condominiums and/or apartments) shall be developed with the Residential-Multifamily Conventional-16 (RMC-16) zoning district development standards. Maximum building height shall be limited to 60 feet. Townhomes shall be limited to 35' in height.

2. The general location of non-residential and residential uses shall be as shown on the General Site Plan.

3. Site Construction Plan approval for a minimum of 5,000 sq. ft. of office use is required within the commercial tract of the project, unless the residential portion of the site is developed with less than 301 residential units of a single type, OR is developed with two or more housing types (single-family detached, townhomes, apartments or any combination thereof).
4. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein or in the General Site Plan.
 - 4.1 Any buffer area proposed along the east side of the north-south access driveway, shall not be platted as part of the individual lots but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.
 - 4.2 The planting types and buffer area along the southeast portion of the PD, south of the FDOT pond, shall be as indicated in Sheet 2 of 2 of the General Site Plan. The trees required for screening shall be permitted to be placed within 50 feet of the southeastern property line.
5. Development of the project is not subject to the additional 2 feet for every 1 foot of structure height over 20 feet for structures with a permitted height greater than 20 feet found in the LDC Section 6.01.01. Notwithstanding the above, this requirement shall not be waived for the following:
 - a) If multi-family units (condominiums or apartments) are developed along Whitt Road, at the northern PD boundary, the 675 feet from the NE corner of the project.
- 5.1 Internal to the residential tract, if multi-family units (condominiums or apartments) are developed adjacent to single-family detached units, the above requirement shall be enforced with the exception that the additional 2 feet of setback will be required for every 1 foot of structure height over 35 feet and any additional setback shall be added to the 20' B buffer and screening requirement found in the LDC 6.06.06.
6. 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):
 - 6.1 Ground Signs shall be limited to Monument Signs.
 - 6.2 Billboards, pennants and banners shall be prohibited.
7. The project shall be permitted the following access driveways:
 - 7.1 One (1) left-in/right-in/right-out driveway to US 301; or,
 - 7.2 One (1) right-in/right-out driveway to US 301; and,
 - 7.3 One (1) full access connection to Murphy Rd.; and,
 - 7.4 One (1) full access connection to Whitt Rd.

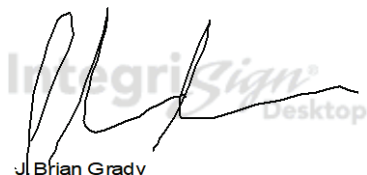
Access to state roadways are subject to the review and approval of the Florida Department of Transportation (FDOT). Notwithstanding anything herein or on the PD site plan to the contrary, bicycle or pedestrian access may be permitted anywhere along the project's US 301, Whitt Rd., Murphy Rd., and Chanda Loop frontage.

8. If access is permitted by FDOT consistent with 7.1.a., above, the developer shall reconfigure the existing median to accommodate southbound to east bound left-in turning movements to the project's US 301 access driveway. The developer shall construct the new left turn lane, and reconstruct modified turn lanes, such that sufficient turn lane storage is provided/retained.
9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a northbound to eastbound right turn lane at the project's US 301 access driveway.
10. The developer shall be required to construct a roadway (hereafter referred to as the "Frontage Road System") which connects the three project access points referenced in condition 1, above. Unless otherwise approved by Hillsborough County Public Works, such roadway shall be constructed to Type TS-3 (non-residential) standards if the development includes any single-family detached dwelling units, otherwise the Frontage Road System shall be constructed with 12-foot wide travel lanes and sidewalks on both sides of the roadways. Regardless of whether the internal project roadways are public or private, the Frontage Road System shall be ungated such that pedestrian, bicycle and vehicular traffic can freely traverse the site using the Frontage Road System. All other internal project roadways may be public or private and, if private, may be gated. Access from the east/west portion of Frontage Road System to development within the areas designated for commercial/office/civic uses shall be subject to the review and approval of FDOT and Hillsborough County.
11. As Whitt Rd. is a substandard roadway, unless otherwise approved by Hillsborough County Public Works the developer will be required to improve Whitt Rd., between US 301 and the Whitt Rd. access driveway, to collector roadway standards. Variances to required roadway improvements may be considered through the Section 6.04.02.B variance process and deviations from Transportation technical Manual Standards may be considered through the Public Works Design Exception Process. The developer shall dedicate and convey 32 feet of right-of-way from the existing Whitt Rd. centerline along the entirety of the project's Whitt Rd. frontage.
12. As Murphy Rd. is a substandard roadway, unless otherwise approved by Hillsborough County Public Works the developer will be required to improve Murphy Rd., between US 301 and the Murphy Rd. access driveway, to collector roadway standards. Variances to required roadway improvements may be considered through the Section 6.04.02.B variance process and deviations from Transportation technical Manual Standards may be considered through the Public Works Design Exception Process.
13. Any required substandard road improvements to either Whitt. Rd. or Murphy Rd. may require to the developer to dedicate additional rights-of-way. In the event Public Works determines that existing rights-of-way are too small to safely accommodate required sidewalks, such sidewalks shall be constructed within an easement approved by and dedicated to the County.

14. The developer may elect, at its sole option and only upon review and approval of the FDOT and Hillsborough County Public Works, to utilize the Murphy Rd. alignment "Option B" as shown in the plan inset on the PD site plan. Such option would be restricted to right-in/right-out turning movements unless signalization of the realigned intersection is warranted. If warranted, the developer install the traffic signal and other required site access improvements (to be determined at the time of plat/site/construction plan review) at its sole expense.
15. If single-family units are developed, concurrent with plat/site/construction plan approval the developer shall submit a revised trip generation and site access analysis which examines the need for northbound to eastbound right turn lanes at the intersections of Murphy Rd. and Whitt Rd. with US 301. Such study shall also examine the sufficiency of existing southbound to eastbound left turn lanes on US 301.
16. 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 regulations in effect at the time of preliminary plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator



J. Brian Grady

Sign-off: Wed Mar 24 2021 15:42:24

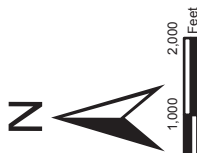


General Aerial Zoning Map

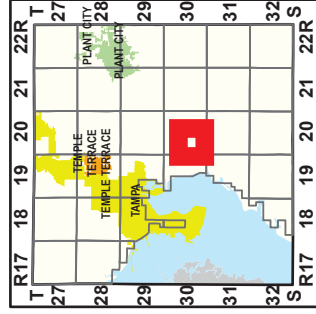
PRS 21-0359

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76548.0100

- Application Site
- Zoning Boundary
- Parcels



STR: 29-30-20, 20-30-20



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PRS 21-0359

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Application Site



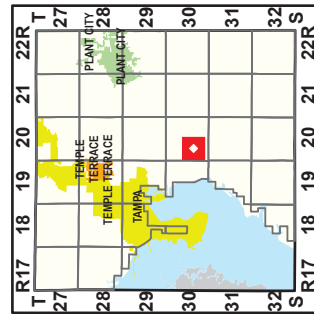
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Parcels



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Date: 02/19/2021

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**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

November 19, 2018

**Reference: RZ-PD 18-1049 RV
VPD Land 4, LLC
Echo Mountain Dr. & Whitt Rd.
76545.0000 & Multiple**

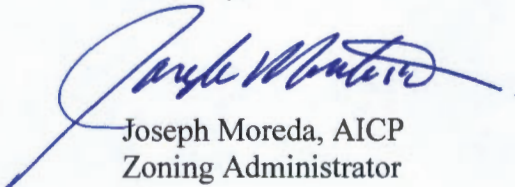
Peter Pensa, AICP
AVID Group
2300 Curlew Rd., Ste. 201
Palm Harbor, FL 34683

Dear Applicant:

At the regularly scheduled public meeting on November 14, 2018, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AR & PD (16-1332) (Agricultural Rural & Planned Development (16-1332)) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/ml
Attachment

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist

Ken Hagan

Al Higginbotham

Pat Kemp

Lesley "Les" Miller, Jr.

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COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 18-1049 RV
MEETING DATE: November 14, 2018
DATE TYPED: November 19, 2018

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 27, 2018.

1. The site shall be limited to the following:

1.1 A maximum of 150,000 sq. ft. of Non-residential (Commercial, Office and/or Civic) uses. The maximum F.A.R. shall be limited to 0.5.

1.1.1 The space for the non-residential uses will be further distributed as follows:

- a. 50,000 sq. ft. will consist of Commercial Neighborhood (CN) uses, (of which a minimum of 5,000 sq. ft. shall be office or civic uses). Office uses shall be those permitted in the Business Professional Office (BPO) zoning district.
- b. 100,000 sq. ft. of Commercial Neighborhood (CN) uses or Mini-warehouse (self-storage).

The Mini-warehouse facility shall be in accordance with LDC Section 6.11.60 with the exception that outdoor storage shall be prohibited. The maximum building height for the mini-warehouse facility shall be 60 feet. In addition, the Mini-warehouse facility shall comply with the following architectural standards: walls facing right-of-ways shall be architecturally finished and incorporate design features that break up the façade and provide proportion to the horizontal and vertical mass of the structure. Each floor shall be visually identifiable and not have more than 40 feet of blank horizontal width. Techniques to break up the façade(s) include, but are not limited to, wall projections/recesses, vertical and/or horizontal banding with contrasting materials and/or colors. Use of design elements such as a distinctive entry feature, façade opening (windows, doors, arches) and detailing elements such as cornices in flat roofs shall also be present.

1.1.2 Residential Support Uses within the residential tract shall be limited to a day care, live-work units and Home-based Businesses.

- 1.1.2.1 Uses which would be defined as an accessory use to a principal use shall be permitted within the residential tract, but shall not constitute a stand-alone non-residential.

1.1.3 Non-residential uses shall be developed in accordance with the Commercial General (CG) zoning district development standards unless otherwise specified herein.

1.2 A maximum of 415 dwelling units to include single-family detached, single-family attached, townhomes and multifamily units.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 18-1049 RV
MEETING DATE: November 14, 2018
DATE TYPED: November 19, 2018

1.2.1 Development standards for the single-family detached shall be as follows:

Minimum lot size:	4,400 sq. ft.
Minimum lot width:	40 feet (50 feet for corner lots)
Minimum front yard setback:	13 feet
Minimum front yard setback for garages:	20 feet
Minimum front yard functioning as a side yard setback:	15 feet*
Minimum rear yard setback:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	35 feet / 2-stories
Maximum lot coverage:	50%

*no garage access permitted in a front yard functioning as a side yard at a setback of 15 feet. Garages accessed from a front yard functioning as a side yard shall maintain a minimum setback of 20 feet.

1.2.2 Should one car garages be used, the following shall apply:

- a) Homes developed with a one car garage shall have two (2) stories.
- b) A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
- c) The guest parking lot location shall be centrally located to the one-car garage units they serve.
- d) Two-car garage units are not required to provide guest parking areas, as required for one-car garage units.
- e) The front door of all homes shall face the street.

1.2.3 The multifamily residential (townhomes, condominiums and/or apartments) shall be developed with the Residential-Multifamily Conventional-16 (RMC-16) zoning district development standards.

Maximum building height shall be limited to 60 feet. Townhomes shall be limited to 35' in height.

- 2. The general location of non-residential and residential uses shall be as shown on the General Site Plan.
- 3. Site Construction Plan approval for a minimum of 5,000 sq. ft. of office use is required within the commercial tract of the project, unless the residential portion of the site is

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 18-1049 RV
MEETING DATE: November 14, 2018
DATE TYPED: November 19, 2018

developed with less than 301 residential units of a single type, OR is developed with two or more housing types (single-family detached, townhomes, apartments or any combination thereof).

4. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein or in the General Site Plan.
 - 4.1 Any buffer area proposed along the east side of the north-south access driveway, shall not be platted as part of the individual lots but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.
5. Development of the project is not subject to the additional 2 feet for every 1 foot of structure height over 20 feet for structures with a permitted height greater than 20 feet found in the LDC Section 6.01.01. Notwithstanding the above, this requirement shall not be waived for the following:
 - a) If multi-family units (condominiums or apartments) are developed along Whitt Road, at the northern PD boundary, the 675 feet from the NE corner of the project.
 - 5.1 Internal to the residential tract, if multi-family units (condominiums or apartments) are developed adjacent to single-family detached units, the above requirement shall be enforced with the exception that the additional 2 feet of setback will be required for every 1 foot of structure height over 35 feet and any additional setback shall be added to the 20'B buffer and screening requirement found in the LDC 6.06.06.
6. 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):
 - 6.1 Ground Signs shall be limited to Monument Signs.
 - 6.2 Billboards, pennants and banners shall be prohibited.
7. The project shall be permitted the following access driveways:
 - 7.1 One (1) left-in/right-in/right-out driveway to US 301; or,
 - 7.2 One (1) right-in/right-out driveway to US 301; and,
 - 7.3 One (1) full access connection to Murphy Rd.; and,
 - 7.4 One (1) full access connection to Whitt Rd.

Access to state roadways are subject to the review and approval of the Florida Department of Transportation (FDOT). Notwithstanding anything herein or on the PD site plan to the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

RZ-PD 18-1049 RV

MEETING DATE:

November 14, 2018

DATE TYPED:

November 19, 2018

contrary, bicycle or pedestrian access may be permitted anywhere along the project's US 301, Whitt Rd., Murphy Rd., and Chanda Loop frontage.

8. If access is permitted by FDOT consistent with 7.1.a., above, the developer shall reconfigure the existing median to accommodate southbound to east bound left-in turning movements to the project's US 301 access driveway. The developer shall construct the new left turn lane, and reconstruct modified turn lanes, such that sufficient turn lane storage is provided/retained.
9. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a northbound to eastbound right turn lane at the project's US 301 access driveway.
10. The developer shall be required to construct a roadway (hereafter referred to as the "Frontage Road System") which connects the three project access points referenced in condition 1, above. Unless otherwise approved by Hillsborough County Public Works, such roadway shall be constructed to Type TS-3 (non-residential) standards if the development includes any single-family detached dwelling units, otherwise the Frontage Road System shall be constructed with 12-foot wide travel lanes and sidewalks on both sides of the roadways. Regardless of whether the internal project roadways are public or private, the Frontage Road System shall be ungated such that pedestrian, bicycle and vehicular traffic can freely traverse the site using the Frontage Road System. All other internal project roadways may be public or private and, if private, may be gated. Access from the east/west portion of Frontage Road System to development within the areas designated for commercial/office/civic uses shall be subject to the review and approval of FDOT and Hillsborough County.
11. As Whitt Rd. is a substandard roadway, unless otherwise approved by Hillsborough County Public Works the developer will be required to improve Whitt Rd., between US 301 and the Whitt Rd. access driveway, to collector roadway standards. Variances to required roadway improvements may be considered through the Section 6.04.02.B variance process and deviations from Transportation technical Manual Standards may be considered through the Public Works Design Exception Process. The developer shall dedicate and convey 32 feet of right-of-way from the existing Whitt Rd. centerline along the entirety of the project's Whitt Rd. frontage.
12. As Murphy Rd. is a substandard roadway, unless otherwise approved by Hillsborough County Public Works the developer will be required to improve Murphy Rd., between US 301 and the Murphy Rd. access driveway, to collector roadway standards. Variances to required roadway improvements may be considered through the Section 6.04.02.B variance process and deviations from Transportation technical Manual Standards may be considered through the Public Works Design Exception Process.
13. Any required substandard road improvements to either Whitt. Rd. or Murphy Rd. may require to the developer to dedicate additional rights-of-way. In the event Public Works

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 18-1049 RV
MEETING DATE: November 14, 2018
DATE TYPED: November 19, 2018

determines that existing rights-of-way are too small to safely accommodate required sidewalks, such sidewalks shall be constructed within an easement approved by and dedicated to the County.

14. The developer may elect, at its sole option and only upon review and approval of the FDOT and Hillsborough County Public Works, to utilize the Murphy Rd. alignment "Option B" as shown in the plan inset on the PD site plan. Such option would be restricted to right-in/right-out turning movements unless signalization of the realigned intersection is warranted. If warranted, the developer install the traffic signal and other required site access improvements (to be determined at the time of plat/site/construction plan review) at its sole expense.
15. If single-family units are developed, concurrent with plat/site/construction plan approval the developer shall submit a revised trip generation and site access analysis which examines the need for northbound to eastbound right turn lanes at the intersections of Murphy Rd. and Whitt Rd. with US 301. Such study shall also examine the sufficiency of existing southbound to eastbound left turn lanes on US 301.
16. 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 regulations in effect at the time of preliminary plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/23/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview (RV)

PETITION NO: PRS 21-0359

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	This agency has no objection.
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

PROJECT OVERVIEW AND CONCLUSIONS

The applicant is proposing a minor modification to PD 18-1049. The applicant is requesting an alternative landscape design standard eliminate any potential negative impact to an FDOT stormwater pipe ingress/egress easement on the southern section of the east boundary line of the site. There is no change to the intensity or access points.

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

COMMISSION

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Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 4/13/2021	COMMENT DATE: 3/11/2021
PETITION NO.: 21-0359	PROPERTY ADDRESS: 10110, 10314, 10318 S 301 HWY, 10729 Whitt Rd, 10740, 10810 Murphy Rd, Riverview, FL 33569
EPC REVIEWER: Chantelle Lee	
CONTACT INFORMATION: (813) 627-2600 X 1358	FOLIO #: 076545-0000, 076546-0000, 076547-0000, 076547-1000, 076548-0000, 076548-0100
EMAIL: leec@epchc.org	STR: 20-30S-20E
REQUESTED ZONING: Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	07/25/2018
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. 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.	

Cl/mst

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** March 23, 2021

Agency: Natural Resources **Petition #:** 21-0359

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. The proposed relocation and change of species of the required Type B buffer trees as shown on the plans submitted on March 8, 2021, provides a tree species with a less invasive root system than the originally proposed live oaks. The proposed red cedar trees should have minimal conflict with the existing underground stormwater pipe located in the drainage easement. The relocation of the trees places them outside of the Code required location parameters but they are still located between the apartment buildings and the property to the east with the less intense zoning.
2. 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.

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

PETITION NO.: PD21-0359 **REVIEWED BY:** Randy Rochelle **DATE:** 2/16/2021

FOLIO NO.: 76546.0000 plus Multiple More

☒ 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 24 inch water main exists ☒ (adjacent to the site), ☐ (approximately feet from the site) and is located within the east Right-of-Way of S. US Highway 301.
- ☐ 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 20 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 185 feet from the site) and is located within the west Right-of-Way of S. US Highway 301.
- ☐ 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.