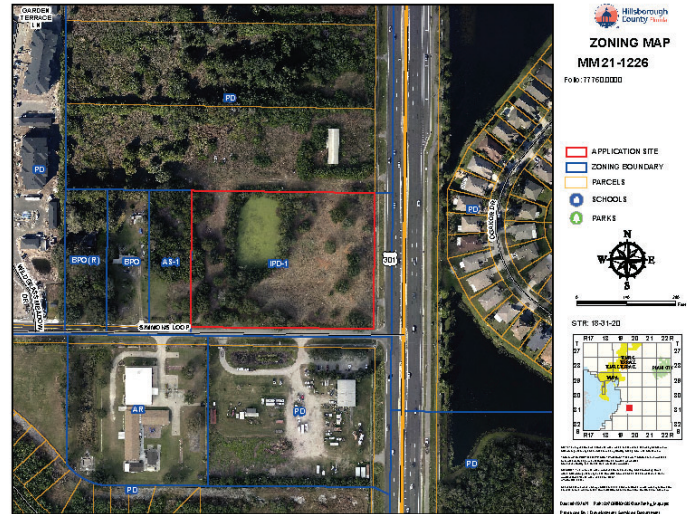


PD Modification Application: MM 21-1226
Zoning Hearing Master Date: January 18, 2022
BOCC Land Use Meeting Date: March 8, 2022

1.0 APPLICATION SUMMARY

Applicant: The Davis Group
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Urban
Site Acreage: 4.52 acres
Community Plan Area: Riverview
Overlay: None
Request: Major Modification to the approved IPD-1 zoning district



Request Summary:

Major modification to the approved IPD-1 90-0025 zoning district to be allowed to develop the property with a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats.

Existing Approvals:

Retail and services uses in Figure 27 of the Zoning Code (1989) with a maximum floor area ratio of 0.25 and a total building area of 30,800 square feet subject to the approved conditions and site development plan associated with the existing IPD-1 90-0025.

Proposed Modification(s):

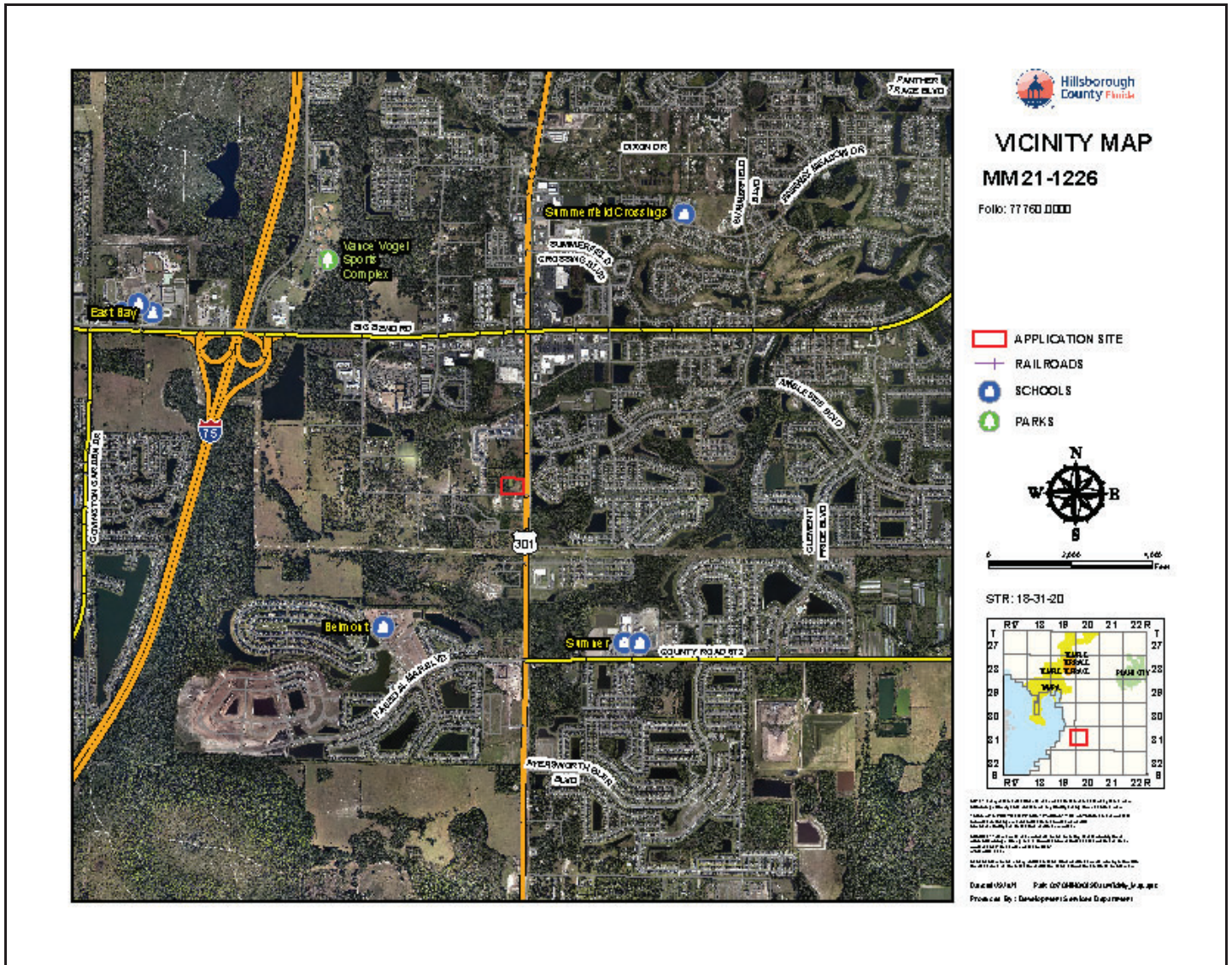
The applicant requests modifications to the approved uses and detailed site plan. Requests include the following: (1) to allow a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats and (2) amendments to the approved conditions reflecting the subject request and new site development plan.

Additional Information:

<p>PD Variations</p>	<p>LDC Part 6.06.00 (Landscaping/Buffering)</p> <p>Specifically, the applicant proposes to reduce the northern landscape buffer from 15 feet to 10 feet in order to maintain safe turning radii in the entrance driveway and to accommodate 30-foot internal driveways for safe maneuvering of large vehicles through the site. The Applicant also requests a reduction in the western landscape buffer from 30 feet to 10 feet. The applicant provided the following reasoning for the requested reduction. The adjacent parcel to the west, Folio No. #077760-0004, has been deemed "Undevelopable" by Hillsborough County due to repeated flooding. Hillsborough County owns the parcel, which has a future land use category of Public/Quasi-Public to prevent future development. In addition, the deed for the property contains a restriction that expressly prohibits any development on the parcel other than for open space, recreation, or wetland activities (Warranty Deed recorded February 20, 2003 in Hillsborough County Official Records Book 12371, Page 1842).</p>
<p>Waiver(s) to the Land Development Code</p>	<p>None requested.</p>
<p>Planning Commission Recommendation</p>	<p>Consistent with the Comprehensive Plan</p>
<p>Development Services Department Recommendation</p>	<p>Approvable, Subject to Conditions</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

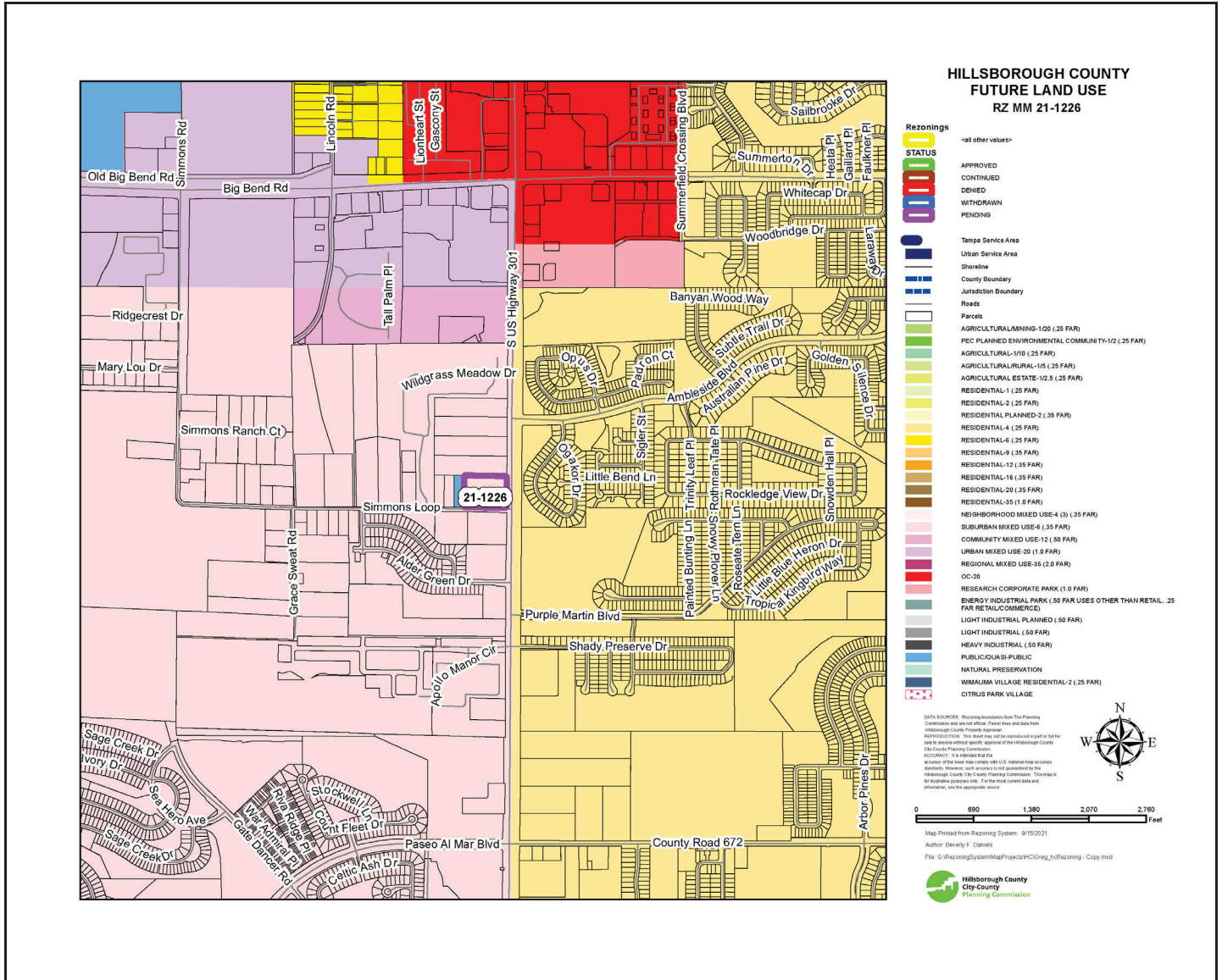


Context of Surrounding Area:

Existing land uses within the area include industrial (warehouses), institutional (churches), and residential (single-family and multi-family) uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

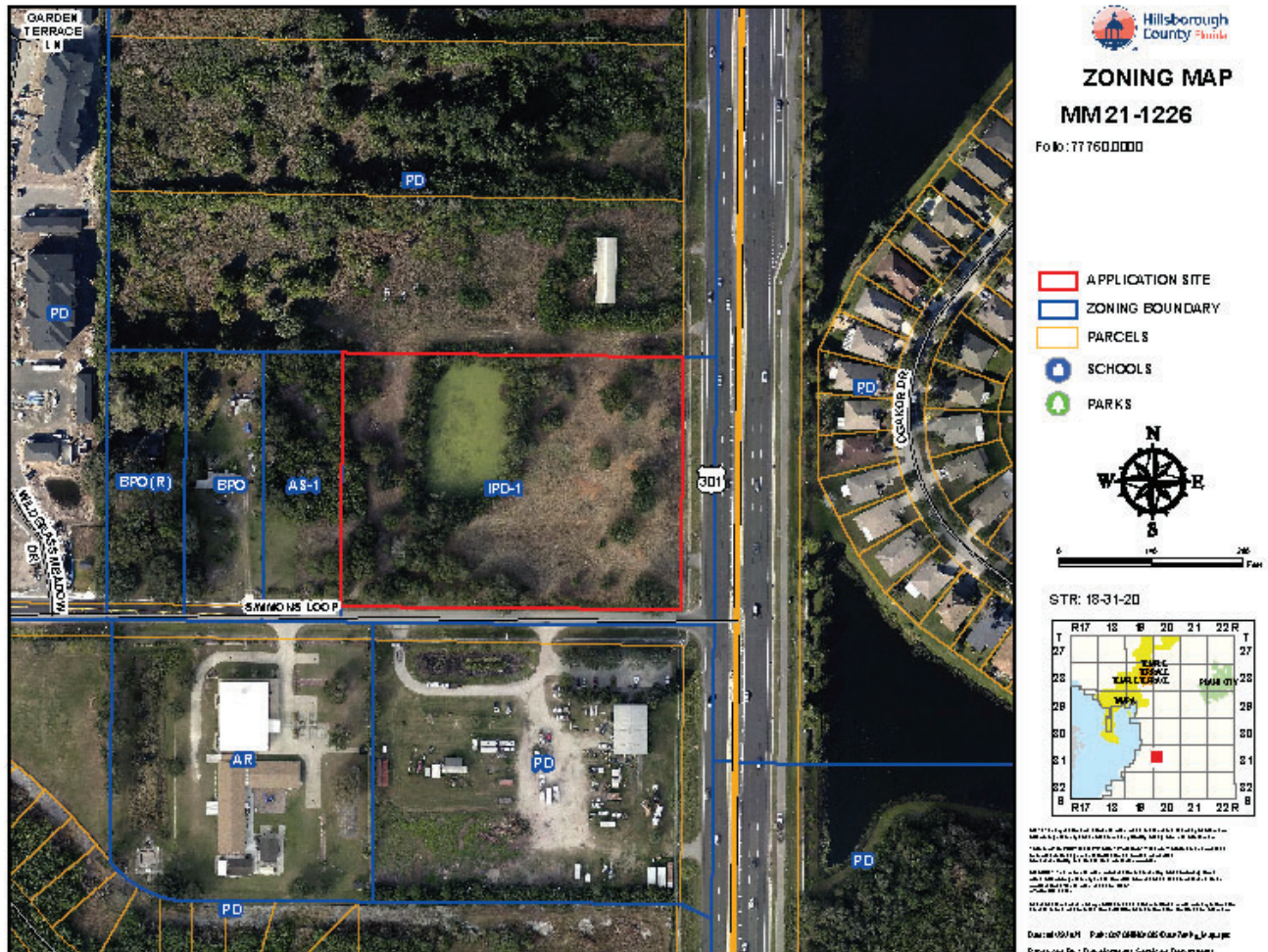
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6 dwelling units per gross acre / 0.50 (light industrial uses)
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	NA / 0.35	Business Professional Office and Commercial General uses	Warehouse
South	PD	NA / 0.35	Limited Commercial General uses	Simmons Loop right-of-way and Warehouse
East	PD	Maximum of 320 single-family conventional homes / NA	Single-Family Conventional Homes	South US Highway 301 right-of-way and Single-Family Residential

APPLICATION NUMBER: MM 21-1226

ZHM HEARING DATE: January 18, 2022

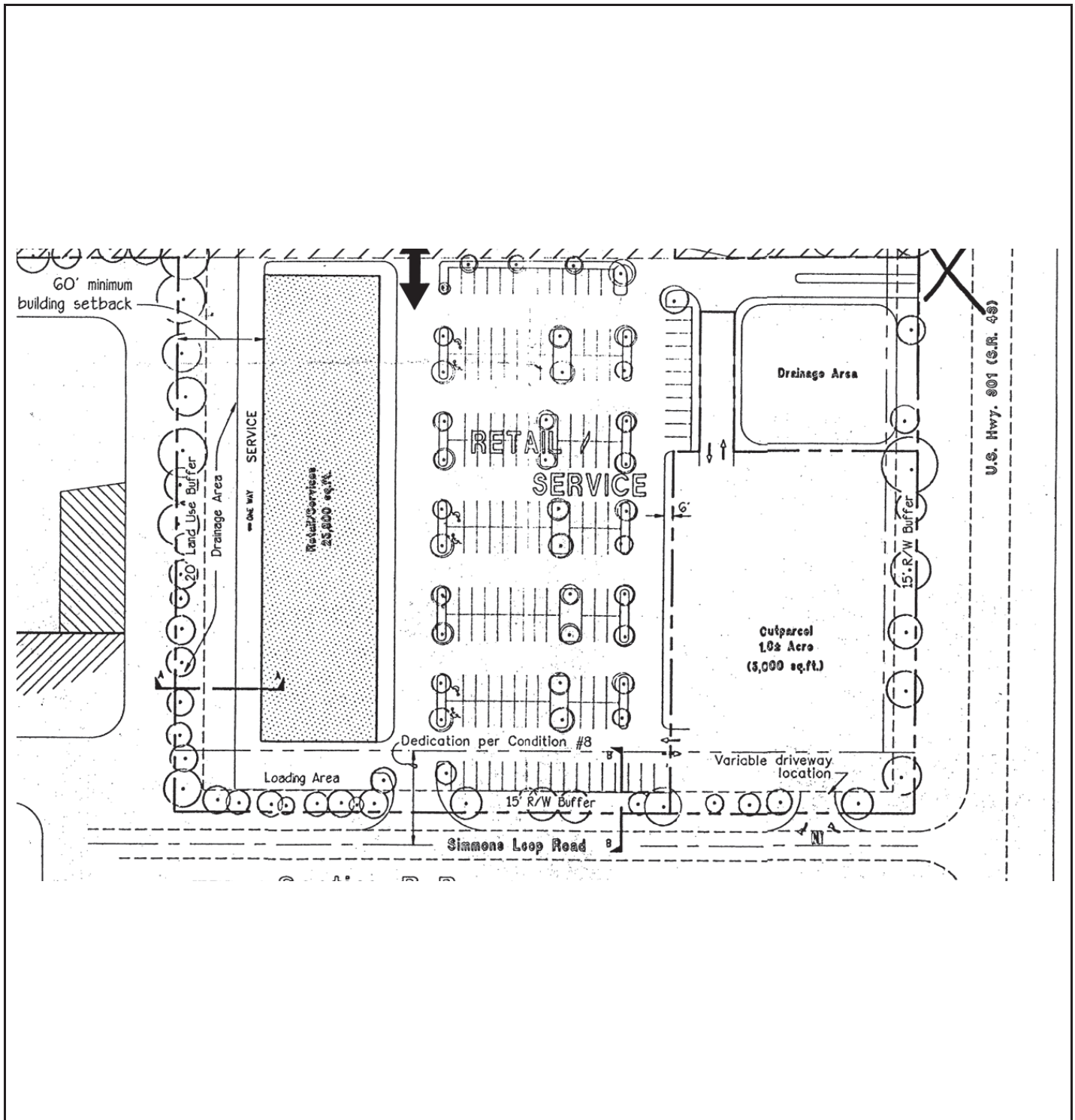
BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Kevie Defranc

West	AS-1	43,560 sf/u / N/A	Agricultural and agricultural-related uses per LDC Section 2.02.02	Vacant
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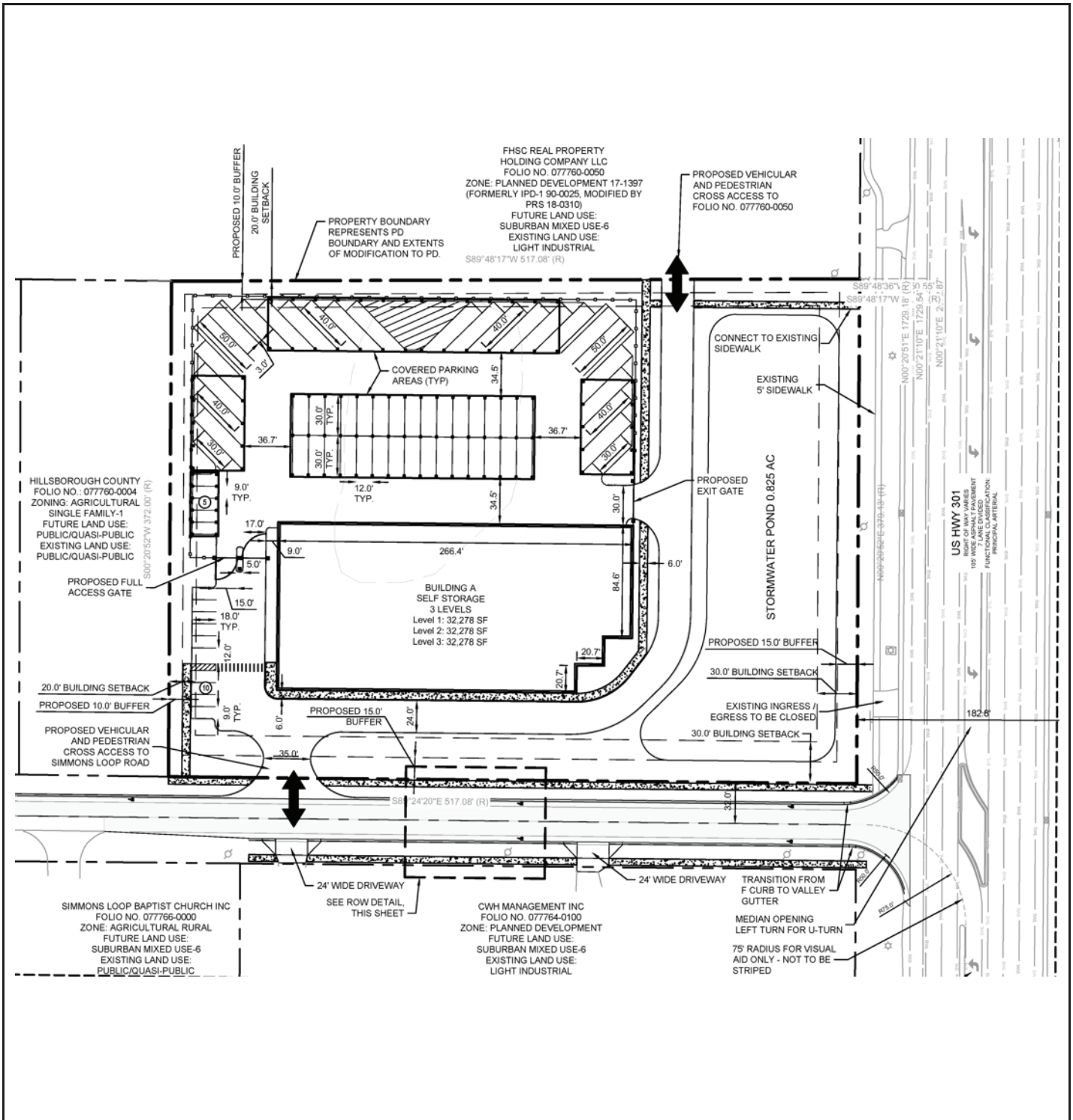
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Simmons Loop Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other: ROW Dedication

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	5,126	205	203
Proposed	185	13	21
Difference (+/1)	-4,941	-192	-182

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop Rd/Substandard Roadway	Design Exception Requested	Approvable
	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	<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. 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 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.												
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 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													
Check if Applicable: <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td style="width:50%; border:none;"><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td style="border:none;"><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Wellhead Protection Area</td> <td style="border:none;"><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Surface Water Resource Protection Area</td> <td style="border:none;"><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><input type="checkbox"/> Other</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat															
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<input type="checkbox"/> Surface Water Resource Protection 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.												
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <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	The subject rezoning include parcel that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems .												
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 type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"> Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653.00*115.606 = \$75,490.72 Fire: \$32.00*115.606 = \$3,699.39 </td> <td style="width:50%; border:none;"> Single Tenant Office (Per 1,000 s.f.) Mobility: \$9,005.00*.6 = \$5,403.00 Fire: \$158.00*.6 = \$94.80 </td> </tr> </table>					Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653.00*115.606 = \$75,490.72 Fire: \$32.00*115.606 = \$3,699.39	Single Tenant Office (Per 1,000 s.f.) Mobility: \$9,005.00*.6 = \$5,403.00 Fire: \$158.00*.6 = \$94.80										
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												

<p>Planning Commission</p> <p><input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent</p> <p><input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed modification to IPD-1 90-0025 compatible with the existing zoning districts and development pattern in the area. Staff concurs with the applicant’s landscape buffering variation justification considering the proposed use and the fact that adjacent parcel folio 77760.0004 has been deemed undevelopable by the County.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 21, 2021.

1. ~~The uses permitted shall be limited to those listed under retail and services in Figure 27 of the Zoning Code development shall be approved for a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats.~~

2. ~~The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks internal and external to the project in the right of way area of the major roadways bordering that portion of the project (i.e., U.S. 301 and Simmons Loop Road). The location of said sidewalks, the timing of construction and the applicability of the waiver provisions of the Site Development Regulations shall be determined by the Department of Development Review during Detailed Site Plan reviews. The provision of sidewalks along U.S. 301 shall be subject to FDOT approval. project shall be developed in accordance with the certified site development plan and the following standards:~~

Maximum Building Area	96,834 square feet
Minimum Front Setbacks	30 feet (east)
	30 feet (south)
Minimum Side Setbacks	20 feet (west)
	20 feet (north)
Maximum Building Height	45 feet/3-stories
Maximum Impervious Surface	60%

3. ~~Landscape buffering and screening shall be in accordance with Land Development Code Section 6.06.06., except as provided herein. The developer shall provide a 10-foot buffer and Type C screening along the western boundary and a 10-foot buffer and Type B screening along the northern boundary.~~

4. ~~The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.~~

~~35.~~ The development shall not be allowed access onto U.S. 301.

4. ~~The development shall be allowed two accesses onto Simmons Loop Road. The centerline of the western access shall be located 400 feet to the west of the centerline of U.S. 301. The eastern access shall serve both the outparcel and the shopping center. The radius of both project drives shall be 40 feet, at a minimum.~~

~~56.~~ The developer shall provide internal access to any existing or future outparcels on the site.

6. ~~The developer shall dedicate to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 65 feet of right of way from the existing center line of Simmons Loop Road, to accommodate for the future right of way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

7. ~~The developer shall dedicated to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 22 feet of additional right of way along the west side of U.S. 301 to accommodate a total of 204 feet of right of way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

~~8. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.~~

97. Construction details of all curb cuts shall be subject to approval by the Hillsborough County Engineering Department.

~~108.~~ The developer shall be required to pave any portion of access drives which may be within the existing right-of-way. Construction is subject to approval by Hillsborough County Engineering Services.

9. If MM 21-1226 is approved, the County Engineer will approve a Design Exception (dated December 20, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes and a reduced right-of-way width of 62 feet.

10. As proffered by the applicant, the developer shall dedicate 2 feet of the project frontage along Simmons Loop Road for roadway improvements.

11. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

12. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

~~113.~~ The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance Permits or Final Plat approval, whichever comes first, evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery.

14. 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.

~~125.~~ As required by the Hillsborough County Fire Department, the developer:

a. Install at the developer's expense, prior to issuance of Zoning Compliance Permits, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements necessary to minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Waste and Wastewater Utilities, or

b. Prepare a Fire Protection Plan for the site. Prior to issuance of Zoning Compliance Permits or Final Plat approval, the developer shall submit the Plan, as approved by the Fire Department, to the County Development Review Department.

16. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.

~~137.~~ The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

~~14. Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances.~~

~~15. Within ninety days of approval of PRS 18-0310 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.~~

168. The development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that 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.

19. 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.

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

21. 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.

22. 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.


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

24. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

ZHM HEARING DATE: January 18, 2022
BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Kevie Defranc

Zoning Administrator Sign Off:



IntegriSign[®]
Desktop

J. Brian Grady
Tue Jan 11 2022 09:52:37

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

7.1 - The Florida Department of Transportation (FDOT) provided a memorandum associated with the subject project. The memorandum states:

“This project is on a state road, US 301.

The Department is in support of having one access to the property on Simmons Loop Road.

Any work done in the FDOT right-of-way (ROW) must be permitted by FDOT, including closing driveways; adding driveways; widening, removing or replacing the sidewalk; installing or moving any signs or lights; and any planting in FDOT ROW. It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale’ Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:

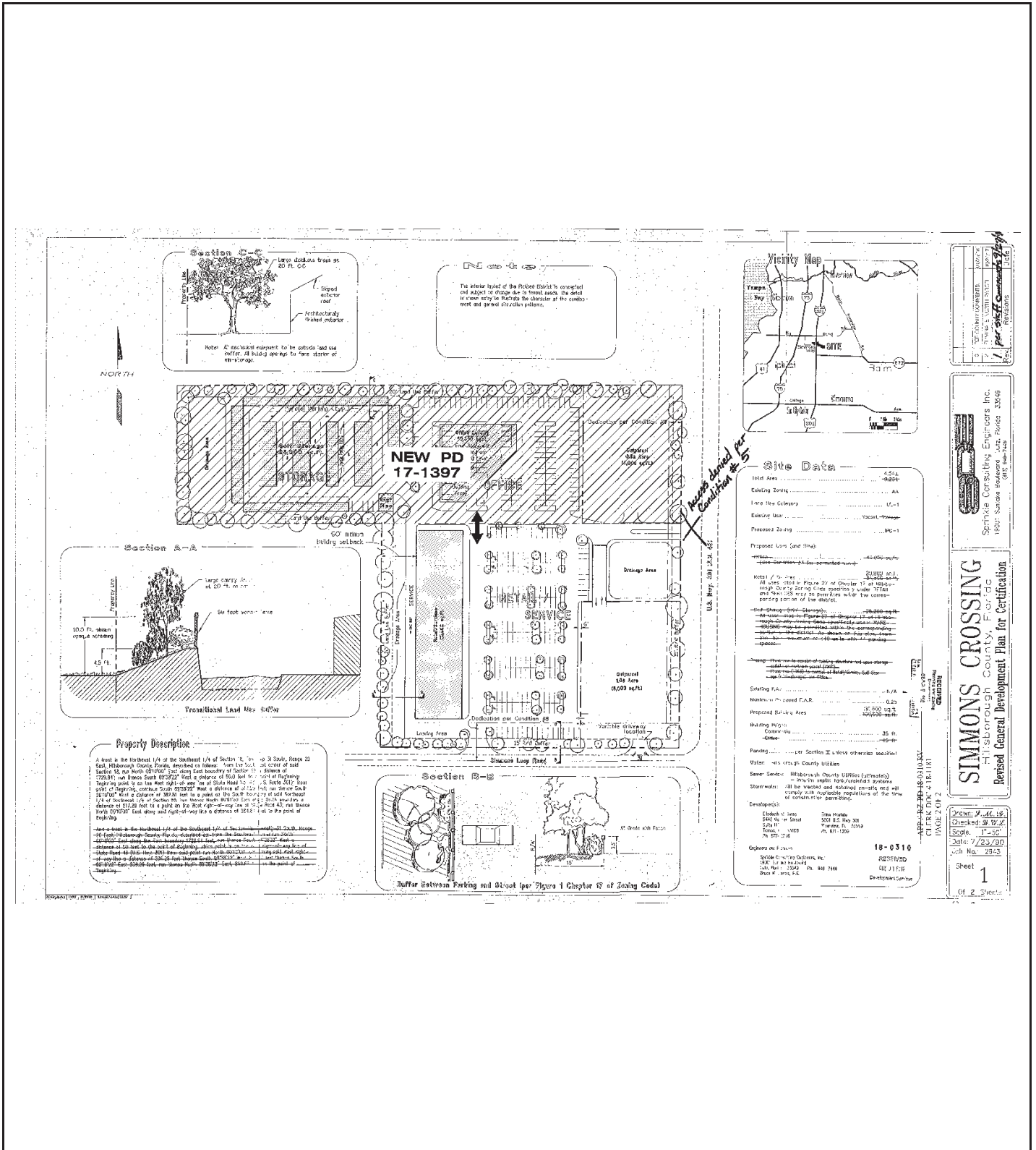
Mecale Roth

Mecale.Roth@dot.stat.fl.us

813-612-3237”

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 12/30/2021
AGENCY/DEPT: Transportation
PETITION NO: MM 21-1226

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- If MM 21-1226 is approved, the County Engineer will approve a Design Exception (dated December 20, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes and a reduced right-of-way width of 62 feet.
- As proffered by the applicant, the developer shall dedicate 2 feet of the project frontage along Simmons Loop Road for roadway improvements.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Revised Conditions:

~~2. The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks internal and external to the project in the right of way area of the major roadways bordering that portion of the project (i.e., U.S. 301 and Simmons Loop Road). The location of said sidewalks, the timing of construction and the applicability of the waiver provisions of the Site Development Regulations shall be determined by the Department of Development Review during Detailed Site Plan reviews. The provision of sidewalks along U.S. 301 shall be subject to FDOT approval.~~

[Sidewalks are depicted on the proposed PD site plan and sidewalks along US 301 have already been constructed.]

~~4. The development shall be allowed two accesses onto Simmons Loop Road. The centerline of the western access shall be located 400 feet to the west of the centerline of U.S. 301. The eastern access shall serve both the outparcel and the shopping center. The radius of both project drives shall be 40 feet, at a minimum.~~

[The proposed uses do not generate sufficient peak hour trips to justify more than one access point per LDC, Sec. 6.04.03. I.]

- ~~6. The developer shall dedicate to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 65 feet of right of way from the existing center line of Simmons Loop Road, to accommodate for the future right of way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

[This condition is no longer applicable as Simmons Loop Rd is classified a TS-4, urban collector and therefore only requires total of 64 feet of right-of-way to accommodate the typical section.]

- ~~7. The developer shall dedicated to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 22 feet of additional right of way along the west side of U.S. 301 to accommodate a total of 204 feet of right of way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

[This condition is no longer applicable as FDOT has already built out the 6-lane section of US 301 within the existing right-of-way.]

- ~~8. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.~~

[This condition is no longer applicable as the type and intensity of land uses has changed.]

- ~~15. Within ninety days of approval of PRS 18-0310 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.~~

[This condition is now a standard requirement of the PD process.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 90-0025 (PRS 18-0310) to allow a mini-storage with parking for recreational vehicles and an accessory office use on +/- 4.52 acres designated SMU-6 future land use category. The existing PD entitlements allow for 30,800 square feet of retail commercial. The site is located at the southwest corner of US 301 and Simmons Loop Rd.

Trip Generation Analysis

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,000 sf, Bank with Drive Thru (ITE LUC 912)	500	48	102

PD: 5,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	2,355	201	163
PD: 20,800 sf, Pharmacy - Drive Thru (ITE LUC 881)	2,271	80	214
Internal Capture	N/A	16	114
Passerby Trips	N/A	108	162
Net Trips	5,126	205	203

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 115,606 sf, mini-storage (ITE LUC 151)	175	12	20
PD: 600 sf, Small Office (ITE LUC 712)	10	1	1
Internal Capture	N/A	0	0
Passerby Trips	N/A	0	0
Net Trips	185	13	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-4,941	-192	-182

The proposed rezoning would generally result in a decrease of trips potentially generated by development of the subject site by -4,941 average daily trips, -192 trips in the a.m. peak hour, and -182 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US 301 and Simmons Loop Road.

U.S. Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Simmons Loop Rd. is a substandard 2-lane, collector road, characterized by +/-22 feet of pavement in average condition. The existing right-of-way on Simmons Loop Road in the vicinity of the project is +/-63 feet. There are no paved shoulders along the roadway, however there is a bikelane on the north side of the roadway approximately 100 feet west of the subject site. There is no sidewalk along the project frontage.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant is requesting a design exception to improve approximately +/-600 linear feet of Simmons Loop Rd. along the project frontage and tying into US 301 South as further discussed in the design exception below. Additionally, the applicant is proffering to dedicate 2 feet along the project's frontage on Simmons Loop Rd to make the proposed improvements.

SITE ACCESS

The PD site plan proposes a single full access connection on Simmons Loop Rd. Cross access is provided to the folio# 77760.0050 to the north as required by the existing PD and LDC, Sec. 6.04.03 Q. New sidewalk connections shall be constructed as depicted on the PD site plan.

Cross access to the parcel to the west (Folio No. 077760.004) is not required as it is owned by Hillsborough County and deed restricted to be held in perpetuity as open space for wetland management.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance.

REQUESTED DESIGN EXCEPTION – SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated December 20, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on December 22, 2021). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve +/- 600 linear feet of Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes - TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 4-foot bike lanes. The bike lane on the north side is proposed to tie into existing 4-foot bike lane recently installed to the west approximately 75 feet west of the property's western boundary.
- 2) Minimum Right-of-Way -- TS-4 requires 64 feet of right-of-way. The proposed design exception would reduce the minimum right-of-way to 62 feet.

Additionally, the applicant is proffering to dedicate 2 feet along the project's frontage on Simmons Loop Rd to make the proposed improvements.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Perez, Richard

From: Williams, Michael
Sent: Wednesday, December 22, 2021 9:30 AM
To: Addie.Clark@kimley-horn.com
Cc: Rickles, Delaney; Ballard, Dustin; Cintron, Artie; Angela.Rauber@hwlaw.com; Defranc, Kevie; Perez, Richard; Tirado, Sheida
Subject: FW: MM 21-1226 - Design Exception
Attachments: 21-1226 DReq 12-21-21.pdf

Addie,

I have found the attached Design Exception (DE) for PD 21-1226 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 8:15 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 21-1226 - Design Exception

Hello Mike,

I find the attached DE approvable. Please copy the following people in your email:

Addie.Clark@kimley-horn.com
Delaney.Rickles@kimley-horn.com
dustin.ballard@kimley-horn.com
Artie.Cintron@kimley-horn.com
Angela.Rauber@hwhlaw.com
Defranck@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 12:13 PM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo <colangeeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin

<McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Woodard, Sterlin <Woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Defranc, Kevie <DefrancK@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE MM 21-1226

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Kevie Defranc

Contact: defranck@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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DEVELOPMENT SERVICES DEPARTMENT

PO Box 1110, Tampa, FL 33601-1110
813-635-5400 | Fax: (813) 272-5811

SUBJECT: APPROVAL COVER LETTER DESIGN EXCEPTION DESIGN DEVIATION MEMORANDUM

TO: Michael Williams, P.E. **DATE:** December 20, 2021
County Engineer

County Street Name and/or Road Number: Simmons Loop
Project Description (limits): Sta. 10+27.00 to Sta. 17+02.00
Project Identification Number: MM 21-1226
Context-Based Classification: C3R-Suburban Residential

TYPE OF CONSTRUCTION: (check all that apply)

- Residential Subdivision Commercial Subdivision Private Property

DESIGN EXCEPTION FOR THE FOLLOWING ELEMENT: (check one)

- Design Speed Horizontal Curve Radius Maximum Grade Design Loading Structural Capacity
 Lane Widths Superelevation Rate Cross Slope
 Shoulder Widths Stopping Sight Distance Vertical Clearance

DESIGN DEVIATION MEMORANDUM FOR THE FOLLOWING ELEMENT:

Include statement identifying location, project limits, key controlling criteria, existing roadway characteristics, and required criteria versus proposed criteria:

It is requested to recommend approval of the design exception for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested to allow 11-foot travel lanes and 4-foot bicycle lanes along Simmons Loop west of US 301 to be consistent with the cross section that currently exists west of the project site. TS-4 requires a 7-foot buffered bicycle lane and a 4-foot bicycle lane is proposed. Simmons Loop is a substandard two-lane Urban Collector with a design speed of 35 mph.

Attach all supporting documentation to this form in accordance with Section 1.7 of the Transportation Technical Manual for Subdivision and Site Development Projects.

SIGNATURES AND APPROVALS:

Recommended by / Date:



This item has been digitally signed and sealed by Addie K. Clark, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2021.12.20 18:03:51 -05'00"

Responsible Professional Engineer



Apply Professional Engineer Seal

Approved by / Date:
(For Design Exceptions Only)

Michael J. Williams, Professional Engineer. County Engineer



December 20, 2021

Mr. Michael Williams, P.E.
Hillsborough County Engineer
Hillsborough County Development Services
601 East Kennedy Boulevard
Tampa, FL 33602

**RE: MM 21-1226 Modified TS-4 Typical Section
Design Exception Memo**

Dear Mr. Williams,

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), specifically Typical Section 4 (TS-4), for the segment of Simmons Loop along the frontage of the proposed project. The developer proposes to develop the subject property:

- Folio #: 77760.0000
- Acreage: +/-4.447 acres
- Record #: MM21-1226
- 96,900 SF Warehouse Use

PROJECT DESCRIPTION

The project is a component of the Mini-Warehouse/Self-Storage Project on the northwest quadrant of US 301 & Simmons Loop. A location map is provided in Appendix A. The project limits are from Sta. 10+27.00 to Sta. 17+02.00 with proposed improvements consisting of pavement widening, milling and resurfacing, new pavement markings, adding concrete curb and gutter and a 5-foot concrete sidewalk on the north and south sides of Simmons Loop. A stationing exhibit is provided in Appendix B. The FDM Context Classification is C3R-Suburban Residential, and the Hillsborough County functional classification is a substandard Urban County Collector with a design speed of 35 mph and WB-62FL design vehicle. The existing roadway is a rural two-lane road with no paved shoulders and sidewalk located on the south side.

A Design Exception is requested for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested that this memorandum be reviewed to justify the Design Exception request for this project to allow 11-foot travel lanes and 4-foot bicycle lanes.

DESIGN CRITERIA VERSUS PROPOSED CRITERIA

Hillsborough County has established the most recent version of the FDOT Design Manual (FDM) as the governing criteria for roadway design.

<u>Design Exception Requested</u>	<u>Cross-Section Design Criteria</u>	<u>Existing</u>	<u>Proposed</u>	<u>TS-4 Criteria</u>	<u>FDOT Criteria</u>	<u>AASHTO Criteria</u>
Yes	Bicycle Lane Width	0 feet*	4 feet	7 feet with buffer	4 feet to 7 feet	5 feet
No	Travel Lane Width	10 feet	11 feet	11 feet	12 feet	10 feet

*4-foot bicycle lanes exist north of Simmons Loop immediately west of project limits

- Hillsborough County TTM TS-4
The project area is classified as an Urban County Collector. The design speed along the frontage of the project is 35 mph. According to the TTM requirements for TS-4, 11-foot travel lanes, 5-foot sidewalks, and 7-foot buffered bike lanes are required within 64-feet of right-of-way.
- FDOT Criteria
According to the 2022 FDOT Design Manual (FDM) Table 210.2.1, the minimum lane width for travel lanes is 10 feet for C3 roadways with design speed of 35 mph. Based on the 2022 FDM, Section 223.1.1, for new construction projects, a 7-foot buffered bicycle lane is the standard. For projects where a bicycle lane is needed and it is not practical to move the existing curb, a 4-foot bicycle lane may be considered. When roadway pavement is continuous to the face of guardrail or barrier, the minimum bicycle lane width is 5 feet.
- AASHTO Criteria (A Policy of Geometric Design of Highways and Streets, 6th Edition 2011)
Based on the 2022 FDM, Chapter 122, Table 122.5.2.1 AASHTO Criteria, the minimum travel lane width allowed is 10 feet for urban collectors.
- AASHTO Criteria (Guide for the Development of Bicycle Facilities, 4th Edition 2012)
The recommended width for bicycle lanes is 5 feet if not adjacent to a narrow parking lane.
- Proposed Design
The existing lane widths will be widened, milled, and resurfaced throughout the project limits to provide for 11-foot travel lanes and to provide for two 4-foot bicycle lanes. The cross-section elements of travel lane width will meet AASTHO Criteria. The proposed bicycle lane width will meet FDOT criteria.

A Design Exception is requested for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM, specifically, 11-foot travel lanes and 4-foot bicycle lanes north and south of Simmons Loop along the project frontage.

REASON THE DESIGN CRITERIA ARE NOT APPROPRIATE

The bicycle lanes to the west of the project limits were constructed in late 2019/early 2020 as 4-foot bicycle lanes north and south of Simmons Loop. It is proposed to construct 4-foot bicycle lanes north and south of Simmons Loop for continuity in the cross section along Simmons Loop and to prevent an abrupt transition in bicycle lane widths. In summary, the following are reasons the design criteria are not appropriate, and a design exception is recommended:

- To have continuity with the previously constructed (late 2019/early 2020) Simmons Loop improvements directly west of the project limits
- To prevent an abrupt transition in bicycle lane widths for bicyclists and motorists

JUSTIFICATION FOR THE PROPOSED CRITERIA

- Based on the 2022 FDM, Section 223.1.1, where a bicycle lane is needed and it is not practical to move the existing curb, a 4-foot bicycle lane may be considered.
- A 4-foot bicycle lane would be continuous with the bicycle lane constructed less than 2 years ago directly west of the project limits.
- The entire project corridor will be milled and resurfaced. Mitigation strategies include new pavement markings and raised pavement markers.
- The 64' Right-of-Way width is maintained by adding the 3-foot reduction from bicycle lane width to the landscaping between the curb and sidewalk. Additionally, the proposed typical section includes approximately 2 feet of Right-of-Way dedication from the southern boundary of the property.

The Hillsborough County TS-4 Typical Section is included in Appendix D. The proposed modified typical section is shown in on the proposed site plan as "ROW Detail – 64' Typical Right-of-Way Section – TS-4 Modified", included in Appendix A.



OPERATIONAL AND SAFETY IMPACTS

The proposed improvements will enhance safety for motorists and bicyclists on Simmons Loop by providing continuity between the existing bicycle lane north of Simmons Loop, west of the project limits, and the proposed bicycle lane throughout the project limits to US 301. A sudden change in bicycle lane with could cause sudden maneuvering and confusion of bicyclists. Maintaining the same bicycle lane width as the bicycle lanes to the west would help manage bicyclist and driver expectancy of bicycle operations along Simmons Loop.

CONCLUSION AND RECOMMENDATION

The proposed design provides continuity between the existing travel lanes and bicycle lanes west of the project limits on Simmons Loop and the portion to be improved adjacent to the site. This continuity enhances safety for bicyclists and motorists by managing bicyclist and driver expectancy of bicycle operations along Simmons Loop.

This recommendation is the result of conversations with Hillsborough County Transportation Staff, including the Rezoning Pre-Submittal Meeting held on 05/26/2021 with James Ratliff as well as with Mike Williams on 11/09/2021.

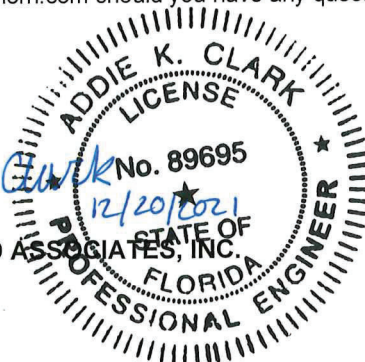
It is requested to recommend approval of the design exception for substandard lane width lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested to recommend approval to allow 11-foot travel lanes and 4-foot bicycle lanes north and south of Simmons Loop along the project frontage.

Please contact me at (813) 635-5517 or addie.clark@kimley-horn.com or Dustin Ballard at (813) 713-5646 or dustin.ballard@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

Addie K. Clark

KIMLEY-HORN AND ASSOCIATES, INC.
Addie Clark, P.E.
FL P.E. #89695



Based on the information provided by the applicant, this request is:

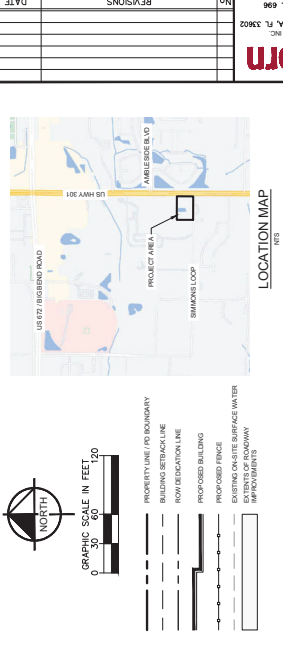
_____ Disapproved

_____ Approved

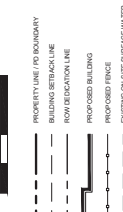
Michael J Williams, P.E.
Hillsborough County Engineer

***APPENDIX A: Site Plan - Major Modification to IPD-1
90-0025***

MAJOR MODIFICATION TO IPD-1 90-0025



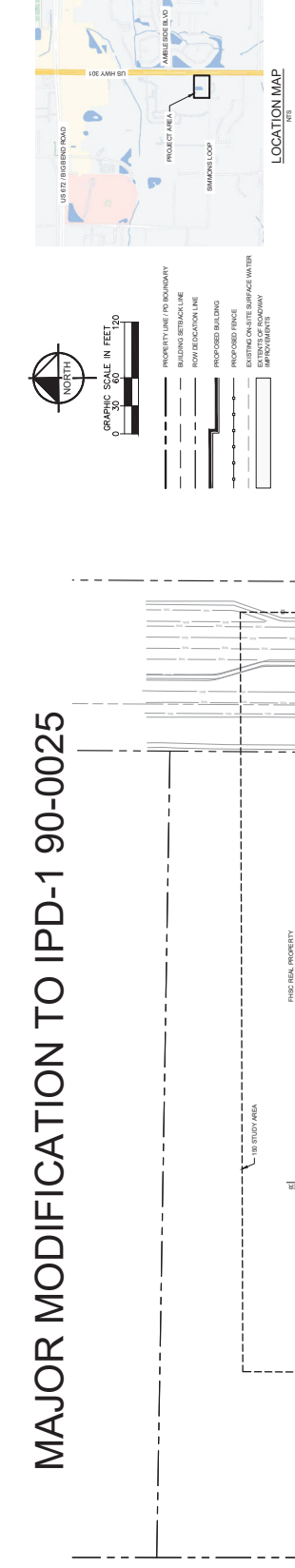
LOCATION MAP



LEGAL DESCRIPTION:
 A TRACT OF LAND IN SECTION 16, TOWNSHIP 33 SOUTH, RANGE 30 EAST, ... (Detailed legal description follows in the drawing)

TRANSPORTATION NOTES:
 1. ENTRANCE ROAD FROM SIMMONS LOOP TO NORTHERN PARCEL WILL BE ... (List of transportation notes follows)

PLANNING NOTES:
 1. PROJECT IS LOCATED IN AN OVERLY DISTRICT ... (List of planning notes follows)



PROPERTY DATA

PROPERTY DATA	REMARKS
PROPERTY NAME	PROJECT AREA
APPLICABLE CODES	US HWY 301
APPLICABLE REGULATIONS	USE 22 (RESIDENTIAL)
APPLICABLE STANDARDS	ASB 1-1 (SETBACK)
APPLICABLE STANDARDS	ASB 1-2 (SETBACK)
APPLICABLE STANDARDS	ASB 1-3 (SETBACK)
APPLICABLE STANDARDS	ASB 1-4 (SETBACK)
APPLICABLE STANDARDS	ASB 1-5 (SETBACK)
APPLICABLE STANDARDS	ASB 1-6 (SETBACK)
APPLICABLE STANDARDS	ASB 1-7 (SETBACK)
APPLICABLE STANDARDS	ASB 1-8 (SETBACK)
APPLICABLE STANDARDS	ASB 1-9 (SETBACK)
APPLICABLE STANDARDS	ASB 1-10 (SETBACK)

SETBACK AND BUFFERING INFORMATION TABLE

REQUIREMENT	REMARKS
FRONT SETBACK	ASB 1-1
REAR SETBACK	ASB 1-2
SIDE SETBACK	ASB 1-3
YARD SETBACK	ASB 1-4
LANDSCAPE BUFFER (MIN)	ASB 1-5
LANDSCAPE BUFFER (MAX)	ASB 1-6
LANDSCAPE BUFFER (MIN)	ASB 1-7
LANDSCAPE BUFFER (MAX)	ASB 1-8
LANDSCAPE BUFFER (MIN)	ASB 1-9
LANDSCAPE BUFFER (MAX)	ASB 1-10

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 655 NORTH FRANKLIN ST. SUITE 150
 TAMPA, FLORIDA 33602
 PHONE: (813) 620-1480

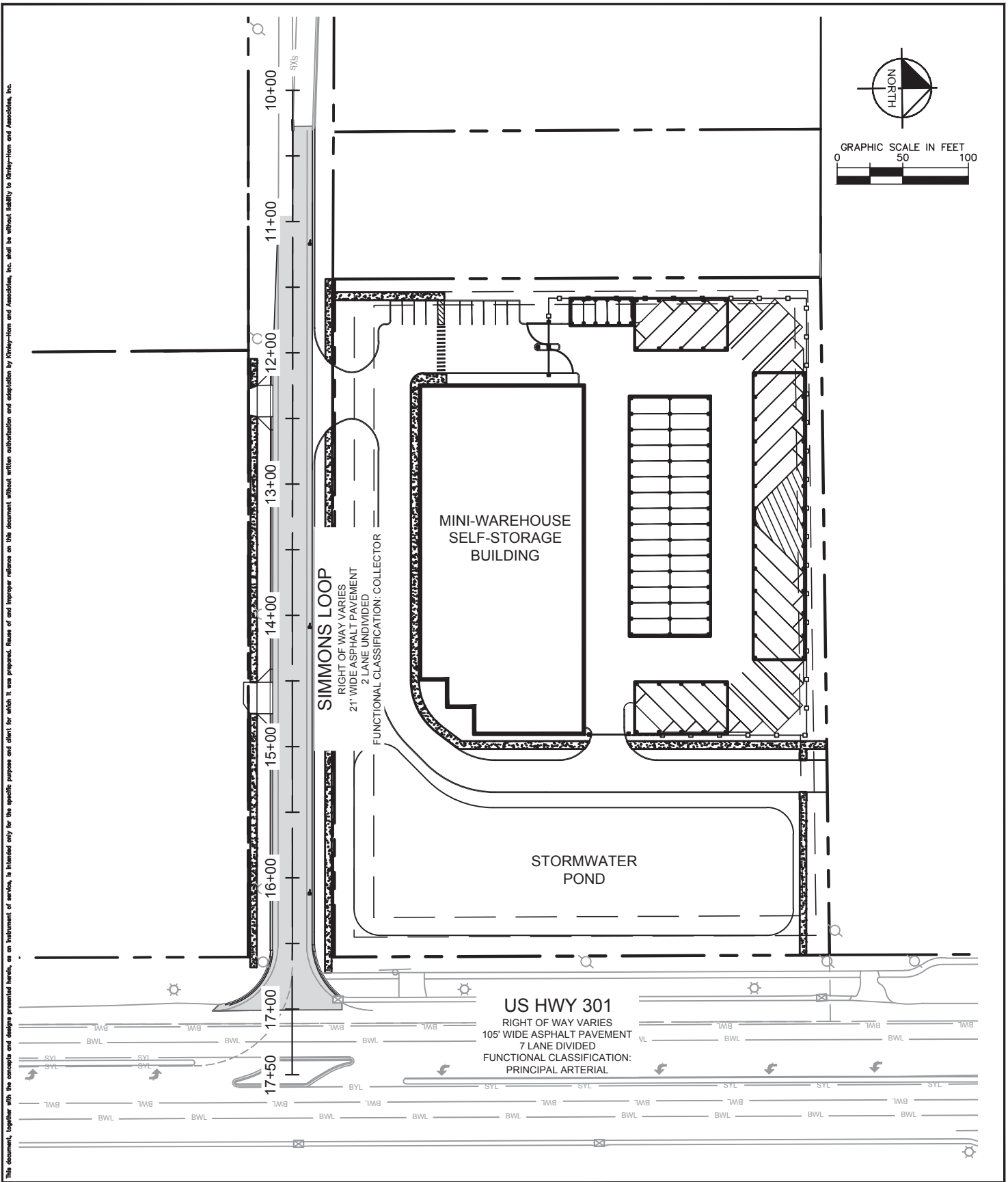
OWNER / DEVELOPER:
 THE DAVIS GROUP
 6728 JAMESTOWN DR.,
 ALPHARETTA, GA 30005
 PHONE: (770) 686-3762

DESIGNER:
 FLORIDA REGISTRATION NUMBER
 PROJECT REGISTRATION NUMBER

APPENDIX B: Stationing Exhibit

Drawing name: K:\TAM_Civil\145225 - The Davis Group\001 - Simmons Loop Riverview\CADD\Exhibit\Simmons Loop Stationing Exhibit.dwg Layout2 Dec 20, 2021 4:51pm by: Delaney,Rickles

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DESIGNED BY	DAB
DRAWN BY	DAB
CHECKED BY	SWG

Kimley»Horn

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655 NORTH FRANKLIN, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

DATE	DECEMBER 2021
PROJECT NO.	145225001

**SIMMONS LOOP
STATIONING EXHIBIT**

HILLSBOROUGH COUNTY FLORIDA

DESIGN ENGINEER:	SCOTT W. GILNER, P.E.
FLORIDA P.E. LICENSE NUMBER:	63945
DATE:	12/06/2021

SHEET NUMBER	EX-1
--------------	-------------

***APPENDIX C: Turn Lane and Access Analysis – Simmons
Loop Self-Storage***



August 17, 2021

Mr. James Ratliff, AICP, PTP
Principal Planner
Hillsborough County Development Services
Transportation Planning Division
601 E. Kennedy Boulevard
Tampa, FL 33602

**RE: *Simmons Loop Self-Storage
Hillsborough County, Florida
Turn Lane and Access Analysis***

Dear Mr. Ratliff,

Based upon the meeting on May 26, 2021 with Hillsborough County staff, the following analysis was completed for the proposed Major Modification to IPD-1 90-0025 to allow self-storage development located at the northwest quadrant of US 301 & Simmons Loop Road in Hillsborough County, Florida. The project site is currently vacant. Upon buildout in 2023, the site is proposed to consist of up to 117,000 square feet of self-storage use, as shown in the attached conceptual site plan. **Figure 1** illustrates the location of the site.

Access to the site will be provided via the following access connection location:

- One proposed full-access connection along Simmons Loop Road

Project Trip Generation

The trip generation potential for the proposed self-storage development was based upon land use code 151 (Mini-Warehouse) from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. The site is proposed to consist of up to 117,000 square feet of self-storage use, as shown in the attached conceptual site plan.

The proposed development has the potential to generate 12 net, new a.m. peak-hour trips (7 entering, 5 exiting) and 20 net, new p.m. peak-hour trips (9 entering, 11 exiting), as identified in **Table 1**. Internal capture and pass-by trips were not considered for this analysis.

Table 1: Peak-Hour Trip Generation Potential

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Peak Period	Percent		In	Out	Total
						In	Out			
Mini-Warehousing	10	151	117	KSF	AM	60%	40%	7	5	12
					PM	47%	53%	9	11	20

Project Trip Distribution

Project traffic was assigned to the adjacent roadway network of US 301 and Simmons Loop Road. The project distribution was based upon existing traffic patterns and connections to regional facilities (Interstate 75). As indicated in **Figure 2**, approximately 45% of project trips are expected to travel to/from areas west of the project site due to the proximity to Interstate 75.

Figure 3 illustrates the a.m. and p.m. peak-hour project traffic at the project driveway.

Turn Lane and Access Analysis

Access to the site will be provided via the following access connection location:

- One proposed full-access connection along Simmons Loop Road

Based on Section 6.04.04 of the *Hillsborough County Land Development Code*, an exclusive left-turn lane is required if there are more than 20 left-turning vehicles per hour and an exclusive right-turn lane is required if there are more than 50 right-turning vehicles per hour. As illustrated in **Figure 3** and **Figure 4**, the eastbound left-turn and westbound right-turn movements into the project site are not anticipated to exceed turn lane warrant thresholds; therefore, an exclusive ingress left-turn and right-turn lane are not required at the proposed project driveway.

As indicated in **Figure 3** and **Figure 4**, 2 a.m. peak-hour project trips and 3 p.m. peak-hour project trips are anticipated to make a southbound left-turn out of the site to then make an eastbound right-turn at the intersection of US 301 & Simmons Loop Road. It is not anticipated that these few project trips will have an adverse impact on the traffic flow of Simmons Loop Road.

Conclusion

This analysis was performed for the proposed self-storage development located at the northwest quadrant of US 301 & Simmons Loop Road in Hillsborough County, Florida. Access to the site will be provided via the following access connection location:

- One proposed full-access connection along Simmons Loop Road

Exclusive turn lanes are not warranted at the proposed access connection along Simmons Loop Road, per Section 6.04.04 of the *Hillsborough County Land Development Code*. In addition, 2 a.m. peak-hour project trips and 3 p.m. peak-hour project trips are anticipated to make a southbound left-turn out of the site to then make an eastbound right-turn at the intersection of US 301 & Simmons Loop Road. It is not anticipated that these project trips will have an adverse impact on the traffic flow of Simmons Loop Road.

We will follow-up to see if you have any questions you may have. Thank you for your time in reviewing.



Very Truly Yours,

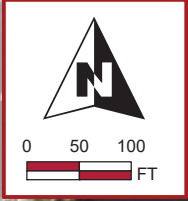
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Addie K. Clark".

Addie K. Clark, P.E.
Transportation Engineer

Attachments: Pre-Application Meeting Notes
 Figures
 Conceptual Site Plan

Copy to: Dustin Ballard, E.I., Kimley-Horn



Legend

Project

KITAM_GIS_TPT0145225001_SimmonsLoopMap.mxd - 8/17/2021 9:54:24 AM - Addie Clark

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.
 655 North Franklin St, Suite 150, Tampa, FL 33602
 Phone: (813) 620 1460
 www.kimley-horn.com

Project Location Map

SIMMONS LOOP SELF-STORAGE
HILLSBOROUGH COUNTY, FLORIDA

Project No: 145225001

Scale: As Noted

August 2021

Figure 1

Legend

- Project Access
- XX% Entering Distribution
- (XX%) Exiting Distribution

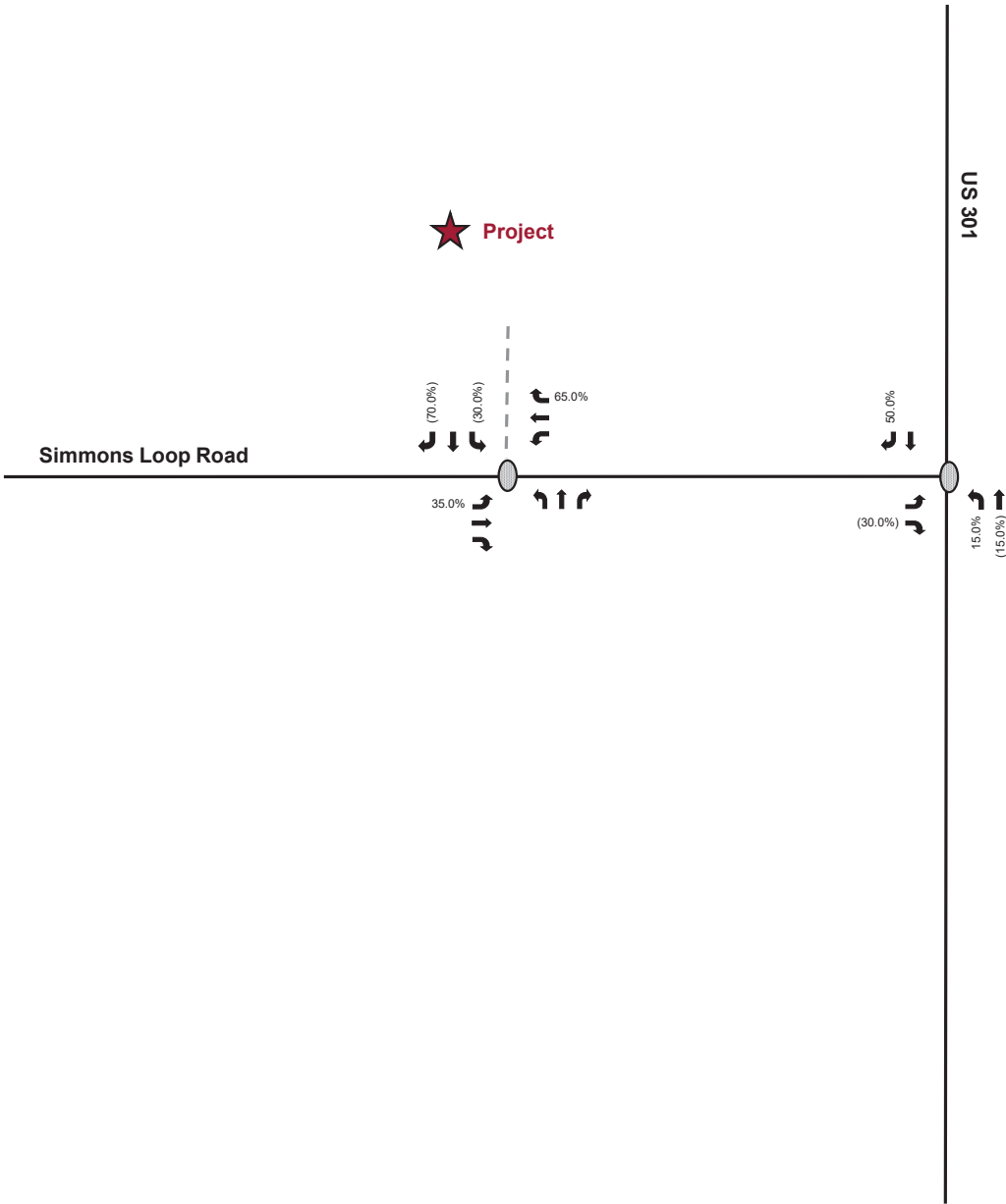


Figure 2
Peak-Hour Project Trip Distribution
Simmons Loop Self-Storage
Hillsborough County, Florida

Legend

- Project Access
- XX A.M. Peak-Hour Project Traffic
- (XX) P.M. Peak-Hour Project Traffic



NOT TO SCALE

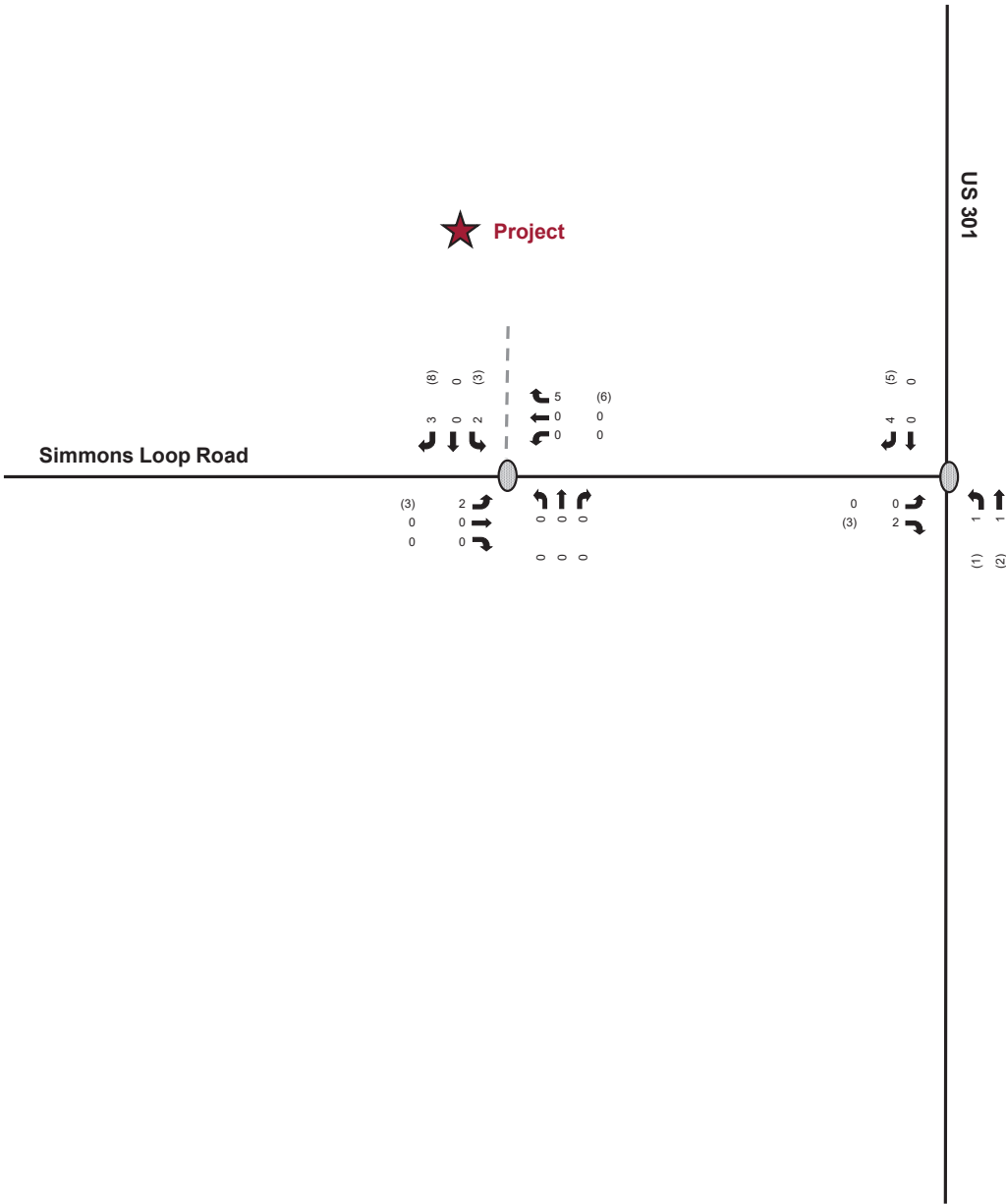
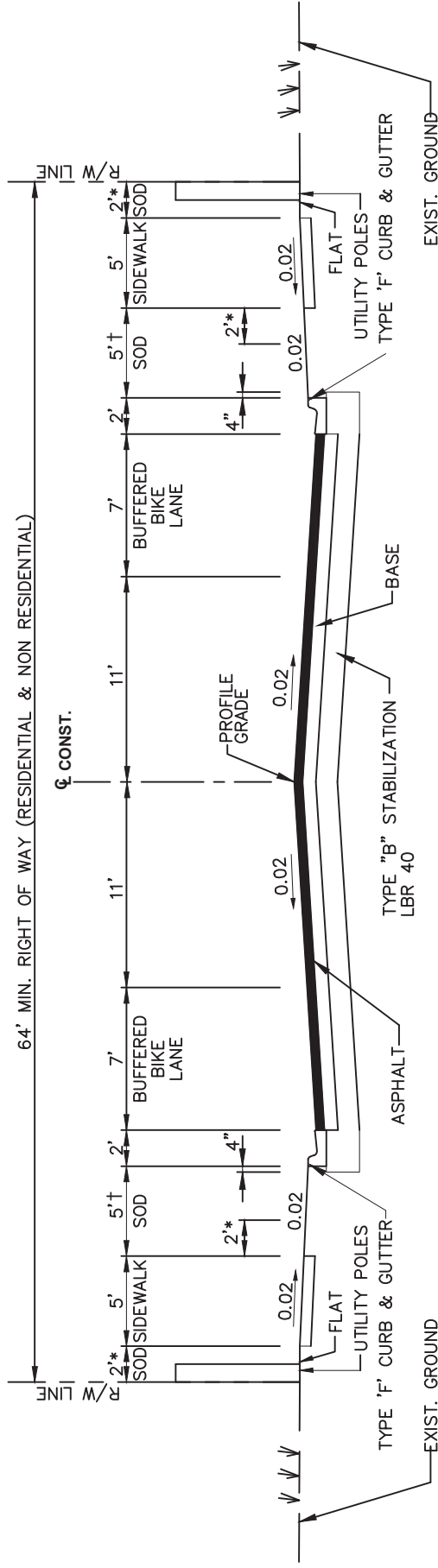


Figure 3
Peak-Hour Project Traffic
Simmons Loop Self-Storage
Hillsborough County, Florida

***APPENDIX D: TS-4 Urban Collectors (2 Lane Undivided)
Typical Section***



TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION
			DRAWING NO. TS-4 SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Simmons Loop Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,126	205	203
Proposed	185	13	21
Difference (+/-)	-4,941	-192	-182

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop Rd/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	MM 21-1226
Hearing date:	January 18, 2022
Applicant:	The Davis Group
Request:	Major Modification to a Planned Development
Location:	South U.S. Highway 301, Riverview Northwest corner of South US Highway 301 and Simmons Loop
Parcel size:	4.52 acres +/-
Existing zoning:	IPD-1 90-0025
Future land use designation:	SMU-6 (6 du/ga; 0.50 FAR for light industrial)
Service area:	Urban
Community planning area:	Riverview

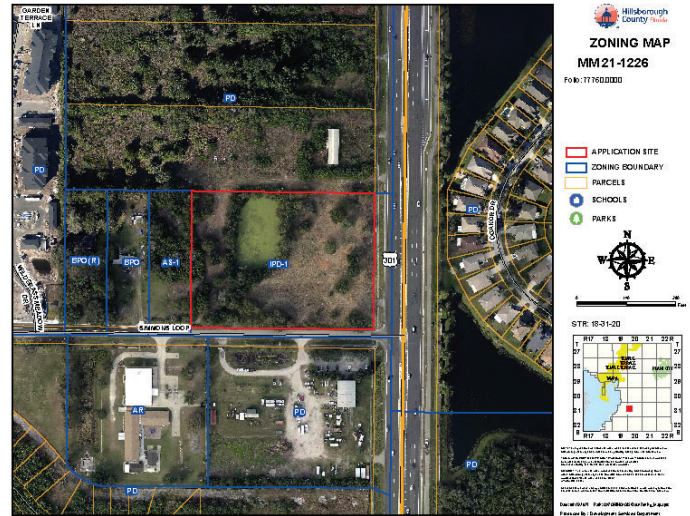
A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

PD Modification Application: MM 21-1226
Zoning Hearing Master Date: January 18, 2022
BOCC Land Use Meeting Date: March 8, 2022

1.0 APPLICATION SUMMARY

Applicant: The Davis Group
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Urban
Site Acreage: 4.52 acres
Community Plan Area: Riverview
Overlay: None
Request: Major Modification to the approved IPD-1 zoning district



Request Summary:

Major modification to the approved IPD-1 90-0025 zoning district to be allowed to develop the property with a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats.

Existing Approvals:

Retail and services uses in Figure 27 of the Zoning Code (1989) with a maximum floor area ratio of 0.25 and a total building area of 30,800 square feet subject to the approved conditions and site development plan associated with the existing IPD-1 90-0025.

Proposed Modification(s):

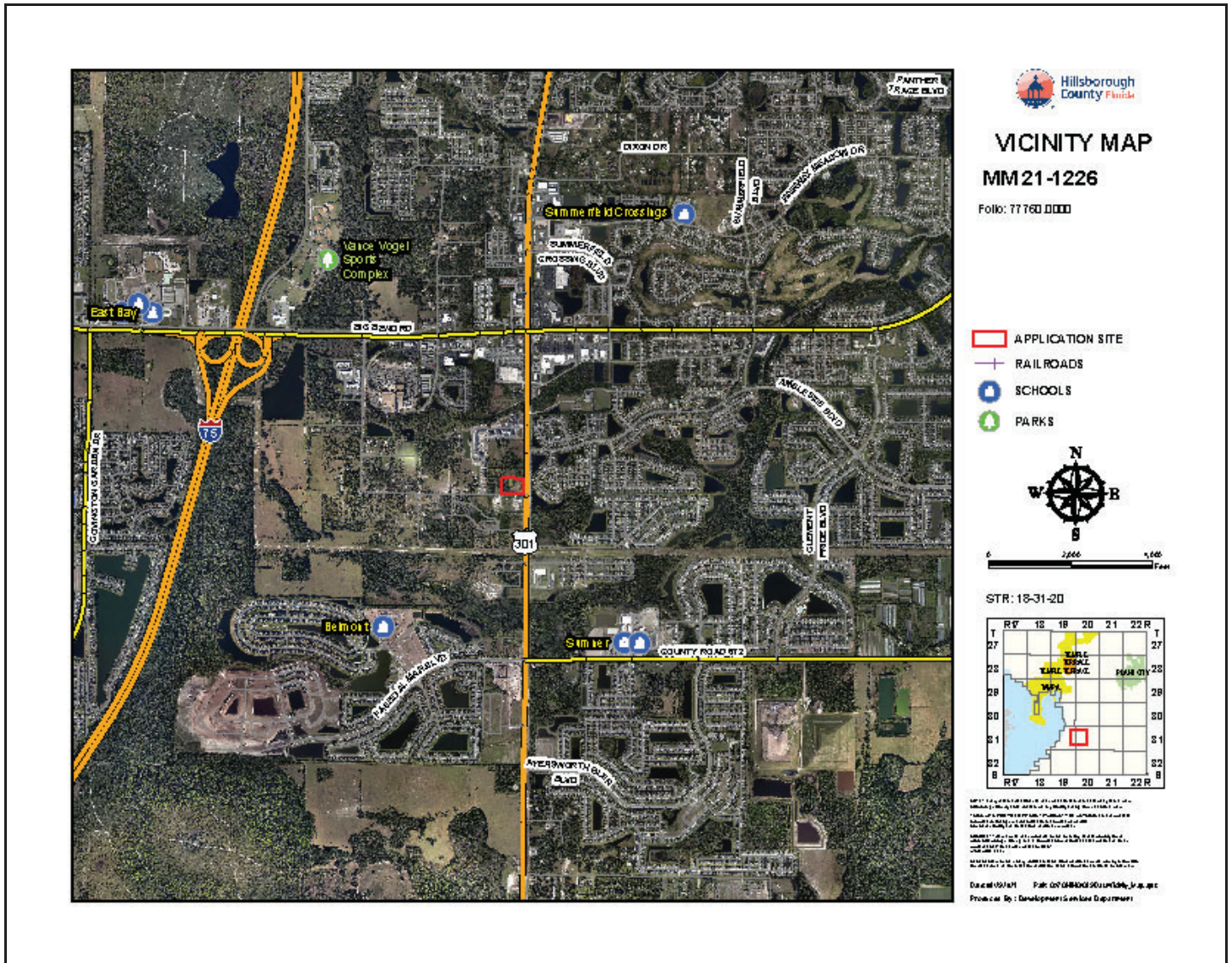
The applicant requests modifications to the approved uses and detailed site plan. Requests include the following: (1) to allow a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats and (2) amendments to the approved conditions reflecting the subject request and new site development plan.

Additional Information:

PD Variations	LDC Part 6.06.00 (Landscaping/Buffering) Specifically, the applicant proposes to reduce the northern landscape buffer from 15 feet to 10 feet in order to maintain safe turning radii in the entrance driveway and to accommodate 30-foot internal driveways for safe maneuvering of large vehicles through the site. The Applicant also requests a reduction in the western landscape buffer from 30 feet to 10 feet. The applicant provided the following reasoning for the requested reduction. The adjacent parcel to the west, Folio No. #077760-0004, has been deemed "Undevelopable" by Hillsborough County due to repeated flooding. Hillsborough County owns the parcel, which has a future land use category of Public/Quasi-Public to prevent future development. In addition, the deed for the property contains a restriction that expressly prohibits any development on the parcel other than for open space, recreation, or wetland activities (Warranty Deed recorded February 20, 2003 in Hillsborough County Official Records Book 12371, Page 1842).
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	Consistent with the Comprehensive Plan
Development Services Department Recommendation	Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

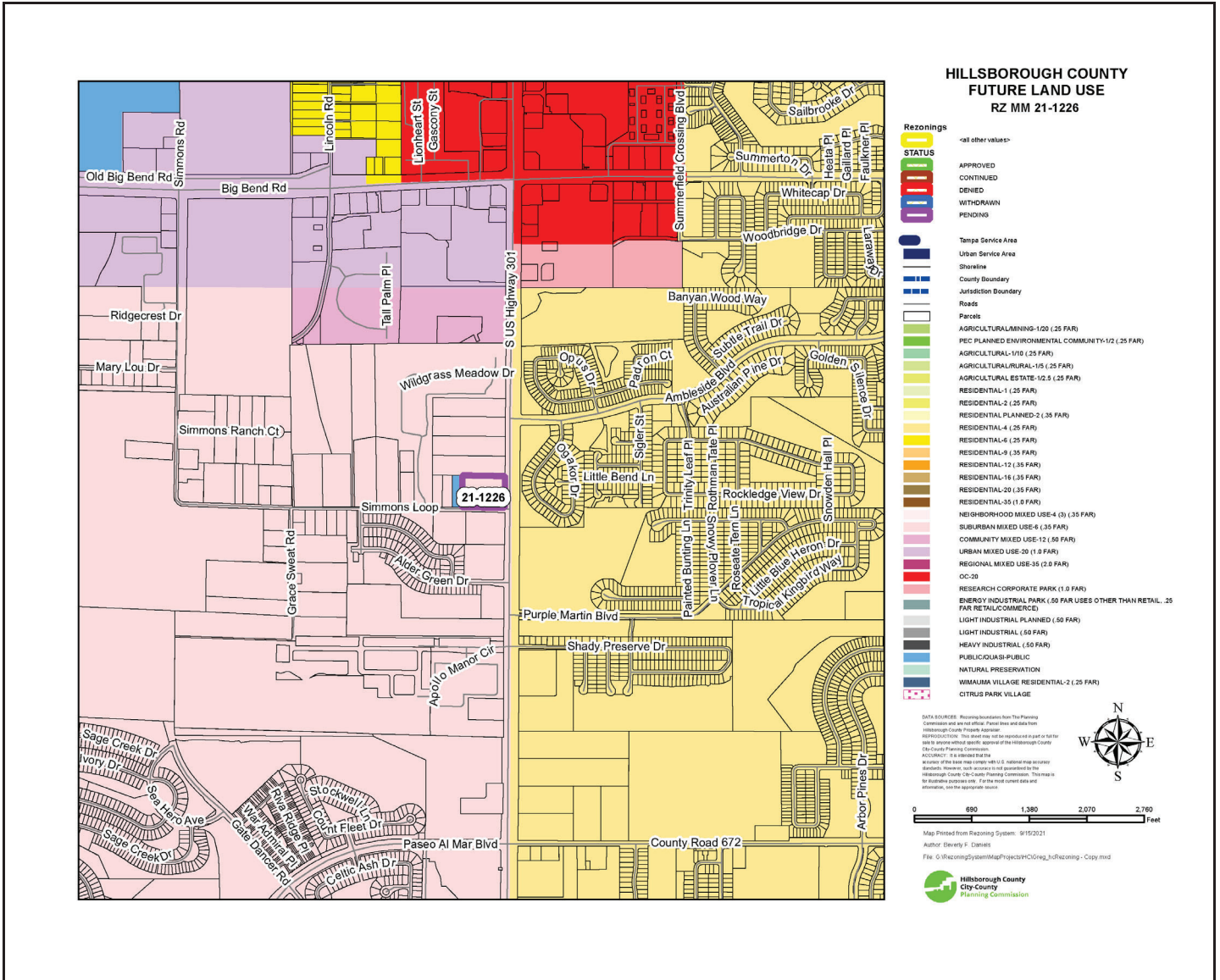


Context of Surrounding Area:

Existing land uses within the area include industrial (warehouses), institutional (churches), and residential (single-family and multi-family) uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

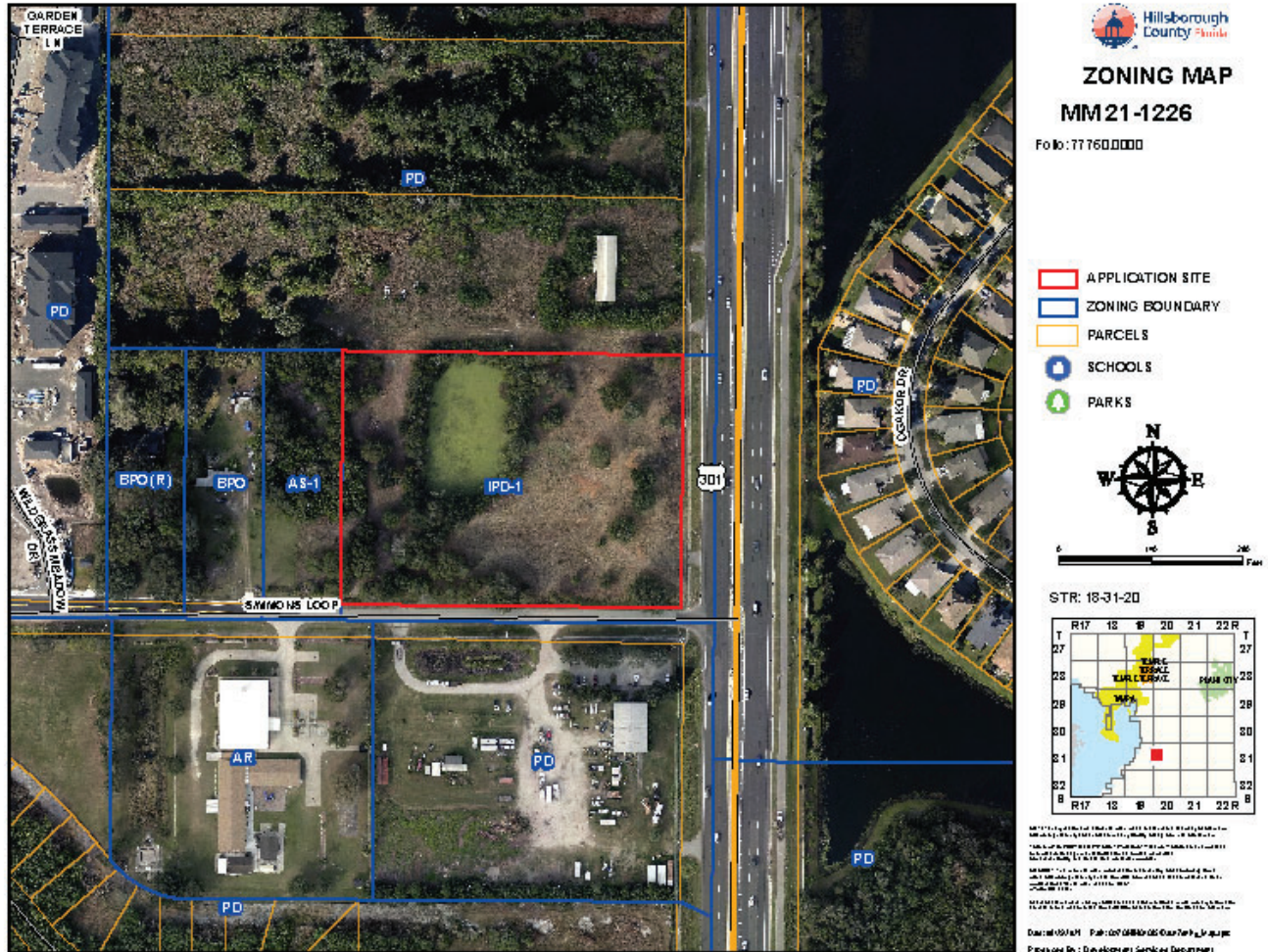
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6 dwelling units per gross acre / 0.50 (light industrial uses)
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	NA / 0.35	Business Professional Office and Commercial General uses	Warehouse
South	PD	NA / 0.35	Limited Commercial General uses	Simmons Loop right-of-way and Warehouse
East	PD	Maximum of 320 single-family conventional homes / NA	Single-Family Conventional Homes	South US Highway 301 right-of-way and Single-Family Residential

APPLICATION NUMBER: MM 21-1226

ZHM HEARING DATE: January 18, 2022

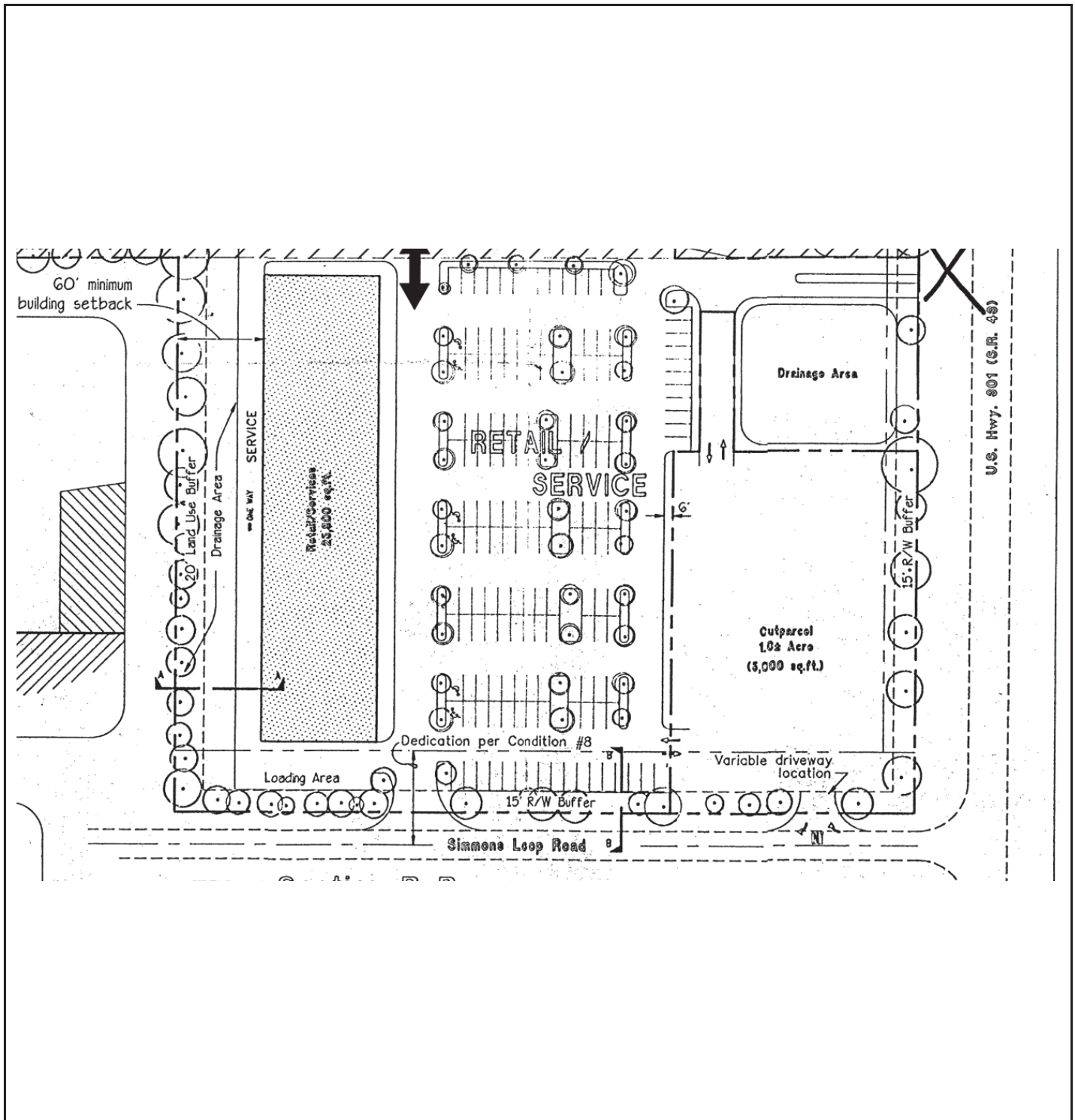
BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Kevie Defranc

West	AS-1	43,560 sf/u / N/A	Agricultural and agricultural-related uses per LDC Section 2.02.02	Vacant
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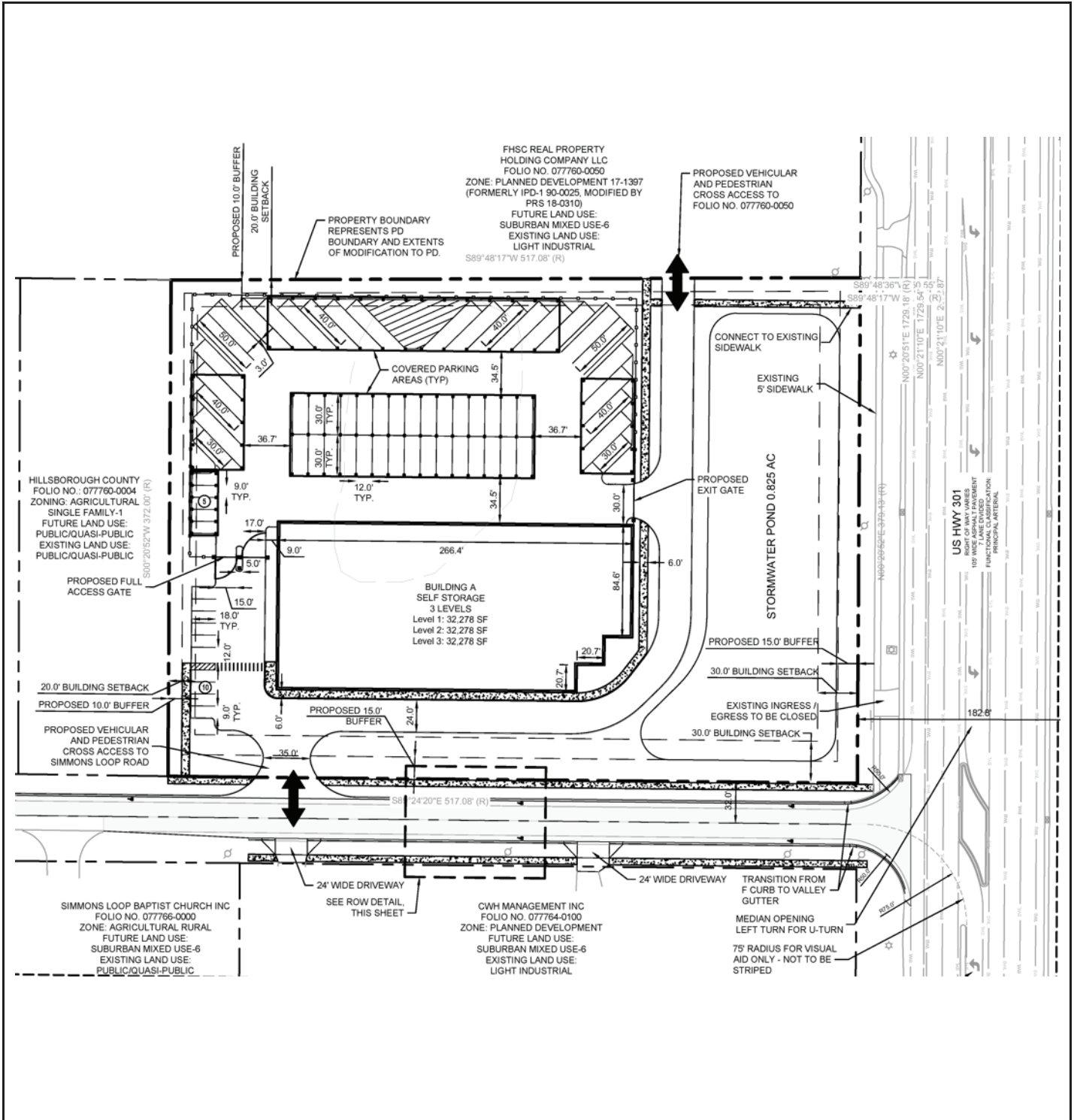
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Simmons Loop Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other: ROW Dedication

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	5,126	205	203
Proposed	185	13	21
Difference (+/1)	-4,941	-192	-182

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop Rd/Substandard Roadway	Design Exception Requested	Approvable
	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	<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. 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 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.												
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 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													
Check if Applicable: <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td style="width:50%; border:none;"><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td style="border:none;"><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Wellhead Protection Area</td> <td style="border:none;"><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> Surface Water Resource Protection Area</td> <td style="border:none;"><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td style="border:none;"></td> <td style="border:none;"><input type="checkbox"/> Other</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat															
<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area															
<input type="checkbox"/> Surface Water Resource Protection 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.												
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <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	The subject rezoning include parcel that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems .												
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 type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"> Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653.00*115.606 = \$75,490.72 Fire: \$32.00*115.606 = \$3,699.39 </td> <td style="width:50%; border:none;"> Single Tenant Office (Per 1,000 s.f.) Mobility: \$9,005.00*.6 = \$5,403.00 Fire: \$158.00*.6 = \$94.80 </td> </tr> </table>					Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653.00*115.606 = \$75,490.72 Fire: \$32.00*115.606 = \$3,699.39	Single Tenant Office (Per 1,000 s.f.) Mobility: \$9,005.00*.6 = \$5,403.00 Fire: \$158.00*.6 = \$94.80										
Mini-Warehouse (Per 1,000 s.f.) Mobility: \$653.00*115.606 = \$75,490.72 Fire: \$32.00*115.606 = \$3,699.39	Single Tenant Office (Per 1,000 s.f.) Mobility: \$9,005.00*.6 = \$5,403.00 Fire: \$158.00*.6 = \$94.80															
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												

Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed modification to IPD-1 90-0025 compatible with the existing zoning districts and development pattern in the area. Staff concurs with the applicant’s landscape buffering variation justification considering the proposed use and the fact that adjacent parcel folio 77760.0004 has been deemed undevelopable by the County.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 21, 2021.

1. ~~The uses permitted shall be limited to those listed under retail and services in Figure 27 of the Zoning Code development shall be approved for a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats.~~

2. ~~The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks internal and external to the project in the right-of-way area of the major roadways bordering that portion of the project (i.e., U.S. 301 and Simmons Loop Road). The location of said sidewalks, the timing of construction and the applicability of the waiver provisions of the Site Development Regulations shall be determined by the Department of Development Review during Detailed Site Plan reviews. The provision of sidewalks along U.S. 301 shall be subject to FDOT approval. project shall be developed in accordance with the certified site development plan and the following standards:~~

<u>Maximum Building Area</u>	<u>96,834 square feet</u>
<u>Minimum Front Setbacks</u>	<u>30 feet (east)</u>
	<u>30 feet (south)</u>
<u>Minimum Side Setbacks</u>	<u>20 feet (west)</u>
	<u>20 feet (north)</u>
<u>Maximum Building Height</u>	<u>45 feet/3-stories</u>
<u>Maximum Impervious Surface</u>	<u>60%</u>

3. ~~Landscape buffering and screening shall be in accordance with Land Development Code Section 6.06.06., except as provided herein. The developer shall provide a 10-foot buffer and Type CA screening along the western boundary and a 10-foot buffer and Type B screening along the northern boundary.~~

4. ~~The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.~~

35. ~~The development shall not be allowed access onto U.S. 301.~~

4. ~~The development shall be allowed two accesses onto Simmons Loop Road. The centerline of the western access shall be located 400 feet to the west of the centerline of U.S. 301. The eastern access shall serve both the outparcel and the shopping center. The radius of both project drives shall be 40 feet, at a minimum.~~

56. ~~The developer shall provide internal access to any existing or future outparcels on the site.~~

6. ~~The developer shall dedicate to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 65 feet of right-of-way from the existing center line of Simmons Loop Road, to accommodate for the future right-of-way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

7. ~~The developer shall dedicated to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 22 feet of additional right-of-way along the west side of U.S. 301 to accommodate a total of 204 feet of right-of-way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

~~8. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.~~

97. Construction details of all curb cuts shall be subject to approval by the Hillsborough County Engineering Department.

~~108. The developer shall be required to pave any portion of access drives which may be within the existing right-of-way. Construction is subject to approval by Hillsborough County Engineering Services.~~

9. If MM 21-1226 is approved, the County Engineer will approve a Design Exception (dated December 20, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes and a reduced right-of-way width of 62 feet.

10. As proffered by the applicant, the developer shall dedicate 2 feet of the project frontage along Simmons Loop Road for roadway improvements.

11. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

12. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

~~113. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance Permits or Final Plat approval, whichever comes first, evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery.~~

14. 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.

~~125. As required by the Hillsborough County Fire Department, the developer:~~

~~a. Install at the developer's expense, prior to issuance of Zoning Compliance Permits, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements necessary to minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Waste and Wastewater Utilities, or~~

~~b. Prepare a Fire Protection Plan for the site. Prior to issuance of Zoning Compliance Permits or Final Plat approval, the developer shall submit the Plan, as approved by the Fire Department, to the County Development Review Department.~~

16. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.

~~137.~~ The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

~~14.~~ Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances.

~~15.~~ Within ninety days of approval of PRS 18-0310 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

~~168.~~ The development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that 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.

~~19.~~ 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.

~~20.~~ 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

~~21.~~ 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.

~~22.~~ 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.

~~23.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.


~~24.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

ZHM HEARING DATE: January 18, 2022

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: Kevie Defranc

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jan 11 2022 09:52:37

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Kami Corbett spoke on behalf of the applicant. She introduced applicant representatives Mr. Brent Davis and Mr. Grey Reed. She displayed an aerial view of the subject property and stated the site is in the SMU-6 Future land Use Category and is on U.S. 301 between Big Bend Road and Balm Road. She stated the subject property has been zoned IPD since 1990 and the latest PRS was in 2018 to remove some of the land subject to the IPD. She stated that did not leave any thoughtful entitlements on the subject property and the applicant is seeking the modification for 96,834 square feet of mini warehouse use with parking for recreational vehicles and boats.

Ms. Corbett stated the applicant is requesting 45 feet maximum height and three stories. She stated the building setbacks are 30 feet on the front and 20 feet on the rear, with 60 percent impervious surface. She stated access will be via a gated driveway off Simmons Loop. She stated the site will be served by Hillsborough County utilities.

Ms. Corbett displayed the site plan and pointed out the access point and the RV and boat storage area. She stated the applicant is requesting a PD variation to reduce the buffer width on the north and west to ten feet, and a PD variation to allow Type A screening. She stated the variations are necessary to accommodate safe turning radii for RVs. She stated the variation is mitigated by the screening the applicant will provide, and the variation will not substantially interfere with or injure the rights of other property owners.

Ms. Corbett stated the property north of the subject property is providing a 20-foot Type B buffer and screening, so there will be adequate buffer between the uses. She stated Hillsborough County owns the property west of the subject property, and the county property is deed restricted from development. She displayed a copy of the county's deed, which she stated she would submit to the record. She stated the land was conveyed for the purpose of flood mitigation and wetlands and it cannot be conveyed to a private owner without consent of the grantor. She stated this shows the property to the west is not developable.

Ms. Corbett stated the applicant is requesting a design exception to reduce the lane widths and bicycle path width. She stated the proposal is consistent with the section to the west. She stated County Engineer Mike Williams found the design exception approvable and she would submit a copy of his email to the record.

Ms. Corbett stated staff found the proposed development complements the surrounding land uses and avoids strict commercial, and is consistent with the goals and objectives of the Riverview Community Plan, the Highway 301 corridor district, and the county's

comprehensive plan. She stated there is a significant trip reduction compared to what is approved today and what the applicant is requesting. She stated there have been no objections from any reviewing agency, and staff recommends approval with conditions.

Development Services Department

Mr. Kevie Defranc, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated Development Services had nothing further.

Applicant Rebuttal

Ms. Corbett stated the applicant had nothing further.

The hearing officer closed the hearing on major modification 21-1226.

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a copy of the revised proposed conditions.

Ms. Kami Corbett submitted into the record at the hearing a copy of the applicant's design exception request and the County Engineer's finding that the applicant's design exception is approvable, a copy of the warranty deed showing the deed restriction for the adjacent county-owned parcel, and a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 4.52 acres located at the northwest corner of south U.S. Highway 301 and Simmons Loop in Riverview.

2. The Subject Property is zoned Interstate Planned Development (IPD-1) 90-0025 and is designated SMU-6 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Future Land Use Map*.
3. The Subject Property is in the Urban Services Area and within the boundaries of the Riverview Community Plan.
4. The existing zoning approval allows retail and services uses with a maximum floor-area-ratio of 0.25 and a total building area of 30,800 square feet subject to the approved conditions and site development plan for IPD-1 90-0025.
5. Existing land uses in the area surrounding the Subject Property include industrial (warehouses), institutional (churches), and residential (single-family and multi-family) development. Properties north and south of the Subject Property include warehouse uses. Properties east of the Subject Property across U.S. Highway 301 are developed in single-family conventional homes. The property west of the Subject Property consists of vacant land zoned AS-1.
6. The applicant is requesting a major modification to the approved IPD-1 90-0025 zoning district to allow (1) development of the Subject property with a maximum 96,834 square-foot mini-warehouse facility and parking area for recreational vehicles and boats; and (2) amendments to the approved conditions reflecting the subject request and new site development plan.
7. The applicant has requested a design exception to allow for construction of the TS-4 typical section with exception to allow a 4-foot bicycle lane and reduced right-of-way width of 62 feet. The County Engineer found the design exception approvable.
8. The applicant is requesting a variation to LDC Part 6.06.00, Landscaping and Buffering as follows: (1) to reduce the northern landscape buffer from 15 feet to 10 feet to maintain safe turning radii in the entrance driveway and to accommodate 30-foot internal driveways for safe maneuvering of large vehicles through the site; and (2) to reduce the western landscape buffer from 30 feet to 10 feet where the Subject Property abuts an undevelopable parcel owned by Hillsborough County.
9. The LDC at section 5.03.06.C.6. provides that non-district regulations may be varied as part of a Planned Development based on consideration of specific criteria, and the Zoning Hearing Master's recommendations shall include a finding regarding whether the requested variations meet the criteria for approval.
10. County staff found the proposed major modification compatible with the existing zoning districts and development pattern in the surrounding area. County staff concurs with the applicant's justification for the landscape buffering variation and recommends approval subject to the conditions stated in the Development

Services staff report based on the applicant's general site development plan received December 21, 2021.

11. Planning Commission staff found the proposed major modification complements the surrounding uses and is compatible with the existing and planned development found in the surrounding area. Planning Commission staff concluded the request is consistent with the county's comprehensive plan.
12. Findings on LDC section 5.03.06.C.6.b. criteria:
 - 1) The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations. Yes. The variation is necessary to maintain safe turning radii in the entrance driveway and to accommodate 30-foot internal driveways for safe maneuvering of large vehicles through the site.
 - 2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. Yes. The site abuts an undevelopable county-owned parcel to the west and a PD approved for business professional office and commercial general uses to the north. The northern property owner is providing a 20-foot Type B buffer on its southern boundary. The variation is mitigated by screening adjacent to the north and west properties.
 - 3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. Yes. The variation is in harmony with the purpose and intent of the LDC and will foster and preserve public health, safety, comfort and welfare, and aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.
 - 4) The variation will not substantially interfere with or injure the rights of adjacent property owners. Yes. The variation will not substantially interfere with or injure the rights of adjacent property owners because there will be adequate buffering and screening with relation to the property north of the Subject Property. The property west of the Subject Property is an undevelopable county-owned parcel.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The major modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW


A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification to the approved IPD-1 90-0025 zoning district to allow (1) development of the Subject property with a maximum 96,834 square-foot mini-warehouse facility and parking area for recreational vehicles and boats; and (2) amendments to the approved conditions reflecting the subject request and new site development plan. The applicant is requesting a variation to LDC Part 6.06.00, Landscaping and Buffering as follows: (1) to reduce the northern landscape buffer from 15 feet to 10 feet to maintain safe turning radii in the entrance driveway and to accommodate 30-foot internal driveways for safe maneuvering of large vehicles through the site; and (2) to reduce the western landscape buffer from 30 feet to 10 feet where the Subject Property abuts an undevelopable parcel owned by Hillsborough County.

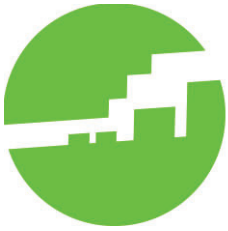
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request subject to the conditions stated in the Hillsborough County Development Services staff report based on the applicant’s general site development plan received December 21, 2021.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

2-8-2022

Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 18, 2022	Petition: MM 21-1226
Report Prepared: January 6, 2022	Northwest corner of Simmons Loop Road and US Highway 301 <i>Folio 077760</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga; 0.50 FAR for light industrial)
Service Area	Urban
Community Plan:	Riverview
Requested Rezoning:	Major Modification to Interstate Planned Development-1 (IPD-1) 90-0025 to allow for Mini Warehouse with Parking for Recreational Vehicles and Boats
Parcel Size (Approx.):	4.45± acres (193,706 square feet)
Street Functional Classification:	Simmons Loop— Collector US Highway 301— Principal Arterial
Locational Criteria	Meets Commercial Locational Criteria
Evacuation Area	The subject property is not in an Evacuation Zone.



Context

- The site is 4.45 ± acres on the northwest corner of Simmons Loop Road and US Highway 301. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Community Plans.
- The property's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). Typical uses in this category include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses are required to meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- The site is surrounded by SMU-6 to the north, west and south. There is one property directly to the west of the site that has a Public/Quasi Public (P/QP) Future Land Use designation. Further east of the site, across US Highway 301 is designated as Residential-4 (RES-4).
- The site is currently zoned Interstate Planned Development -1 (IPD-1) and approved for retail, service, and mini warehouse uses. To the north, east and south of the site is Planned Development (PD) zoning. Directly west of the site is Agricultural Single-Family (AS-1) and Business Professional Office (BPO) zoning, and Agricultural Rural (AR) to the southwest. Surrounding uses include warehousing and office on the west side of US Highway 301 and single family residential on the east side of US Highway 301.
- The site contains approximately 0.55 acres of wetlands.
- The applicant is requesting a Major Modification to IPD-1 90-0025 to allow for 96,834 square feet of mini warehouse with parking for recreational vehicles and boats.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element (FLUE)

Urban Service Area (USA)

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the

federal government unless such requirements have been previously waived by those governmental bodies.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and

d) transportation/pedestrian connections

Discouraging Strip Commercial Development

Objective 23:

To maintain the vehicular capacity of public roads, the County discourages linear ("strip") non-residential development patterns and the multiple access points which accompany such linear neighborhood serving commercial development.

Policy 23.2: *Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

Environmental and Sustainability Section (E&S)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policies: 3.5.1 *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

LIVABLE COMMUNITIES ELEMENT

Riverview Community Plan

Vision Concept

1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting, and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

Goal 1 *Achieve better design and densities that are compatible with Riverview's Vision.*

Mixed Use-Commercial-Residential

- *Avoid "strip" development patterns for commercial uses.*
- *Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.*
- *Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.*

Staff Analysis of Goals, Objectives, and Policies:

The applicant is requesting a Major Modification to IPD-1 90-0025 to allow for 96,834 square feet of mini warehouse with parking for recreational vehicles and boats. The parcel is currently vacant and is located at the northwest corner of Simmons Loop Road and US Highway 301. The property's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). The intent of the SMU-6 Future Land Use category is to develop areas at an urban/suburban level of intensity or density. The SMU-6 designation allows for a maximum FAR of 0.50 for light industrial uses, therefore the allowable square footage allowed for this proposal would be calculated as follows: 4.45 acres X 43,560 square feet X.50 FAR = 96,921 square feet of non-residential development allowed.

The site is surrounded by SMU-6 to the north, west and south. There is one property directly to the west of the site that has a Public/Quasi Public (P/QP) Future Land Use designation. Further east of the site, across US Highway 301 is designated Residential-4 (RES-4). The character of the immediate area is a mix of uses including light commercial, light industrial and single family residential and transitions to predominately a residential character moving east of the subject site, across from US Highway 301. The subject parcel abuts PD and AS-1 zoning and light commercial and industrial land uses on the north and south. The proposed development complements the surrounding land uses and is therefore consistent with Objective 12-1 and Policy 12-1.4 of the CDC and Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the FLUE.

There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The site is located within the Riverview Community Planning Area. The proposal for the commercial warehouse use and storage of recreational vehicles and boats avoids "strip" development in its design. It will be setback from Simmons Loop Road and will use buffering and screening to minimize impacts associated with the development. In addition, the development will be setback and buffered by a stormwater pond, trees and other plantings on the eastern side along US Highway 301. Therefore, the proposal is consistent with the Goals and Objectives of the Riverview Community Plan and Highway 301 Corridor District.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions as proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-1226

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tempa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

AGRICULTURAL/MINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
OC-20
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.50 FAR)
LIGHT INDUSTRIAL (.50 FAR)
HEAVY INDUSTRIAL (.50 FAR)
PUBLIC/QUASH-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

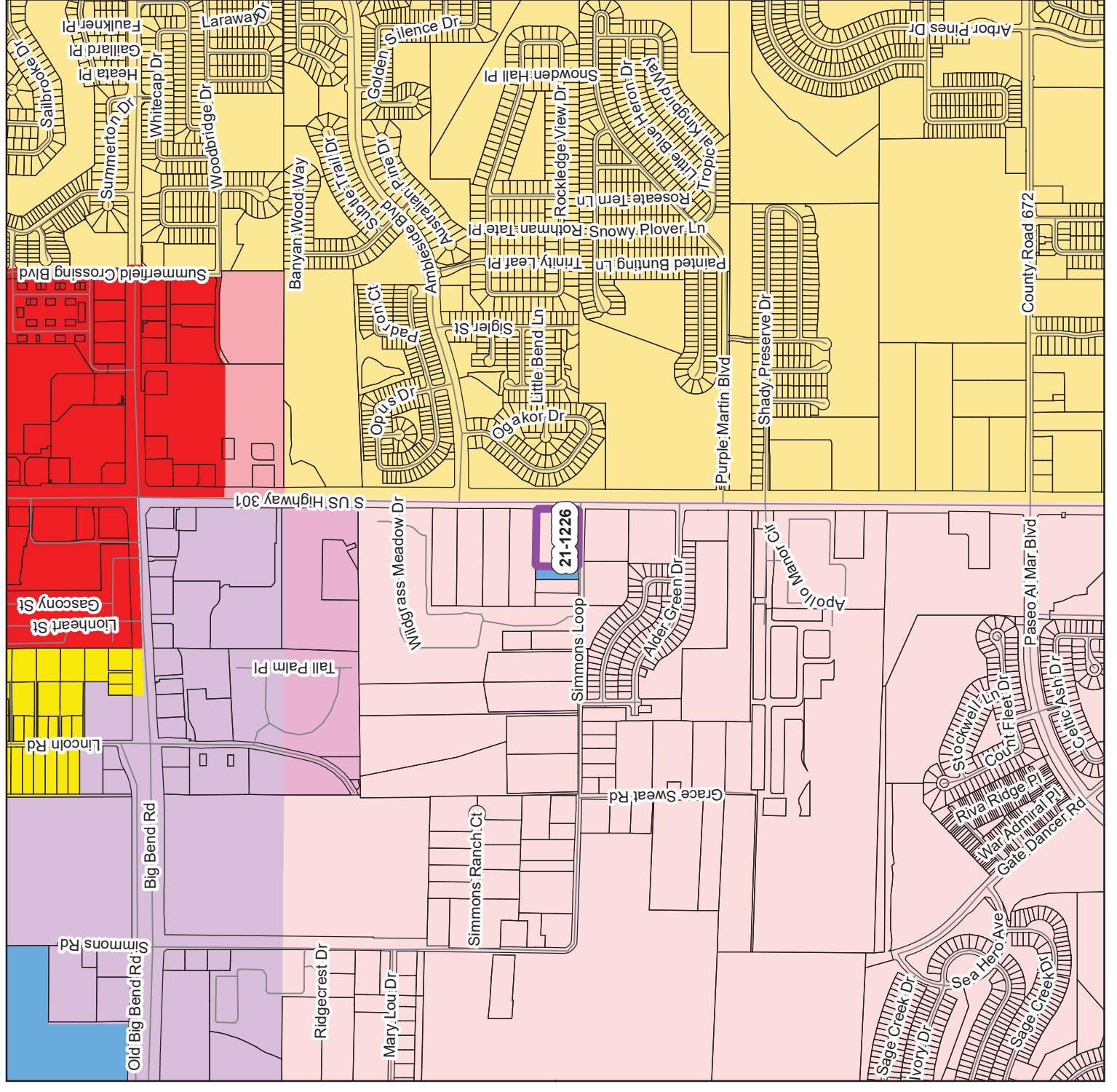
DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user seek to approve without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the user seek to approve without specific approval of the Hillsborough County City-County Planning Commission. The information on this map is for informational purposes only. It is intended that the user seek to approve without specific approval of the Hillsborough County City-County Planning Commission. The information on this map is for informational purposes only. It is intended that the user seek to approve without specific approval of the Hillsborough County City-County Planning Commission.

Map Printed from Rezoning System: 9/15/2021
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProjects\HC\Reg_H\Rezoning_Copy.mxd

0 890 1,380 2,070 2,760 Feet

Hillsborough County
City-County
Planning Commission





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Simmons Loop Self Storage

Zoning File: None Modification: MM (21-1226)

Atlas Page: None Submitted: 02/21/22

To Planner for Review: 02/21/22 Date Due: ASAP

Contact Person: Kimley-Horn Phone: 813-635-5560/dustin.ballard@kimley-horn.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: J. Brian Grady Date: 2/21/22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 12/30/2021
AGENCY/DEPT: Transportation
PETITION NO: MM 21-1226

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

CONDITIONS OF ZONING APPROVAL

New Conditions:

- If MM 21-1226 is approved, the County Engineer will approve a Design Exception (dated December 20, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes and a reduced right-of-way width of 62 feet.
- As proffered by the applicant, the developer shall dedicate 2 feet of the project frontage along Simmons Loop Road for roadway improvements.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Revised Conditions:

~~2. The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks internal and external to the project in the right of way area of the major roadways bordering that portion of the project (i.e., U.S. 301 and Simmons Loop Road). The location of said sidewalks, the timing of construction and the applicability of the waiver provisions of the Site Development Regulations shall be determined by the Department of Development Review during Detailed Site Plan reviews. The provision of sidewalks along U.S. 301 shall be subject to FDOT approval.~~

[Sidewalks are depicted on the proposed PD site plan and sidewalks along US 301 have already been constructed.]

~~4. The development shall be allowed two accesses onto Simmons Loop Road. The centerline of the western access shall be located 400 feet to the west of the centerline of U.S. 301. The eastern access shall serve both the outparcel and the shopping center. The radius of both project drives shall be 40 feet, at a minimum.~~

[The proposed uses do not generate sufficient peak hour trips to justify more than one access point per LDC, Sec. 6.04.03. I.]

- ~~6. The developer shall dedicate to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 65 feet of right of way from the existing center line of Simmons Loop Road, to accommodate for the future right of way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

[This condition is no longer applicable as Simmons Loop Rd is classified a TS-4, urban collector and therefore only requires total of 64 feet of right-of-way to accommodate the typical section.]

- ~~7. The developer shall dedicated to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 22 feet of additional right of way along the west side of U.S. 301 to accommodate a total of 204 feet of right of way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.~~

[This condition is no longer applicable as FDOT has already built out the 6-lane section of US 301 within the existing right-of-way.]

- ~~8. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.~~

[This condition is no longer applicable as the type and intensity of land uses has changed.]

- ~~15. Within ninety days of approval of PRS 18-0310 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.~~

[This condition is now a standard requirement of the PD process.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 90-0025 (PRS 18-0310) to allow a mini-storage with parking for recreational vehicles and an accessory office use on +/- 4.52 acres designated SMU-6 future land use category. The existing PD entitlements allow for 30,800 square feet of retail commercial. The site is located at the southwest corner of US 301 and Simmons Loop Rd.

Trip Generation Analysis

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,000 sf, Bank with Drive Thru (ITE LUC 912)	500	48	102

PD: 5,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	2,355	201	163
PD: 20,800 sf, Pharmacy - Drive Thru (ITE LUC 881)	2,271	80	214
Internal Capture	N/A	16	114
Passerby Trips	N/A	108	162
Net Trips	5,126	205	203

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 115,606 sf, mini-storage (ITE LUC 151)	175	12	20
PD: 600 sf, Small Office (ITE LUC 712)	10	1	1
Internal Capture	N/A	0	0
Passerby Trips	N/A	0	0
Net Trips	185	13	21

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-4,941	-192	-182

The proposed rezoning would generally result in a decrease of trips potentially generated by development of the subject site by -4,941 average daily trips, -192 trips in the a.m. peak hour, and -182 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US 301 and Simmons Loop Road.

U.S. Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Simmons Loop Rd. is a substandard 2-lane, collector road, characterized by +/-22 feet of pavement in average condition. The existing right-of-way on Simmons Loop Road in the vicinity of the project is +/-63 feet. There are no paved shoulders along the roadway, however there is a bikelane on the north side of the roadway approximately 100 feet west of the subject site. There is no sidewalk along the project frontage.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant is requesting a design exception to improve approximately +/-600 linear feet of Simmons Loop Rd. along the project frontage and tying into US 301 South as further discussed in the design exception below. Additionally, the applicant is proffering to dedicate 2 feet along the project's frontage on Simmons Loop Rd to make the proposed improvements.

SITE ACCESS

The PD site plan proposes a single full access connection on Simmons Loop Rd. Cross access is provided to the folio# 77760.0050 to the north as required by the existing PD and LDC, Sec. 6.04.03 Q. New sidewalk connections shall be constructed as depicted on the PD site plan.

Cross access to the parcel to the west (Folio No. 077760.004) is not required as it is owned by Hillsborough County and deed restricted to be held in perpetuity as open space for wetland management.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance.

REQUESTED DESIGN EXCEPTION – SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated December 20, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on December 22, 2021). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve +/- 600 linear feet of Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes - TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 4-foot bike lanes. The bike lane on the north side is proposed to tie into existing 4-foot bike lane recently installed to the west approximately 75 feet west of the property's western boundary.
- 2) Minimum Right-of-Way -- TS-4 requires 64 feet of right-of-way. The proposed design exception would reduce the minimum right-of-way to 62 feet.

Additionally, the applicant is proffering to dedicate 2 feet along the project's frontage on Simmons Loop Rd to make the proposed improvements.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Perez, Richard

From: Williams, Michael
Sent: Wednesday, December 22, 2021 9:30 AM
To: Addie.Clark@kimley-horn.com
Cc: Rickles, Delaney; Ballard, Dustin; Cintron, Artie; Angela.Rauber@hwlaw.com; Defranc, Kevie; Perez, Richard; Tirado, Sheida
Subject: FW: MM 21-1226 - Design Exception
Attachments: 21-1226 DReq 12-21-21.pdf

Addie,

I have found the attached Design Exception (DE) for PD 21-1226 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 8:15 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 21-1226 - Design Exception

Hello Mike,

I find the attached DE approvable. Please copy the following people in your email:

Addie.Clark@kimley-horn.com
Delaney.Rickles@kimley-horn.com
dustin.ballard@kimley-horn.com
Artie.Cintron@kimley-horn.com
Angela.Rauber@hwhlaw.com
Defranck@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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601 E. Kennedy Blvd., Tampa, FL 33602

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From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 12:13 PM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin

<McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaks <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Woodard, Sterlin <Woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Defranc, Kevie <DefrancK@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE MM 21-1226

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Kevie Defranc

Contact: defranck@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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DEVELOPMENT SERVICES DEPARTMENT

PO Box 1110, Tampa, FL 33601-1110
813-635-5400 | Fax: (813) 272-5811

SUBJECT: APPROVAL COVER LETTER DESIGN EXCEPTION DESIGN DEVIATION MEMORANDUM

TO: Michael Williams, P.E. **DATE:** December 20, 2021
County Engineer

County Street Name and/or Road Number: Simmons Loop
Project Description (limits): Sta. 10+27.00 to Sta. 17+02.00
Project Identification Number: MM 21-1226
Context-Based Classification: C3R-Suburban Residential

TYPE OF CONSTRUCTION: (check all that apply)

- Residential Subdivision Commercial Subdivision Private Property

DESIGN EXCEPTION FOR THE FOLLOWING ELEMENT: (check one)

- Design Speed Horizontal Curve Radius Maximum Grade Design Loading Structural Capacity
 Lane Widths Superelevation Rate Cross Slope
 Shoulder Widths Stopping Sight Distance Vertical Clearance

DESIGN DEVIATION MEMORANDUM FOR THE FOLLOWING ELEMENT:

Include statement identifying location, project limits, key controlling criteria, existing roadway characteristics, and required criteria versus proposed criteria:

It is requested to recommend approval of the design exception for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested to allow 11-foot travel lanes and 4-foot bicycle lanes along Simmons Loop west of US 301 to be consistent with the cross section that currently exists west of the project site. TS-4 requires a 7-foot buffered bicycle lane and a 4-foot bicycle lane is proposed. Simmons Loop is a substandard two-lane Urban Collector with a design speed of 35 mph.

Attach all supporting documentation to this form in accordance with Section 1.7 of the Transportation Technical Manual for Subdivision and Site Development Projects.

SIGNATURES AND APPROVALS:

Recommended by / Date:



This item has been digitally signed and sealed by Addie K. Clark, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2021.12.20 18:03:51 -05'00'

Responsible Professional Engineer



Approved by / Date:
(For Design Exceptions Only)

Michael J. Williams, Professional Engineer. County Engineer



December 20, 2021

Mr. Michael Williams, P.E.
Hillsborough County Engineer
Hillsborough County Development Services
601 East Kennedy Boulevard
Tampa, FL 33602

**RE: MM 21-1226 Modified TS-4 Typical Section
Design Exception Memo**

Dear Mr. Williams,

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), specifically Typical Section 4 (TS-4), for the segment of Simmons Loop along the frontage of the proposed project. The developer proposes to develop the subject property:

- Folio #: 77760.0000
- Acreage: +/-4.447 acres
- Record #: MM21-1226
- 96,900 SF Warehouse Use

PROJECT DESCRIPTION

The project is a component of the Mini-Warehouse/Self-Storage Project on the northwest quadrant of US 301 & Simmons Loop. A location map is provided in Appendix A. The project limits are from Sta. 10+27.00 to Sta. 17+02.00 with proposed improvements consisting of pavement widening, milling and resurfacing, new pavement markings, adding concrete curb and gutter and a 5-foot concrete sidewalk on the north and south sides of Simmons Loop. A stationing exhibit is provided in Appendix B. The FDM Context Classification is C3R-Suburban Residential, and the Hillsborough County functional classification is a substandard Urban County Collector with a design speed of 35 mph and WB-62FL design vehicle. The existing roadway is a rural two-lane road with no paved shoulders and sidewalk located on the south side.

A Design Exception is requested for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested that this memorandum be reviewed to justify the Design Exception request for this project to allow 11-foot travel lanes and 4-foot bicycle lanes.

DESIGN CRITERIA VERSUS PROPOSED CRITERIA

Hillsborough County has established the most recent version of the FDOT Design Manual (FDM) as the governing criteria for roadway design.

<u>Design Exception Requested</u>	<u>Cross-Section Design Criteria</u>	<u>Existing</u>	<u>Proposed</u>	<u>TS-4 Criteria</u>	<u>FDOT Criteria</u>	<u>AASHTO Criteria</u>
Yes	Bicycle Lane Width	0 feet*	4 feet	7 feet with buffer	4 feet to 7 feet	5 feet
No	Travel Lane Width	10 feet	11 feet	11 feet	12 feet	10 feet

*4-foot bicycle lanes exist north of Simmons Loop immediately west of project limits

- Hillsborough County TTM TS-4
The project area is classified as an Urban County Collector. The design speed along the frontage of the project is 35 mph. According to the TTM requirements for TS-4, 11-foot travel lanes, 5-foot sidewalks, and 7-foot buffered bike lanes are required within 64-feet of right-of-way.
- FDOT Criteria
According to the 2022 FDOT Design Manual (FDM) Table 210.2.1, the minimum lane width for travel lanes is 10 feet for C3 roadways with design speed of 35 mph. Based on the 2022 FDM, Section 223.1.1, for new construction projects, a 7-foot buffered bicycle lane is the standard. For projects where a bicycle lane is needed and it is not practical to move the existing curb, a 4-foot bicycle lane may be considered. When roadway pavement is continuous to the face of guardrail or barrier, the minimum bicycle lane width is 5 feet.
- AASHTO Criteria (A Policy of Geometric Design of Highways and Streets, 6th Edition 2011)
Based on the 2022 FDM, Chapter 122, Table 122.5.2.1 AASHTO Criteria, the minimum travel lane width allowed is 10 feet for urban collectors.
- AASHTO Criteria (Guide for the Development of Bicycle Facilities, 4th Edition 2012)
The recommended width for bicycle lanes is 5 feet if not adjacent to a narrow parking lane.
- Proposed Design
The existing lane widths will be widened, milled, and resurfaced throughout the project limits to provide for 11-foot travel lanes and to provide for two 4-foot bicycle lanes. The cross-section elements of travel lane width will meet AASTHO Criteria. The proposed bicycle lane width will meet FDOT criteria.

A Design Exception is requested for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM, specifically, 11-foot travel lanes and 4-foot bicycle lanes north and south of Simmons Loop along the project frontage.

REASON THE DESIGN CRITERIA ARE NOT APPROPRIATE

The bicycle lanes to the west of the project limits were constructed in late 2019/early 2020 as 4-foot bicycle lanes north and south of Simmons Loop. It is proposed to construct 4-foot bicycle lanes north and south of Simmons Loop for continuity in the cross section along Simmons Loop and to prevent an abrupt transition in bicycle lane widths. In summary, the following are reasons the design criteria are not appropriate, and a design exception is recommended:

- To have continuity with the previously constructed (late 2019/early 2020) Simmons Loop improvements directly west of the project limits
- To prevent an abrupt transition in bicycle lane widths for bicyclists and motorists

JUSTIFICATION FOR THE PROPOSED CRITERIA

- Based on the 2022 FDM, Section 223.1.1, where a bicycle lane is needed and it is not practical to move the existing curb, a 4-foot bicycle lane may be considered.
- A 4-foot bicycle lane would be continuous with the bicycle lane constructed less than 2 years ago directly west of the project limits.
- The entire project corridor will be milled and resurfaced. Mitigation strategies include new pavement markings and raised pavement markers.
- The 64' Right-of-Way width is maintained by adding the 3-foot reduction from bicycle lane width to the landscaping between the curb and sidewalk. Additionally, the proposed typical section includes approximately 2 feet of Right-of-Way dedication from the southern boundary of the property.

The Hillsborough County TS-4 Typical Section is included in Appendix D. The proposed modified typical section is shown in on the proposed site plan as "ROW Detail – 64' Typical Right-of-Way Section – TS-4 Modified", included in Appendix A.



OPERATIONAL AND SAFETY IMPACTS

The proposed improvements will enhance safety for motorists and bicyclists on Simmons Loop by providing continuity between the existing bicycle lane north of Simmons Loop, west of the project limits, and the proposed bicycle lane throughout the project limits to US 301. A sudden change in bicycle lane with could cause sudden maneuvering and confusion of bicyclists. Maintaining the same bicycle lane width as the bicycle lanes to the west would help manage bicyclist and driver expectancy of bicycle operations along Simmons Loop.

CONCLUSION AND RECOMMENDATION

The proposed design provides continuity between the existing travel lanes and bicycle lanes west of the project limits on Simmons Loop and the portion to be improved adjacent to the site. This continuity enhances safety for bicyclists and motorists by managing bicyclist and driver expectancy of bicycle operations along Simmons Loop.

This recommendation is the result of conversations with Hillsborough County Transportation Staff, including the Rezoning Pre-Submittal Meeting held on 05/26/2021 with James Ratliff as well as with Mike Williams on 11/09/2021.

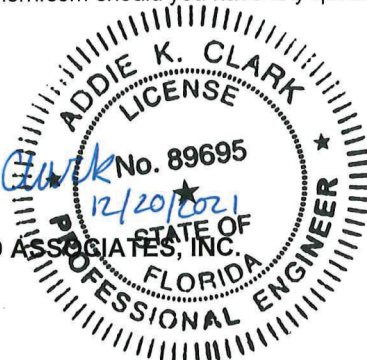
It is requested to recommend approval of the design exception for substandard lane width lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested to recommend approval to allow 11-foot travel lanes and 4-foot bicycle lanes north and south of Simmons Loop along the project frontage.

Please contact me at (813) 635-5517 or addie.clark@kimley-horn.com or Dustin Ballard at (813) 713-5646 or dustin.ballard@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

Addie K. Clark

KIMLEY-HORN AND ASSOCIATES, INC.
Addie Clark, P.E.
FL P.E. #89695



Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved

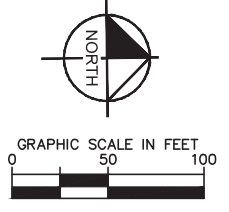
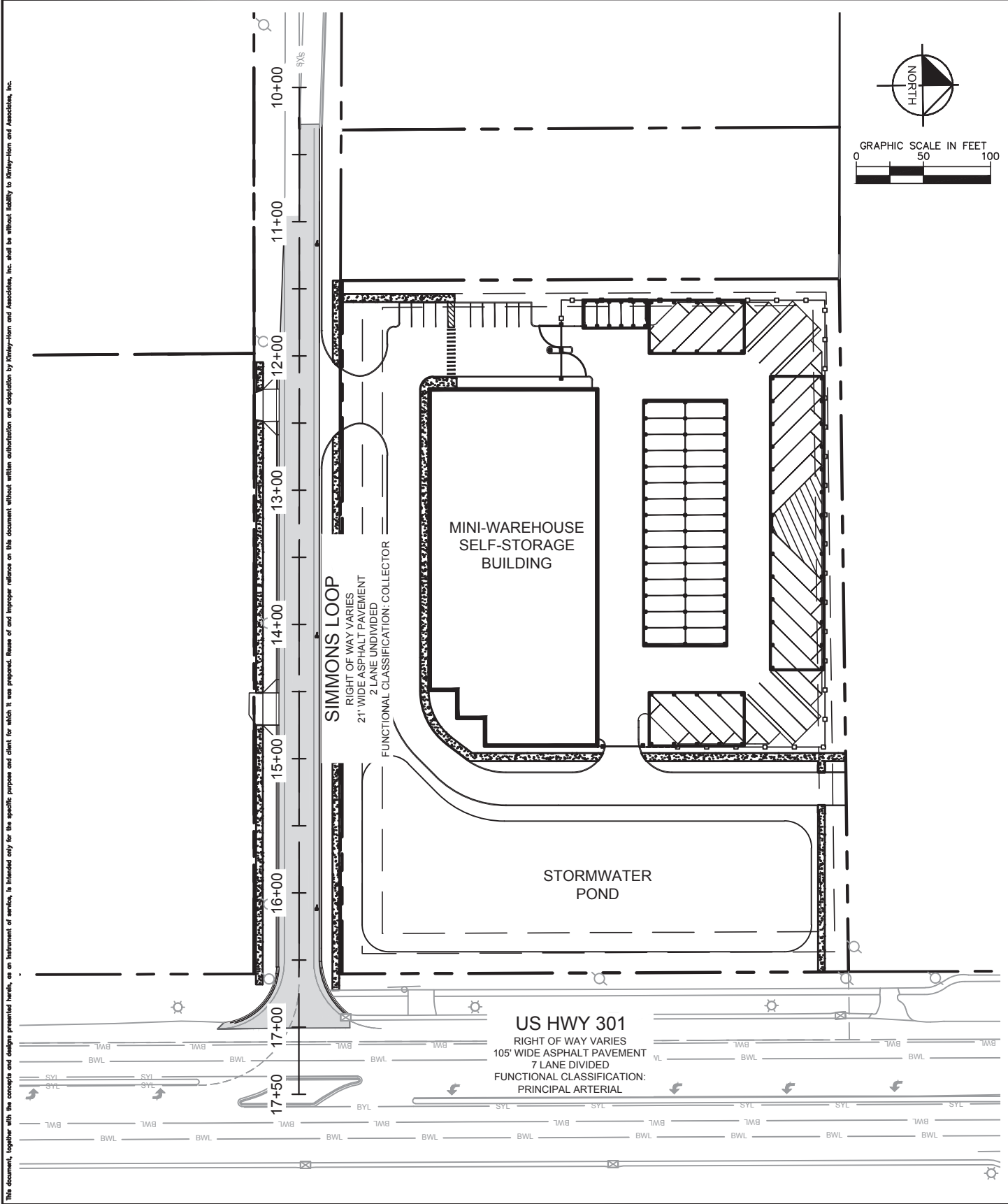
Michael J Williams, P.E.
Hillsborough County Engineer

***APPENDIX A: Site Plan - Major Modification to IPD-1
90-0025***

APPENDIX B: Stationing Exhibit

Drawing name: K:\TAM_Civil\145225 - The Davis Group\001 - Simmons Loop Riverview\CADD\Exhibit\Simmons Loop Stationing Exhibit.dwg Layout2 Dec 20, 2021 4:51pm by: Delaney,Rickles

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DESIGNED BY DAB
DRAWN BY DAB
CHECKED BY SWG

Kimley»Horn

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655 NORTH FRANKLIN, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

DATE DECEMBER 2021
PROJECT NO. 145225001

**SIMMONS LOOP
STATIONING EXHIBIT**

HILLSBOROUGH COUNTY FLORIDA

DESIGN ENGINEER: SCOTT W. GILNER, P.E.
FLORIDA P.E. LICENSE NUMBER: 63945
DATE: 12/06/2021

SHEET NUMBER EX-1

***APPENDIX C: Turn Lane and Access Analysis – Simmons
Loop Self-Storage***



August 17, 2021

Mr. James Ratliff, AICP, PTP
Principal Planner
Hillsborough County Development Services
Transportation Planning Division
601 E. Kennedy Boulevard
Tampa, FL 33602

**RE: *Simmons Loop Self-Storage
Hillsborough County, Florida
Turn Lane and Access Analysis***

Dear Mr. Ratliff,

Based upon the meeting on May 26, 2021 with Hillsborough County staff, the following analysis was completed for the proposed Major Modification to IPD-1 90-0025 to allow self-storage development located at the northwest quadrant of US 301 & Simmons Loop Road in Hillsborough County, Florida. The project site is currently vacant. Upon buildout in 2023, the site is proposed to consist of up to 117,000 square feet of self-storage use, as shown in the attached conceptual site plan. **Figure 1** illustrates the location of the site.

Access to the site will be provided via the following access connection location:

- One proposed full-access connection along Simmons Loop Road

Project Trip Generation

The trip generation potential for the proposed self-storage development was based upon land use code 151 (Mini-Warehouse) from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. The site is proposed to consist of up to 117,000 square feet of self-storage use, as shown in the attached conceptual site plan.

The proposed development has the potential to generate 12 net, new a.m. peak-hour trips (7 entering, 5 exiting) and 20 net, new p.m. peak-hour trips (9 entering, 11 exiting), as identified in **Table 1**. Internal capture and pass-by trips were not considered for this analysis.

Table 1: Peak-Hour Trip Generation Potential

ITE TRIP GENERATION CHARACTERISTICS						DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Peak Period	Percent		In	Out	Total
						In	Out			
Mini-Warehousing	10	151	117	KSF	AM	60%	40%	7	5	12
					PM	47%	53%	9	11	20

Project Trip Distribution

Project traffic was assigned to the adjacent roadway network of US 301 and Simmons Loop Road. The project distribution was based upon existing traffic patterns and connections to regional facilities (Interstate 75). As indicated in **Figure 2**, approximately 45% of project trips are expected to travel to/from areas west of the project site due to the proximity to Interstate 75.

Figure 3 illustrates the a.m. and p.m. peak-hour project traffic at the project driveway.

Turn Lane and Access Analysis

Access to the site will be provided via the following access connection location:

- One proposed full-access connection along Simmons Loop Road

Based on Section 6.04.04 of the *Hillsborough County Land Development Code*, an exclusive left-turn lane is required if there are more than 20 left-turning vehicles per hour and an exclusive right-turn lane is required if there are more than 50 right-turning vehicles per hour. As illustrated in **Figure 3** and **Figure 4**, the eastbound left-turn and westbound right-turn movements into the project site are not anticipated to exceed turn lane warrant thresholds; therefore, an exclusive ingress left-turn and right-turn lane are not required at the proposed project driveway.

As indicated in **Figure 3** and **Figure 4**, 2 a.m. peak-hour project trips and 3 p.m. peak-hour project trips are anticipated to make a southbound left-turn out of the site to then make an eastbound right-turn at the intersection of US 301 & Simmons Loop Road. It is not anticipated that these few project trips will have an adverse impact on the traffic flow of Simmons Loop Road.

Conclusion

This analysis was performed for the proposed self-storage development located at the northwest quadrant of US 301 & Simmons Loop Road in Hillsborough County, Florida. Access to the site will be provided via the following access connection location:

- One proposed full-access connection along Simmons Loop Road

Exclusive turn lanes are not warranted at the proposed access connection along Simmons Loop Road, per Section 6.04.04 of the *Hillsborough County Land Development Code*. In addition, 2 a.m. peak-hour project trips and 3 p.m. peak-hour project trips are anticipated to make a southbound left-turn out of the site to then make an eastbound right-turn at the intersection of US 301 & Simmons Loop Road. It is not anticipated that these project trips will have an adverse impact on the traffic flow of Simmons Loop Road.

We will follow-up to see if you have any questions you may have. Thank you for your time in reviewing.



Very Truly Yours,

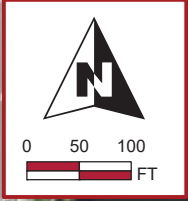
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Addie K. Clark".

Addie K. Clark, P.E.
Transportation Engineer

Attachments: Pre-Application Meeting Notes
 Figures
 Conceptual Site Plan

Copy to: Dustin Ballard, E.I., Kimley-Horn



Legend

Project

K:\TAM_GIS_TPTO\145225001_SimmonsLoopMap.mxd - 8/17/2021 9:54:24 AM - Addie Clark



© 2021 Kimley-Horn and Associates, Inc.
 655 North Franklin St, Suite 150, Tampa, FL 33602
 Phone: (813) 620 1460
 www.kimley-horn.com

Project Location Map

**SIMMONS LOOP SELF-STORAGE
 HILLSBOROUGH COUNTY, FLORIDA**

Project No: 145225001	Scale: As Noted	August 2021	Figure 1
-----------------------	-----------------	-------------	----------

Legend

- Project Access
- XX% Entering Distribution
- (XX%) Exiting Distribution

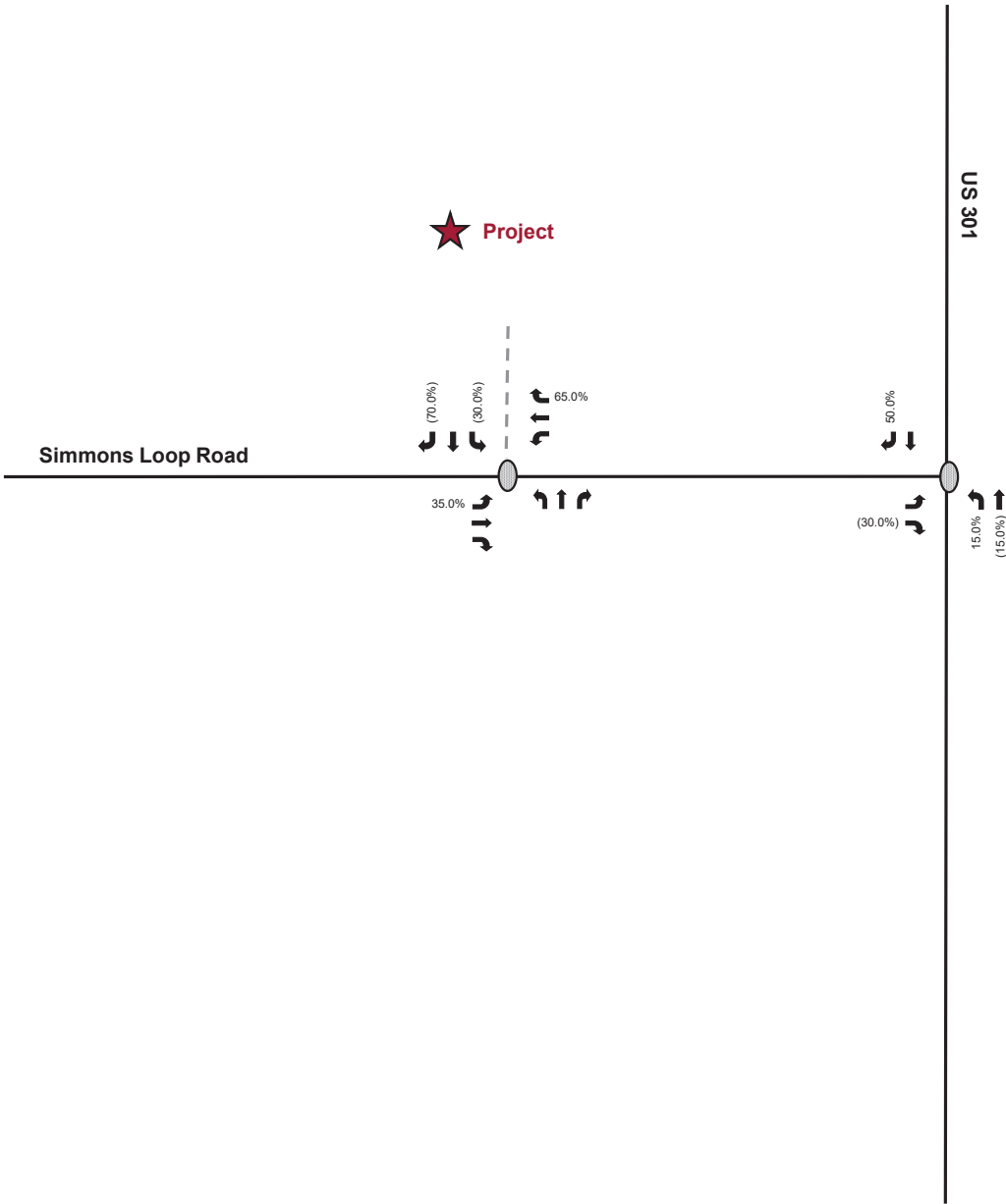


Figure 2
Peak-Hour Project Trip Distribution
Simmons Loop Self-Storage
Hillsborough County, Florida

Legend

- Project Access
- XX A.M. Peak-Hour Project Traffic
- (XX) P.M. Peak-Hour Project Traffic



NOT TO SCALE

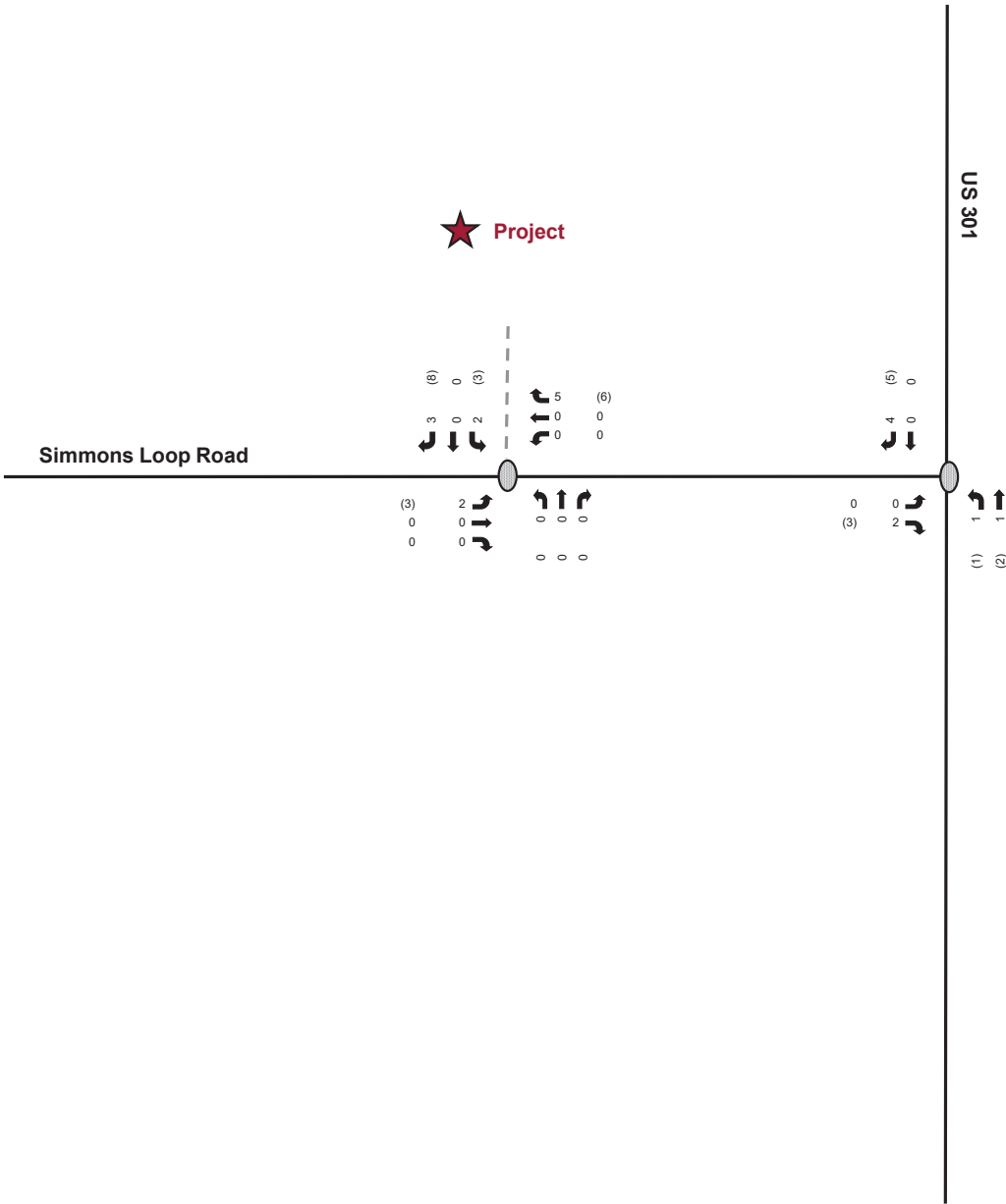
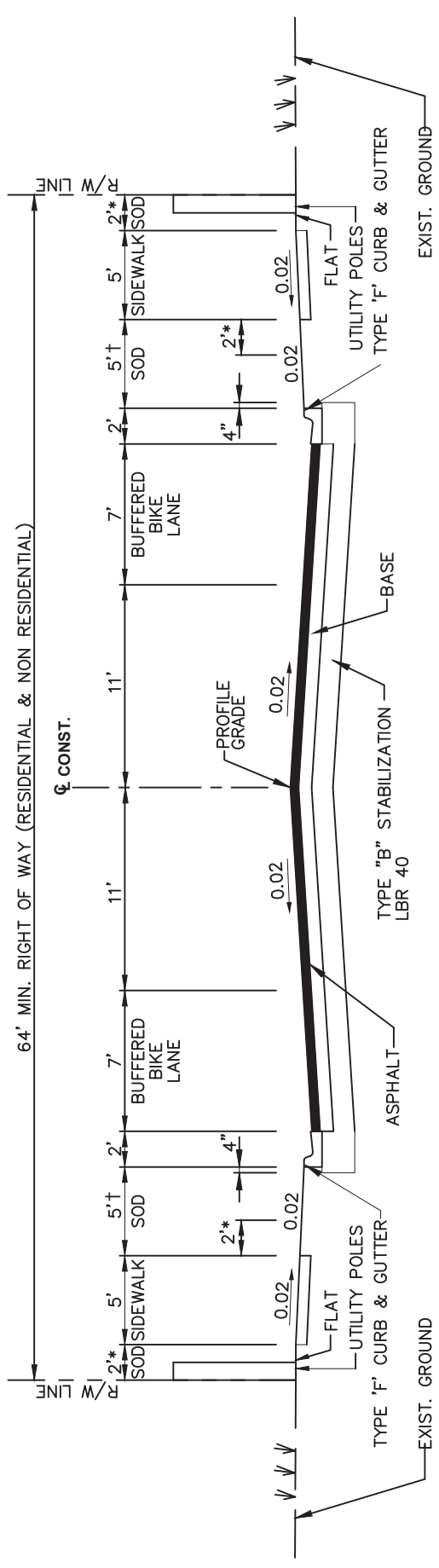


Figure 3
Peak-Hour Project Traffic
Simmons Loop Self-Storage
Hillsborough County, Florida

***APPENDIX D: TS-4 Urban Collectors (2 Lane Undivided)
Typical Section***




TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 <p>Hillsborough County Florida</p>	<p align="center">URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION</p>
		DRAWING NO. TS-4	SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Simmons Loop Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,126	205	203
Proposed	185	13	21
Difference (+/-)	-4,941	-192	-182

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop Rd/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

From: [Williams, Michael](#)
To: Addie.Clark@kimley-horn.com
Cc: [Rickles, Delaney](#); [Ballard, Dustin](#); [Cintron, Artie](#); Angela.Rauber@hwhlaw.com; [Defranc, Kevie](#); [Perez, Richard](#); [Tirado, Sheida](#)
Subject: FW: MM 21-1226 - Design Exception
Date: Wednesday, December 22, 2021 9:30:10 AM
Attachments: [image001.png](#)
[21-1226 DReq 12-21-21.pdf](#)
[image002.png](#)

Addie,

I have found the attached Design Exception (DE) for PD 21-1226 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 8:15 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 21-1226 - Design Exception

Hello Mike,

I find the attached DE approvable. Please copy the following people in your email:

Addie.Clark@kimley-horn.com
Delaney.Rickles@kimley-horn.com
dustin.ballard@kimley-horn.com
Artie.Cintron@kimley-horn.com
Angela.Rauber@hwhlaw.com
DefrancK@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

-
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 12:13 PM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson,

Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo <colangeeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxcganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Olivia Ryall <oryall@teamhcsso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Woodard, Sterlin <Woodard@epchc.org>; Yeneka Mills <millsy@plancom.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Defranc, Kevie <Defranck@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE MM 21-1226

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Kevie Defranc

Contact: defranck@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

October 5, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL
AFTER 4/5/2022.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date: October 5th, 2021	State Road#: 43
Time: 10:30 AM	Section ID #: 10 010 000
Applicant: Delaney Rickles	Mile Post: 10.43
Project: Simmons Loop Storage	Road Class: 3
Location: NWC Simmons Loop & US 301	MPH: 50 MPH
County: Hillsborough	DW/Sig Spacing: 660' 2640'
Folio#: 07760-0000	Median Spacing: 1320' 2640'

Dear Mr. Ballard,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help you prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following considerations.

- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.

Conditions For State Road Access Proposal:

This project proposes side street access to SR 43, a class 3 roadway, with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. Access is not proposed to US-301; previous zoning does not allow for access to US-301.
2. Simmons Loop is a non-standard width roadway (< 24' wide). Hillsborough County will require that the developer widen the roadway to conform to an urban collector roadway width.
3. The Department will not require that Simmons Loop be widened but does support the County's request to have the widening performed. If the widening is performed:
 - a. FDOT recommendations for US-301 & Simmons Loops intersection include widening the inbound and outbound radii to 50' or as close to that that space allows.
 - b. Outbound radii could be reduced to 35' if needed.
 - c. Possible land donation of the corner clip may be needed for corner clip to meet geometry criteria.
 - d. The developer would **not** be required to relocate any existing "permanent" infrastructure such as the existing overhead transmission pole on the SE corner of the intersection to achieve the 50' radii.
 - e. Wrap paved shoulder around the side street connection, at least up to the FDOT R/W line.
4. Hillsborough County has voiced concerns regarding the driveway's proximity to US-301 and recommends moving the proposed access on Simmons Loop further west.
5. The Department has no objection to the proposed driveway location, nor are we opposed to the County's recommendation to move the driveway further west.
6. Proposed hospital north of the subject property has not yet developed. Shared access is anticipated between the two properties, with the possibility of a signal being installed at Ambleside.
7. An alternative proposal has an additional right-in/right-out driveway onto US-301 between Ambleside Blvd and Simmons Loop as part of the ultimate development with the northern adjacent property.

8. Ideally the driveway on 301 should be located across from where the southbound left turn lane starts.
9. The Department is amenable to granting a non-conforming driveway onto US-301 on the subject property, with the intent that it could be removed upon the development of the northern property if the northern property so desired.
 - a. The driveway should be placed in an easement with rights given to the northern property owner in order to access the area to remove the non-conforming driveway.
10. Northbound directional left has a control radius that may have to be modified if the Simmons Loop improvements take place.
11. Discussion of Hillsborough County-owned property to the west of the subject parcel being used as a driveway location onto Simmons Loop that could provide access to both the self-storage site and the hospital location.
12. District Drainage will need to be provided contours and topo. The Department will need to be provided information on what is being drained to the borrow pit.
13. Existing ditch flows north.
14. Site proposes to discharge to FDOT R/W; a drainage connection permit will be required per FAC 14-86.
15. A sidewalk connection will be required.
16. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
17. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.
 - h. All markings on concrete or light surfaces are to be high contrast (white with black border).
 - i. All striping within and approaching FDOT R/W shall be thermoplastic.
18. **Make a note in the plans** stating that vegetation control, maintenance and restoration is the responsibility of the UAO or Contractor for the duration of the work being done in the ROW for six months after after work is complete or until restored vegetation is well established.
19. **All 'designated multiuse trails'** must maintain a width of 12' with no point reduction or obstructions anywhere within the 12' width of the trail. No utility poles, markers, light poles, or pedestrian pedestals can be placed inside of the 12' width.
20. **Include a copy of this letter in the application submittal.**
21. **Plans shall be per the current Standard Plans/manuals/publications at time of permit approval.**



22. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
23. **Any relocation of utilities**, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
24. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
25. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #'s**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
26. All plans and applicable documents submitted in OSP need to be **signed and sealed**.
27. The following FDOT Permits may additionally be required:
 - a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption
 - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would be denied.

If you do not agree with the pre application meeting findings and would like to schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me (Mecale' is pronounced Ma-kay-lah). I am available M-Th 7am to 5pm. Email or office phone is preferred.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale' Roth

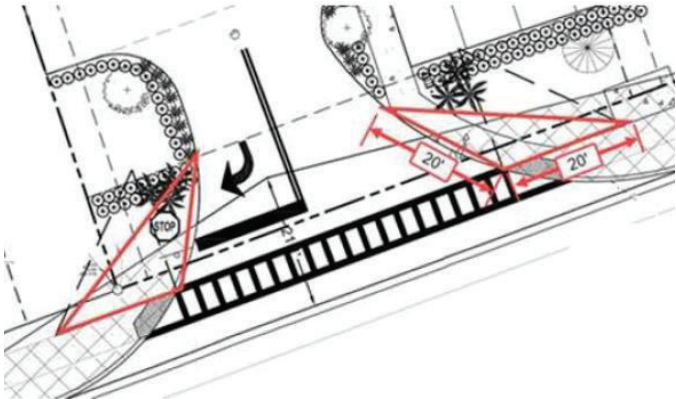
Permit Coordinator II
Tampa Operations
Office - 813-612-3237
Cell- 813-460-1121

Meeting Attendees:


Guests-	Dustin Ballard	dustin.ballard@kimley-horn.com
	Scott Gliner	scott.gilner@kimley-horn.com
	Delaney Rickles	Delaney.Rickles@kimley-horn.com
	Grey Reed	Grey@davisgroupga.com
	Rick Perez	PerezRL@hillsboroughcounty.org
FDOT-	Matt Campbell	matthew.campbell@dot.state.fl.us
	Todd Crosby	douglas.crosby@dot.state.fl.us
	Mecale' Roth	mecale.roth@dot.state.fl.us
	Holly Champion	holly.champion@dot.state.fl.us
	Joel Provenzano	joel.provenzano@dot.state.fl.us
	Dan Santos	daniel.santos@dot.state.fl.us
	Lindsey Mineer	lindsey.mineer@dot.state.fl.us
	Antonius Lebrun	antonius.lebrun@dot.state.fl.us
	Ana Zea	ana.zea@dot.state.fl.us
Lisa Strout	Lisa.strout@dot.state.fl.us	

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)

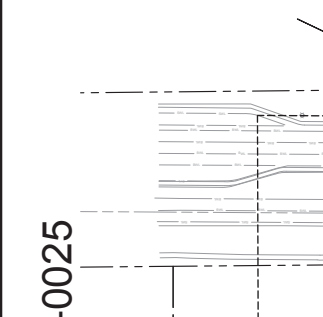
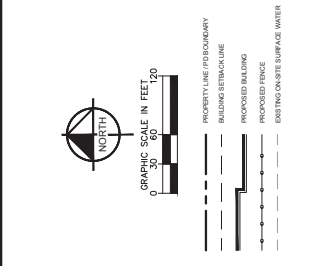


MAJOR MODIFICATION TO IPD-1 90-0025

PRELIMINARY SITE PLAN FLORIDA		SIMMONS LOOP PREPARED FOR THE DAVIS GROUP HERNANDO COUNTY	
SCALE: _____ DESIGNER: _____ CHECKED BY: _____ DATE: _____ TFLORIDA REGISTRATION NUMBER: _____		DATE: 08/18/2021 DRAWN BY: MPT PLOT/SCALE: 1/8"=1'-0" SHEET NUMBER: C-100	
WWW.KIMLEY-HORN.COM 605 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602 PH: 813-253-6968 			

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
 655 NORTH FRANKLIN ST, SUITE 150
 TAMPA, FLORIDA 33602
 PHONE: (813) 620-1460

OWNER / DEVELOPER:
THE DAVIS GROUP
 6728 JAMESTOWN DR.,
 ALPHARETTA, GA 30005
 PHONE: (770) 686-3762



PROPERTY DATA

APPLICABLE COUNTY	HERNANDO COUNTY
APPLICABLE ZONING	PD-1 (COMMERCIAL DEVELOPMENT)
APPLICABLE DISTRICT	15010
APPLICABLE SUBDISTRICT	15010
APPLICABLE MAP	15010
APPLICABLE DEPARTMENT	PLANNING AND ZONING
APPLICABLE DIVISION	PLANNING AND ZONING
APPLICABLE OFFICE	PLANNING AND ZONING
APPLICABLE OFFICER	PLANNING AND ZONING
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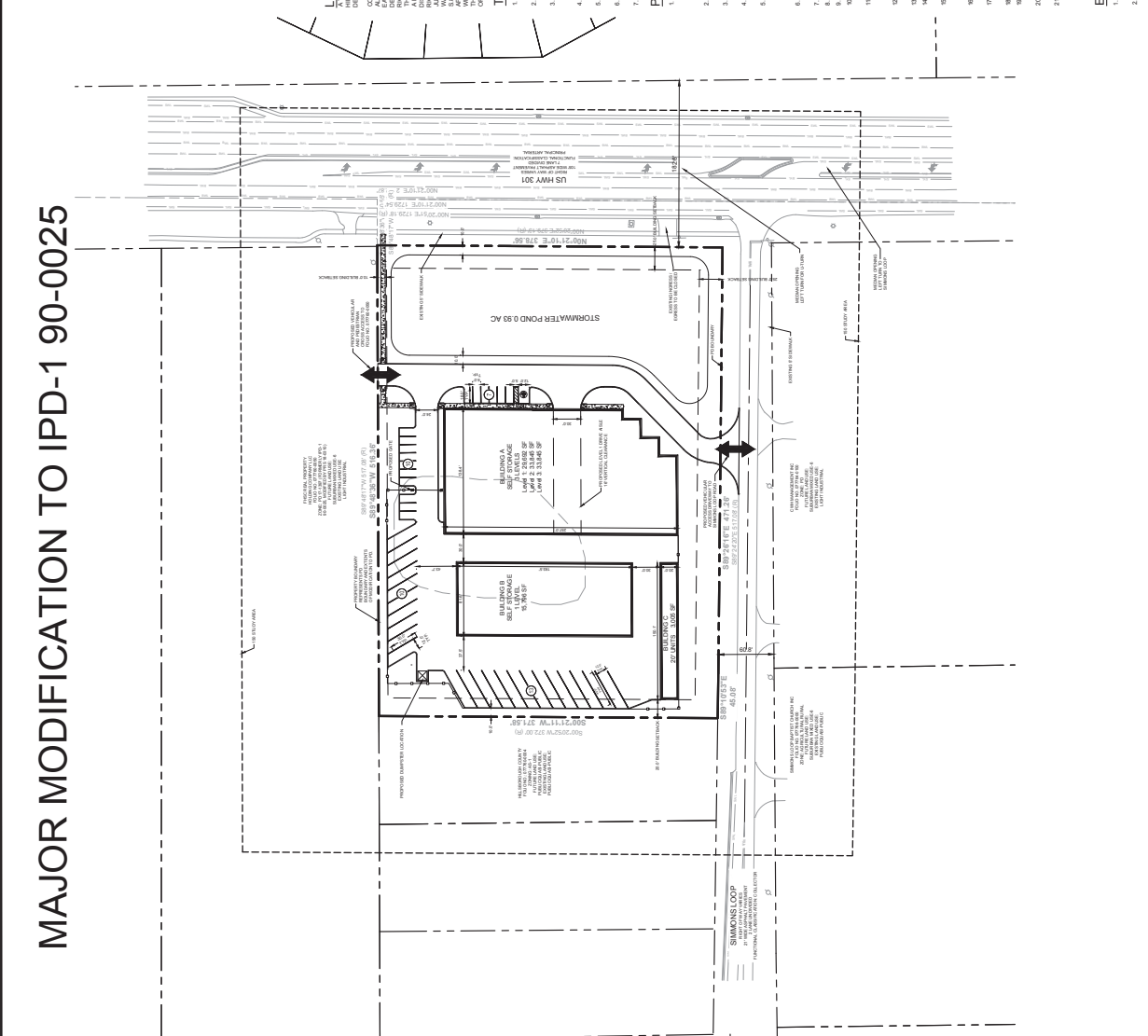
LEGAL DESCRIPTION:

ALL RIGHTS RESERVED TO THE PROPERTY OWNERS AND DEVELOPERS OF THE PROJECT ARE RESERVED AND ANY RIGHTS, CLAIMS OR EASEMENTS ARE HEREBY RELEASED TO THE PROPERTY OWNERS AND DEVELOPERS OF THE PROJECT. THE PROJECT IS NOT TO BE USED IN ANY MANNER THAT IS IN VIOLATION OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR AGREEMENTS. THE PROJECT IS NOT TO BE USED IN ANY MANNER THAT IS IN VIOLATION OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR AGREEMENTS.

- TRANSPORTATION NOTES:**
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- ENVIRONMENTAL NOTES:**
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From: [Clock, Dessa](#)
To: [Defranc, Kevie](#); [Rome, Ashley](#)
Subject: MM 21-1226
Date: Wednesday, December 15, 2021 2:04:15 PM

External email: Use caution when clicking on links and attachments from outside sources.

Good Afternoon,

The revised documents/plans do not change the previously issued comments from EPC.

Thank you,

Dessa Clock

Environmental Supervisor I

Wetlands Division

(813) 627-2600 ext. 1158 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619

Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County."*

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/13/2021</p> <p>PETITION NO.: 21-1226</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 12/1/2021</p> <p>PROPERTY ADDRESS: Northwest corner of Simmons Loop Road and US Highway 301</p> <p>FOLIO #: 077760-0000</p> <p>STR: 18-31S-20E</p>
<p>REQUESTED ZONING: Major Modification to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>YES</p> <p>10/13/2021</p> <p>NA</p> <p>Wetland/Other Surface Water located in central portion of property and along the eastern property boundary</p>
<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. • 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC). 	

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- 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 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.

Dc/mst

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.

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

PETITION NO.: MM21-1226 REVIEWED BY: Randy Rochelle DATE: 9/10/2021

FOLIO NO.: 77760.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 6 inch water main exists (adjacent to the site), (approximately 45 feet from the site) and is located within the south Right-of-Way of Simmons Loop. 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 prior to June 1, 2022, that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 4 inch wastewater force main exists (adjacent to the site), (approximately _____ feet from the site) and is located within the north Right-of-Way of Simmons Loop. 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 include parcel that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 12/21/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: The Davis Group

PETITION NO: 21-1226

LOCATION: NW Quadrant of Simmons Loop Rd and US Hwy 301

FOLIO NO: 77760.0000

Estimated Fees:

Mini-Warehouse

(Per 1,000 s.f.)

Mobility: $\$653.00 \times 115.606 = \$75,490.72$

Fire: $\$32.00 \times 115.606 = \$3,699.39$

Single Tenant Office

(per 1,000 s.f.)

Mobility: $\$9,005.00 \times .6 = \$5,403.00$

Fire: $\$158.00 \times .6 = \94.80

Project Summary/Description:

Urban Mobility, South Fire - 117,000 s.f. mini-warehouse, with storage for boats. Single Tenant office - Business Solutions Center

revised fees estimated based on Jan 1, 2022 schedule

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 August 2021

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: The Davis Group

PETITION NO: MM 21-1226

LOCATION: Not listed

FOLIO NO: 77760.0000

SEC: 18 TWN: 31 RNG: 20

- 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.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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 ZONE HEARING MASTER)
 HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Monday, January 18, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 10:27 p.m.

PLACE: Robert W. Saunders, Sr. Public
 Library
 Ada T. Payne Community Room
 1505 N. Nebraska Avenue
 Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
 Executive Reporting Service
 Ulmerton Business Center
 13555 Automobile Blvd., Suite 130
 Clearwater, FL 33762
 (800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
January 18, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D7:
Application Number: MM 21-1226
Applicant: The Davis Group
Location: NW corner of S. US Hwy 301 &
Simmons Loop
Folio Number: 077760.0000
Acreage: 4.52 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: IPD-1, 90-0025
Request: Major Modification to Planned
Development

1 MR. GRADY: The next item is agenda item
2 D-7, Major Mod Application 21-1226. The applicant
3 is The Davis Group. The request is for a Major
4 Modification to existing Planned Development.

5 Kevie Defranc will provide staff
6 recommendation after presentation by the applicant.

7 MS. CORBETT: Good evening. Kami Corbett
8 with the law firm of Hill, Ward & Henderson
9 representing the applicant.

10 If I could have the PowerPoint, please. I'm
11 going to try to be brief. I know you still have a
12 lot of things on your agenda this evening. That's
13 always -- no. D-7. That's okay. There we are.

14 I'm here this evening representing The Davis
15 group. Two representatives, Brent Davis and Grey
16 Reed from The Davis Group here with me this
17 evening. Next slide. This is -- the subject
18 property is in red.

19 It is located within the SMU-6 Future Land
20 Use Category. You can see it's directly on U.S.
21 301 in between Big Bend Road and Balm Road. Next
22 slide. Current zoning is IPD. It has been IPD
23 since 1990. It's evolved over time.

24 The last PRS was in 2018, and really all
25 that PRS did was remove some of the land and add it

1 to the land to the north of Tampa General Hospital.
2 And it kind of really didn't leave any kind of
3 thoughtful entitlements on this parcel. And so
4 we're here seeking modification looking for the
5 96,834 square feet of mini warehouse with parking
6 for RV and boats. Next slide.

7 And that's just a quick shot of what was
8 approved most recently and what we're proposing
9 today. Next slide. Development -- we are --
10 again, we're asking for the 96,834. We're asking
11 for 45 feet with three stories.

12 The building setbacks are 30 feet on the
13 front and 20 feet on the rear; 60 percent
14 impervious surface. Access will be via gated
15 access at the driveway of Simmons Loop and then
16 will be served by Hillsborough County utilities.
17 Next slide.

18 That's just a full-size rendering -- or
19 that's actually a full-size site plan, and you can
20 see on there sort of the depiction of the typical
21 section and kind of the way the access will work.

22 And you can see the RV and boat storage is
23 on the northern end of the site kind of shielded
24 from Simmons Loop, and we've got the building up
25 front. Next slide. Back one.

1 We are asking for a PD variation. We're
2 asking to go for a reduction in buffer width on the
3 north and the west to 10 feet and also asking for a
4 PD variation to allow for the Type A screening.

5 The variation is necessary to accommodate
6 safe turning radiuses for RVs. It's mitigated by
7 the screening we'll be providing. It won't
8 substantially interfere or injure with the rights
9 of others.

10 The northern property owner is providing 20
11 feet Type B buffer. So there will be plenty of
12 buffer between the uses. And the western property
13 is county owned and deed restricted from
14 development. Next slide.

15 And that's a copy of the deed, which I'll
16 submit into the record, and you'll see it was
17 actually purchased by Hillsborough County with some
18 dirt as part of a grant to mitigate floodplain and
19 wetlands.

20 And so it is restricted in use, and it's
21 actually restricted in ownership. It cannot be
22 conveyed to a private owner without consent of DCI.
23 So that just shows that that property is not
24 developable. In fact, I think it has a Future Land
25 Use Category of public. Next slide.

1 We are asking for a proposed design
2 exception both to -- for reduction in the lane
3 widths and the bicycle path width, and we have
4 picked up the section to our west. So what we're
5 proposing is consistent with that section to the
6 west.

7 And Mike Williams has found that design
8 exception to be approvable, and I'll be submitting
9 a copy of that e-mail into the record as well.
10 Next slide.

11 And then, lastly, just some key findings
12 from the staff reports. They found that the
13 proposed development complements the surrounding
14 land areas, land uses. It avoids strict
15 commercial.

16 It's consistent with the goals and
17 objectives proposed in the Riverview Community
18 Plan, the Highway 301 corridor district, and the
19 Comprehensive Plan.

20 And you'll see in the staff report there's a
21 significant trip reduction in what's already
22 approved today that -- to what we're requesting.
23 And then, again, the Simmons Loop design exception
24 has been deemed approvable.

25 And we have no objections from any agency,

1 and everyone's recommending approval with
2 conditions. And with that, we respectfully request
3 your approval.

4 HEARING MASTER HATLEY: All right. Thank
5 you.

6 We'll hear from Development Services,
7 please.

8 MR. DEFRANC: Hello again. It's Kevie
9 Defranc with Development Services.

10 I will share my screen now. Are you able to
11 see my presentation?

12 HEARING MASTER HATLEY: Yes.

13 MR. DEFRANC: Awesome. And as Ms. Kami
14 Corbett stated, the request is a Major Modification
15 to the existing IPD-1, 90-0025 zoning district to
16 be allowed to develop the property with a maximum
17 of 96,834-square-foot mini warehouse facility with
18 parking for recreational vehicles and boats.

19 And the subject property is located in
20 Riverview, which is at the northwest corner of the
21 South U.S. Highway 301 and Simmons Loop
22 intersection.

23 The subject property has a FLUE designation
24 of SMU-6 and the maximum FAR within the SMU-6 FLU
25 category is 0.50 for Light Industrial-type uses and

1 the nearby FLU category, RES-4.

2 The subject property is adjacent to property
3 zoned PD to the north and AS-1 to the west. Within
4 the general area, there are other properties zoned
5 BPO to the west and AR to the southwest.

6 And it's within an area comprised of
7 industrial, institutional, and residential uses.
8 And as stated before, the development is limited to
9 a maximum of 96,834-square-foot mini warehouse
10 facility.

11 As you can see labeled as building A,
12 self-storage with parking for recreational vehicles
13 and boats, as you can see in the parking area north
14 of the proposed building.

15 And based on the SMU-6 FLU category, the
16 surrounding zoning and development pattern and the
17 proposed uses and development standards for the PD
18 zoning district, staff finds the request approvable
19 subject to the proposed revised conditions that I
20 believe Mr. Grady provided to you today.

21 As Ms. Kami Corbett brought to our attention
22 an issue with condition No. 3 in reference to the
23 minimum required landscape screening along the
24 western boundary, which has been updated from a
25 Type C screening to a Type A screening as shown on

1 the general site plan.

2 That concludes my presentation, and I'm
3 available for questions. Thank you.

4 HEARING MASTER HATLEY: All right. Thank
5 you.

6 Planning Commission, please.

7 MS. MASSEY: Hi. This is Jillian Massey
8 with Planning Commission staff.

9 As previously mentioned, this property is
10 located in the Urban Service Area and within the
11 limits of the Riverview Community Plan. The
12 subject property is located in the Suburban
13 Mixed-Use-6 Future Land Use Category.

14 The proposal for the commercial warehouse
15 use and storage of recreational vehicles and boats
16 meets the intent of the Riverview Community
17 Planning area in that it avoids strict development
18 in its design.

19 It will be set back from the Simmons Loop
20 Road and will use buffering and screening to
21 minimize impacts associated with the development.
22 In addition, the development will be set back and
23 buffered by a stormwater pond trees and other
24 plantings on the eastern side along U.S.
25 Highway 301.

1 Therefore, it's consistent with the goals
2 and objectives of the community plan. Planning
3 Commission staff has also found that the proposed
4 development complements the surrounding land uses
5 and is consistent with the Community Design
6 Component and Objective 16 and 16.1 and 16.2 of
7 the -- and also 16.3 of the Future Land Use Element
8 relating to neighborhood protection.

9 And based upon these considerations, Planning
10 Commission staff has found that the proposed
11 Planned Development is consistent with the Future
12 of Hillsborough Comprehensive Plan for
13 unincorporated Hillsborough County subject to the
14 conditions as proposed by the Development Services
15 Department, and that concludes my presentation.

16 HEARING MASTER HATLEY: All right. Thank
17 you.

18 Okay. Is there anyone here or online who
19 wishes to speak in support of this application?
20 All right. I don't hear anyone.

21 Is there anyone here or online who wishes to
22 speak in opposition to this application? All
23 right. I do not hear anyone.

24 Development Services, do you have anything
25 further?

1 MR. GRADY: Nothing further.

2 HEARING MASTER HATLEY: All right.

3 Applicant, anything further?

4 MS. CORBETT: Kami Corbett. No thank you.

5 HEARING MASTER HATLEY: All right. Thank
6 you.

7 This will close the hearing then on -- this
8 was Major Modification 21-1226.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Monday, December 13, 2021

TIME: Commencing at 6:00 p.m.
 Concluding at 10:10 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing Master Hearing.

2 Item A-14, Rezoning-PD 21-1042. This
3 application is being continued by the applicant to
4 the January 18, 2022, Zoning Hearing Master
5 Hearing.

6 Item A-15, Major Mod Application 21-1106.
7 This application is being continued by the
8 applicant to the January 18, 2022, Zoning Hearing
9 Master Hearing.

10 Item A-16, Major Mod Application 21-1108.
11 This application is being continued by the
12 applicant to the January 18, 2022, Zoning Hearing
13 Master Hearing.

14 Item A-17, Major Mod Application 21-1226.
15 This application is being continued by the
16 applicant to the January 18, 2022, Zoning Hearing
17 Master Hearing.

18 Item A-18, Rezoning-PD 21-1231. This
19 application is being continued by staff to the
20 January 18, 2022, Zoning Hearing Master Hearing.

21 Item A-19, Major Mod Application 21-1270.
22 This application is out of order to be heard and is
23 being continued to the January 18, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-20, Rezoning-PD 21-1321. This

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)

IN RE:)

)

ZONE HEARING MASTER)

HEARINGS)

)

-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, November 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 9:16 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Hearing Master process.

2 Item A-22, Major Mod Application 21-1226.

3 This application is out of order to be heard and is
4 being continued to the December 13, 2021, Zoning
5 Hearing Master Hearing.

6 Item A-23, Rezoning-PD 21-1231. This
7 application is out of order to be heard and is
8 being continued to the December 13, 2021, Zoning
9 Hearing Master Hearing.

10 Item A-24, Rezoning-PD 21-1235. This
11 application is out of order to be heard and is
12 being continued to the December 13, 2021, Zoning
13 Hearing Master Hearing.

14 Item A-25, Rezoning-PD 21-1340. This
15 application is being continued by the applicant to
16 the December 13, 2021, Zoning Hearing Master
17 Hearing.

18 And item A-26, Rezoning-Standard 21-1349.
19 This application is being withdrawn from the Zoning
20 Hearing Master process.

21 That concludes all withdrawals and
22 continuances.

23 HEARING MASTER FINCH: All right. Thank you
24 so much, Mr. Grady. I appreciate it.

25 Let me start by going over our hearing



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: January 18, 2022

HEARING MASTER: Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0110	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0110	Todd Pressman	2. Applicant Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	3. Opponent Letter	No
RZ 21-0701	Thomas Curley	1. Applicant Presentation Packet	No
RZ 21-0744	William Molloy	1. Applicant Presentation Packet	No
RZ 21-0748	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0748	Elise Batsel	2. Applicant Presentation Packet	Yes - Copy
MM 21-1226	Brian Grady	1. Revised Staff Report	Yes - Copy
MM 21-1226	Kami Corbett	2. Applicant Presentation Packet	No
RZ 21-1336	Nicole Beugebauer	1. Applicant Presentation Packet	Yes - Copy
MM 22-0086	Michael Horner	1. Applicant Presentation Packet	No
RZ 22-0105	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 22-0105	Ryan McCaffrey	2. Applicant Rep Map	No
RZ 22-0115	Todd Pressman	1. Applicant Presentation Packet	No

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hubley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0087	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 965-2375
APPLICATION # MM 22-0090	PLEASE PRINT NAME M.D. HORNER, AICP
	MAILING ADDRESS 14502 N. AVE SHERRY HUX
	CITY T STATE FL ZIP 33618 PHONE 965-2375
APPLICATION # R 221-0110	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700
APPLICATION # RZ PD 21 0110	PLEASE PRINT NAME Scott Fitzpatrick
	MAILING ADDRESS 811-B Cypress Village Blvd
	CITY Ruskin STATE FL ZIP 33573 PHONE 813-684-5425
APPLICATION # R 222-0025 V.S.	PLEASE PRINT NAME Lisa Wilson
	MAILING ADDRESS PO Box 15133
	CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-0226
APPLICATION # R 222-0115	PLEASE PRINT NAME Todd Pressman
	MAILING ADDRESS 200 2nd Ave. S. #451707
	CITY St. Petersburg STATE FL ZIP 33709 PHONE 804-1700

DATE/TIME: 1/14/22 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ STD 220201</p>	<p>PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>101 E. Kennedy Blvd. #2400</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 8923</u></p>
<p>APPLICATION # RZ 22-0201 VS</p>	<p>PLEASE PRINT NAME <u>Andrea Diaz</u> MAILING ADDRESS <u>15403 Otto Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____</p>
<p>APPLICATION # RZ 22-0201</p>	<p>PLEASE PRINT NAME <u>James Lavallee</u> MAILING ADDRESS <u>15401 Carrollton Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-842-4940</u></p>
<p>APPLICATION # RZ 22-0201</p>	<p>PLEASE PRINT NAME <u>Antje Rivera</u> MAILING ADDRESS <u>15507 Casey Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813 961-2179</u></p>
<p>APPLICATION # RZ-22-0201</p>	<p>PLEASE PRINT NAME <u>ALEX PERNAS</u> MAILING ADDRESS <u>15316 OTTO RD.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-843-3166</u></p>
<p>APPLICATION # RZ-22-0201</p>	<p>PLEASE PRINT NAME <u>Brandy A. Meyer</u> MAILING ADDRESS <u>15608 Bear Creek Dr</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-842-4812</u></p>

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ22-0201	PLEASE PRINT NAME <u>Oswaldo Enrique</u> MAILING ADDRESS <u>15408 Otto Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813) 431-9611</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Shivam Kapse</u> MAILING ADDRESS <u>10329 Cross Creek Blvd, Suite-P</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-405-5999</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Thommas Qualey</u> MAILING ADDRESS <u>10601 Walker Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33522</u> PHONE <u>813-748-5319</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>MARVIN W. GARRETT</u> MAILING ADDRESS <u>9308 Golden Rod Pk.</u> CITY <u>THONOTOSASSA</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>(813) 244-2907</u>
APPLICATION # RZ21-0701	PLEASE PRINT NAME <u>Michael Jones</u> MAILING ADDRESS <u>9323 B Golden Rod Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33542</u> PHONE <u>813-203-1836</u>
APPLICATION # RZ21-0744	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825icot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>

DATE/TIME: 1/18/22 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>William Sullivan, Potomacland Company</u> MAILING ADDRESS <u>26336 SR 19</u> CITY <u>Howey in the Hills FL</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>907-296-6322</u>
APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>William J. Molloy</u> MAILING ADDRESS <u>325 S. Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32604</u> PHONE <u>813-254-7152</u>
APPLICATION # RZ-21-0744	PLEASE PRINT NAME <u>HUNTER WESSINGER</u> MAILING ADDRESS <u>4306 MONEYBELL RIDGE CT</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>913-624-9011</u>
APPLICATION # RZ-21-0744	PLEASE PRINT NAME <u>Boyce Austin Manley</u> MAILING ADDRESS <u>3023 Beaver Pond Trail</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-724-9129</u>
APPLICATION # RZ-PD21-0744	PLEASE PRINT NAME <u>Kevin Kondela</u> MAILING ADDRESS <u>4802 Bloomingdale Ave</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-767-4336</u>
APPLICATION # RZ 21-0744	PLEASE PRINT NAME <u>LINDA SKIDMORE</u> MAILING ADDRESS <u>2708 STEARNS RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-205-6263</u>

DATE/TIME: 1/14/22 6pmHEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0745</u> <u>vs.</u>	PLEASE PRINT NAME <u>Clayton Brickelmeier</u> MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u>
APPLICATION # <u>RZ 21-0745</u>	PLEASE PRINT NAME <u>GREG VANBABBAN</u> MAILING ADDRESS <u>GREG@VANBABBAN</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813-781-0843</u>
APPLICATION # <u>RZ 21-0748</u> <u>vs</u>	PLEASE PRINT NAME <u>Elise Butsel</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-4800</u>
APPLICATION # <u>RZ 21-1042</u>	PLEASE PRINT NAME <u>John LaRocca</u> MAILING ADDRESS <u>101 E. Kennedy Blvd. #2420</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 8923</u>
APPLICATION # <u>M.M 21-1226</u>	PLEASE PRINT NAME <u>Kami Cerbasi</u> MAILING ADDRESS <u>101 E Kennedy Blvd, #3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8421</u>
APPLICATION # <u>RZ 21-1336</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-722-5016</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 6 OF 6












DATE/TIME: 1/18/22, 6pm

HEARING MASTER: Pamela Jo Hartley

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APPLICATION # <u>MA 22-0086</u>	PLEASE PRINT NAME <u>M.D. FORNER, AICP</u> MAILING ADDRESS <u>14505 N. DRE PARRY</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>3268</u> PHONE <u>762-2575</u>
APPLICATION # <u>RZ 22-0105</u>	PLEASE PRINT NAME <u>RYAN McAFFREY, HICP</u> MAILING ADDRESS <u>3409 W. LEMAN STREET</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-250-3535</u>
APPLICATION # <u>RZ 22-0096</u>	PLEASE PRINT NAME <u>Clayton Brickley</u> MAILING ADDRESS <u>601 N. Ashley Dr. Ste 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-229-7700</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

TUESDAY, JANUARY 18, 2022




-  Brian Grady, Development Services, calls RZ 21-0110.
-  Pamela Jo Hatley, ZHM, calls applicant.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Michelle Heinrich, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Scott Fitzpatrick, opponent, presents testimony/submits exhibit.
-  Todd Pressman, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

-  Brian Grady, Development Services, calls RZ 22-0025.
-  Lisa Wilson, applicant rep, presents testimony.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.
-  Sam Ball, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025.

C.2. RZ 22-0115

-  Brian Grady, Development Services, calls RZ 22-0115.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Isis Brown, Development Services, staff report.

JANUARY 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 18, 2022, at 6:00 p.m., held virtually.

 Pamela Jo Hatley, ZHM, calls the meeting to order.


A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, reviewed changes/withdrawals/continuances.


D.5. RZ 21-0864


 Application W/D.


A.17 RZ 21-1337


 Brian Grady, Development Services, continues to February 14, 2022, hearing.

D.10. MM 22-0087


 Brian Grady, Development Services, calls MM 22-0087

 Michael Horner, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM calls proponents/opponents/continues MM 22-0087 to the March 14, 2022, 6:00 p.m., hearing.


 Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090


 Pamela Jo Hatley, ZHM, hears request to continue MM 22-0090.


 Michael Horner, applicant rep, requests continuance.

 Brian Grady, Development Services, announces ZHM April hearing date.

 Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-0090 to the April 18, 2022, hearing at 6:00 p.m.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS


B.1. RZ 21-0110

 Brian Grady, Development Services, calls RZ 21-0110.


 Todd Pressman, applicant rep, presents testimony/submits exhibits.


 Michelle Heinrich, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents.

 Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

 Todd Pressman, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.


 Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.


 Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 22-0025

 Brian Grady, Development Services, calls RZ 22-0025.


 Lisa Wilson, applicant rep, presents testimony.

 Pamela Jo Hatley, ZHM, questions to applicant rep.








 Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.

 Sam Ball, Development Services, staff report.















 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.

C.2. RZ 22-0115

-  Brian Grady, Development Services, calls RZ 22-0115.
-  Todd Pressman, applicant rep, presents testimony/submits exhibits.
-  Isis Brown, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Brian Grady, Development Services, offers correction to the record.
-  Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115.

C.3. RZ 22-0201


-  Brian Grady, Development Services, calls RZ 22-0201.
-  John LaRocca, applicant rep, presents testimony.
-  Chris Grandlienard, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Andrea Diaz, opponent, presents testimony.
-  James Lavallee, opponent, presents testimony.
-  Antje Rivera, opponent, presents testimony.
-  Alex Pernas, opponent, presents testimony.
-  Brandy Meyer, opponent, presents testimony.
-  Osvaldo Enrique, opponent, presents testimony.
-  Brian Grady, Development Services, enters correction to the record.
-  Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation.
-  John LaRocca, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes application RZ 22-0201.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):


D.1. RZ 21-0701

 Brian Grady, Development Services, calls RZ 21-0701.

 Shivam Kapse, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.


 Thomas Curley, opponent, presents testimony/submits exhibits.

 Pamela Jo Hatley, ZHM, questions opponent.


 Thomas Curley, opponent, answers ZHM question and continues testimony.

 Marvin Garrett, opponent, presents testimony.

 Michael Jones, opponent, presents testimony.

 Pamela Jo Hatley, ZHM, calls opponents/Development Services.


 James Ratliff, Transportation Review Section, Development Services, presents testimony.

 Shivam Kapse, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, closes application RZ 21-0701.

D.2. RZ 21-0744

 Brian Grady, Development Services, calls RZ 21-0744.













 Sean Cashen, applicant rep, presents testimony.

 William Sullivan, applicant rep, presents testimony.










 William Molloy, applicant rep, presents testimony/submits exhibits.

 Timothy Lampkin, Development Services, staff report.






TUESDAY, JANUARY 18, 2022

-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Hunter Wessinger, opponent, presents testimony.
-  Bryce Manley, opponent, presents testimony.
-  Kevin Koudela, opponent, presents testimony.
-  Linda Skidmore, opponent, presents testimony.
-  Pamela Jo Hatley, ZHM, calls for applicant rebuttal.
-  William Molloy, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, questions to applicant rep.
-  William Molloy, applicant rep, answers ZHM and continues testimony.
-  William Sullivan, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0744.






D.3. RZ 21-0745

-  Brian Grady, Development Services, calls RZ 21-0745.
-  Clayton Bricklemeyer, applicant rep, presents testimony.
-  Timothy Lampkin, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents.
-  Greg VanBebber, opponent, presents testimony.
-  Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.
-  Clayton Bricklemeyer, applicant rep, presents rebuttal.
-  Pamela Jo Hatley, ZHM, closes RZ 21-0745.






D.4. RZ 21-0748

-  Brian Grady, Development Services, calls RZ 21-0748.
-  Elise Batsel, applicant rep, presents testimony/submits exhibits.
-  Michelle Heinrich, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0748.





D.6. RZ 21-1042

-  Brian Grady, Development Services, calls RZ 21-1042.
-  John LaRocca, applicant rep, presents testimony.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 21-1042.


D.7. MM 21-1226


-  Brian Grady, Development Services, calls MM 21-1226.
-  Kami Corbett, applicant rep, presents testimony/submits exhibits.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.
-  Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1226.

D.8. RZ 21-1336

-  Brian Grady, Development Services, calls RZ 21-1336.
-  Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.
-  Kevie Defranc, Development Services, staff report.
-  Jillian Massey, Planning Commission, staff report.


TUESDAY, JANUARY 18, 2022

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

 Nicole Neugebauer, applicant rep, enters correction for the record.


 Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086


 Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.

 Michael Horner, applicant rep, presents testimony/submits exhibits.

 Brian Grady, Development Services, addresses applicant rep questions.

 Sam Ball, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

 Michael Horner, applicant rep, presents additional testimony.

 Pamela Jo Hatley, ZHM, closes MM 22-0086.


D.11. RZ 22-0096

 Brian Grady, Development Services, calls RZ 22-0096.

 Clayton Brickelmeyer, applicant rep, presents testimony.

 Kevie Defranc, Development Services, staff report.

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.


D.12. RZ 22-0105


 Brian Grady, Development Services, calls RZ 22-0105.

 Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.

 Tania Chapela, Development Services, staff report.

TUESDAY, JANUARY 18, 2022

 Jillian Massey, Planning Commission, staff report.

 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourns the meeting.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received December 21, 2021.

1. The uses permitted shall be limited to those listed under retail and services in Figure 27 of the Zoning Code development shall be approved for a maximum of 96,834 square-foot mini-warehouse facility with parking for recreational vehicles and boats.

2. The developer shall provide, prior to Certificates of Zoning Compliance, sidewalks internal and external to the project in the right-of-way area of the major roadways bordering that portion of the project (i.e., U.S. 301 and Simmons Loop Road). The location of said sidewalks, the timing of construction and the applicability of the waiver provisions of the Site Development Regulations shall be determined by the Department of Development Review during Detailed Site Plan reviews. The provision of sidewalks along U.S. 301 shall be subject to FDOT approval. project shall be developed in accordance with the certified site development plan and the following standards:

Maximum Building Area	96,834 square feet
Minimum Front Setbacks	30 feet (east)
	30 feet (south)
Minimum Side Setbacks	20 feet (west)
	20 feet (north)
Maximum Building Height	45 feet/3-stories
Maximum Impervious Surface	60%

3. Landscape buffering and screening shall be in accordance with Land Development Code Section 6.06.06., except as provided herein. The developer shall provide a 10-foot buffer and Type CA screening along the western boundary and a 10-foot buffer and Type B screening along the northern boundary.

4. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.

~~5.~~ The development shall not be allowed access onto U.S. 301.

4. The development shall be allowed two accesses onto Simmons Loop Road. The centerline of the western access shall be located 400 feet to the west of the centerline of U.S. 301. The eastern access shall serve both the outparcel and the shopping center. The radius of both project drives shall be 40 feet, at a minimum.

~~5~~6. The developer shall provide internal access to any existing or future outparcels on the site.

6. The developer shall dedicate to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 65 feet of right-of-way from the existing center line of Simmons Loop Road, to accommodate for the future right-of-way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.

7. The developer shall dedicated to Hillsborough County, prior to detailed site plan approval or upon request of the County to coincide with roadway improvements whichever comes first, 22 feet of additional right-of-way along the west side of U.S. 301 to accommodate a total of 204 feet of right-of-way as needed in accordance with Section 17 of the Hillsborough County Zoning Code.

~~8. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.~~

97. Construction details of all curb cuts shall be subject to approval by the Hillsborough County Engineering Department.

108. The developer shall be required to pave any portion of access drives which may be within the existing right-of-way. Construction is subject to approval by Hillsborough County Engineering Services.

9. If MM 21-1226 is approved, the County Engineer will approve a Design Exception (dated December 20, 2021) which was found approvable by the County Engineer (on December 22, 2021). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes and a reduced right-of-way width of 62 feet.

10. As proffered by the applicant, the developer shall dedicate 2 feet of the project frontage along Simmons Loop Road for roadway improvements.

11. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

12. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

113. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Review, prior to the issuance of Zoning Compliance Permits or Final Plat approval, whichever comes first, evidence of commitment from the County Department of Water and Wastewater Utilities to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery.

14. 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.

125. As required by the Hillsborough County Fire Department, the developer:

a. Install at the developer's expense, prior to issuance of Zoning Compliance Permits, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements necessary to minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Waste and Wastewater Utilities, or

b. Prepare a Fire Protection Plan for the site. Prior to issuance of Zoning Compliance Permits or Final Plat approval, the developer shall submit the Plan, as approved by the Fire Department, to the County Development Review Department.

16. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.

~~137.~~ The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. The access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

~~14. Development must be in accordance with all applicable regulations in the Hillsborough County Zoning Code and in accordance with all other applicable regulations and ordinances.~~

~~15. Within ninety days of approval of PRS 18-0310 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.~~

~~168.~~ The development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that 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.

~~19. 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.~~

~~20. 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).~~

~~21. 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.~~

~~22. 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.~~

~~23. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.~~

~~24. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.~~



Hillsborough County Florida

DEVELOPMENT SERVICES DEPARTMENT
PO Box 1110, Tampa, FL 33601-1110
813-635-5400 | Fax: (813) 272-5811

Received December 21, 2021
Development Services

Application No. MM 21-1226
Name: Kumi Corbett
Entered at Public Hearing: 2 PM
Exhibit # 2 Date: 1/18/22

SUBJECT: APPROVAL COVER LETTER DESIGN EXCEPTION DESIGN DEVIATION MEMORANDUM

TO: Michael Williams, P.E.
County Engineer

DATE: December 20, 2021

County Street Name and/or Road Number: Simmons Loop
Project Description (limits): Sta. 10+27.00 to Sta. 17+02.00
Project Identification Number: MM 21-1226
Context-Based Classification: C3R-Suburban Residential

TYPE OF CONSTRUCTION: (check all that apply)

- Residential Subdivision Commercial Subdivision Private Property

DESIGN EXCEPTION FOR THE FOLLOWING ELEMENT: (check one)

- Design Speed Horizontal Curve Radius Maximum Grade Design Loading Structural Capacity
 Lane Widths Superelevation Rate Cross Slope
 Shoulder Widths Stopping Sight Distance Vertical Clearance

DESIGN DEVIATION MEMORANDUM FOR THE FOLLOWING ELEMENT:

Include statement identifying location, project limits, key controlling criteria, existing roadway characteristics, and required criteria versus proposed criteria:

It is requested to recommend approval of the design exception for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested to allow 11-foot travel lanes and 4-foot bicycle lanes along Simmons Loop west of US 301 to be consistent with the cross section that currently exists west of the project site. TS-4 requires a 7-foot buffered bicycle lane and a 4-foot bicycle lane is proposed. Simmons Loop is a substandard two-lane Urban Collector with a design speed of 35 mph.

Attach all supporting documentation to this form in accordance with Section 1.7 of the Transportation Technical Manual for Subdivision and Site Development Projects.

SIGNATURES AND APPROVALS:

Recommended by / Date:



This item has been digitally signed and sealed by Addie K. Clark, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2021.12.20 18:03:51 -05'00'

Responsible Professional Engineer

Apply Professional Engineer Seal

Approved by / Date:
(For Design Exceptions Only)

Michael J. Williams, Professional Engineer. County Engineer



December 20, 2021

Mr. Michael Williams, P.E.
Hillsborough County Engineer
Hillsborough County Development Services
601 East Kennedy Boulevard
Tampa, FL 33602

**RE: MM 21-1226 Modified TS-4 Typical Section
Design Exception Memo**

Dear Mr. Williams,

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), specifically Typical Section 4 (TS-4), for the segment of Simmons Loop along the frontage of the proposed project. The developer proposes to develop the subject property:

- Folio #: 77760.0000
- Acreage: +/-4.447 acres
- Record #: MM21-1226
- 96,900 SF Warehouse Use

PROJECT DESCRIPTION

The project is a component of the Mini-Warehouse/Self-Storage Project on the northwest quadrant of US 301 & Simmons Loop. A location map is provided in Appendix A. The project limits are from Sta. 10+27.00 to Sta. 17+02.00 with proposed improvements consisting of pavement widening, milling and resurfacing, new pavement markings, adding concrete curb and gutter and a 5-foot concrete sidewalk on the north and south sides of Simmons Loop. A stationing exhibit is provided in Appendix B. The FDM Context Classification is C3R-Suburban Residential, and the Hillsborough County functional classification is a substandard Urban County Collector with a design speed of 35 mph and WB-62FL design vehicle. The existing roadway is a rural two-lane road with no paved shoulders and sidewalk located on the south side.

A Design Exception is requested for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested that this memorandum be reviewed to justify the Design Exception request for this project to allow 11-foot travel lanes and 4-foot bicycle lanes.

DESIGN CRITERIA VERSUS PROPOSED CRITERIA

Hillsborough County has established the most recent version of the FDOT Design Manual (FDM) as the governing criteria for roadway design.

<u>Design Exception Requested</u>	<u>Cross-Section Design Criteria</u>	<u>Existing</u>	<u>Proposed</u>	<u>TS-4 Criteria</u>	<u>FDOT Criteria</u>	<u>AASHTO Criteria</u>
Yes	Bicycle Lane Width	0 feet*	4 feet	7 feet with buffer	4 feet to 7 feet	5 feet
No	Travel Lane Width	10 feet	11 feet	11 feet	12 feet	10 feet

*4-foot bicycle lanes exist north of Simmons Loop immediately west of project limits

- Hillsborough County TTM TS-4
The project area is classified as an Urban County Collector. The design speed along the frontage of the project is 35 mph. According to the TTM requirements for TS-4, 11-foot travel lanes, 5-foot sidewalks, and 7-foot buffered bike lanes are required within 64-feet of right-of-way.
- FDOT Criteria
According to the 2022 FDOT Design Manual (FDM) Table 210.2.1, the minimum lane width for travel lanes is 10 feet for C3 roadways with design speed of 35 mph. Based on the 2022 FDM, Section 223.1.1, for new construction projects, a 7-foot buffered bicycle lane is the standard. For projects where a bicycle lane is needed and it is not practical to move the existing curb, a 4-foot bicycle lane may be considered. When roadway pavement is continuous to the face of guardrail or barrier, the minimum bicycle lane width is 5 feet.
- AASHTO Criteria (A Policy of Geometric Design of Highways and Streets, 6th Edition 2011)
Based on the 2022 FDM, Chapter 122, Table 122.5.2.1 AASHTO Criteria, the minimum travel lane width allowed is 10 feet for urban collectors.
- AASHTO Criteria (Guide for the Development of Bicycle Facilities, 4th Edition 2012)
The recommended width for bicycle lanes is 5 feet if not adjacent to a narrow parking lane.
- Proposed Design
The existing lane widths will be widened, milled, and resurfaced throughout the project limits to provide for 11-foot travel lanes and to provide for two 4-foot bicycle lanes. The cross-section elements of travel lane width will meet AASTHO Criteria. The proposed bicycle lane width will meet FDOT criteria.

A Design Exception is requested for substandard lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM, specifically, 11-foot travel lanes and 4-foot bicycle lanes north and south of Simmons Loop along the project frontage.

REASON THE DESIGN CRITERIA ARE NOT APPROPRIATE

The bicycle lanes to the west of the project limits were constructed in late 2019/early 2020 as 4-foot bicycle lanes north and south of Simmons Loop. It is proposed to construct 4-foot bicycle lanes north and south of Simmons Loop for continuity in the cross section along Simmons Loop and to prevent an abrupt transition in bicycle lane widths. In summary, the following are reasons the design criteria are not appropriate, and a design exception is recommended:

- To have continuity with the previously constructed (late 2019/early 2020) Simmons Loop improvements directly west of the project limits
- To prevent an abrupt transition in bicycle lane widths for bicyclists and motorists

JUSTIFICATION FOR THE PROPOSED CRITERIA

- Based on the 2022 FDM, Section 223.1.1, where a bicycle lane is needed and it is not practical to move the existing curb, a 4-foot bicycle lane may be considered.
- A 4-foot bicycle lane would be continuous with the bicycle lane constructed less than 2 years ago directly west of the project limits.
- The entire project corridor will be milled and resurfaced. Mitigation strategies include new pavement markings and raised pavement markers.
- The 64' Right-of-Way width is maintained by adding the 3-foot reduction from bicycle lane width to the landscaping between the curb and sidewalk. Additionally, the proposed typical section includes approximately 2 feet of Right-of-Way dedication from the southern boundary of the property.

The Hillsborough County TS-4 Typical Section is included in Appendix D. The proposed modified typical section is shown in on the proposed site plan as "ROW Detail – 64' Typical Right-of-Way Section – TS-4 Modified", included in Appendix A.

OPERATIONAL AND SAFETY IMPACTS

The proposed improvements will enhance safety for motorists and bicyclists on Simmons Loop by providing continuity between the existing bicycle lane north of Simmons Loop, west of the project limits, and the proposed bicycle lane throughout the project limits to US 301. A sudden change in bicycle lane width could cause sudden maneuvering and confusion of bicyclists. Maintaining the same bicycle lane width as the bicycle lanes to the west would help manage bicyclist and driver expectancy of bicycle operations along Simmons Loop.

CONCLUSION AND RECOMMENDATION

The proposed design provides continuity between the existing travel lanes and bicycle lanes west of the project limits on Simmons Loop and the portion to be improved adjacent to the site. This continuity enhances safety for bicyclists and motorists by managing bicyclist and driver expectancy of bicycle operations along Simmons Loop.

This recommendation is the result of conversations with Hillsborough County Transportation Staff, including the Rezoning Pre-Submittal Meeting held on 05/26/2021 with James Ratliff as well as with Mike Williams on 11/09/2021.

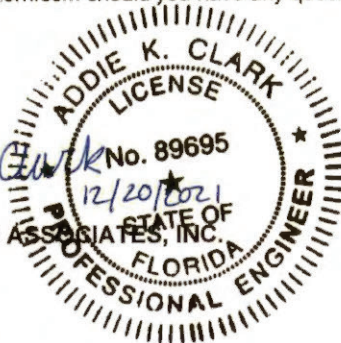
It is requested to recommend approval of the design exception for substandard lane width lane width, per the TS-4 Urban Collector (2 Lane Undivided) Typical Section of the Hillsborough County TTM. It is requested to recommend approval to allow 11-foot travel lanes and 4-foot bicycle lanes north and south of Simmons Loop along the project frontage.

Please contact me at (813) 635-5517 or addie.clark@kimley-horn.com or Dustin Ballard at (813) 713-5646 or dustin.ballard@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

Addie K. Clark

KIMLEY-HORN AND ASSOCIATES, INC.
Addie Clark, P.E.
FL P.E. #89695



Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved

Michael J Williams, P.E.
Hillsborough County Engineer

***APPENDIX A: Site Plan - Major Modification to IPD-1
90-0025***

From: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Sent: Wednesday, December 22, 2021 9:30 AM
To: Clark, Addie (Kraemer) <Addie.Clark@kimley-horn.com>
Cc: Rickles, Delaney <Delaney.Rickles@kimley-horn.com>; Ballard, Dustin <dustin.ballard@kimley-horn.com>; Cintron, Artie <Artie.Cintron@kimley-horn.com>; Angela.Rauber@hwhlaw.com; Defranc, Kevie <DefrancK@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Subject: FW: MM 21-1226 - Design Exception

Addie,

I have found the attached Design Exception (DE) for PD 21-1226 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 8:15 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 21-1226 - Design Exception

Hello Mike,

I find the attached DE approvable. Please copy the following people in your email:

Addie.Clark@kimley-horn.com
Delaney.Rickles@kimley-horn.com
dustin.ballard@kimley-horn.com
Artie.Cintron@kimley-horn.com
Angela.Rauber@hwlaw.com
DefrancK@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

INSTR # 2003065081

O BK 12371 PG 1842

RECORDED 02/20/2003 08:36:58 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DEPUTY CLERK S Spencer

THIS INSTRUMENT IS VOID IF ANY ONE OF THE ABOVE IS NOT ON THIS INSTRUMENT

~~INSTR # 2003014878~~

~~O BK 12267 PG 0288~~

~~RECORDED 01/13/2003 10:54:58 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PDY(F.S. 201.02) 640.50
DEPUTY CLERK P Howell~~

WJB

Landmark Title Insurance Co
1452 Oakfield Drive, Brandon, Florida 33511

This Instrument Prepared by: Mary James

Parcel Identification No.

U-18-31-20-ZZZ-000003-15780.0

File No: 02-12-0081

Proj. # 2002-124-D

Parcel 101

El Nino Grande Hazard Mitigation

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 6th day of January, 2003, between Edgar J. Davis and Patricia Ann Davis, husband and wife, whose address is 130 SE 80th Place, Ocala, Florida 34471 ("Grantor"), and Hillsborough County, a political subdivision of the State of Florida, whose address is P.O. Box 1110, Tampa, Florida 33601 ("Grantee"). (Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, conveyed, bargained and sold to Grantee forever, the following described land situate, lying and being in Hillsborough County, Florida, to-wit:

**REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

Together with all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate thereto belonging or in anywise appertaining, including any interest that Grantor may have in the banks, bed and waters opposite to or fronting upon said land, or in any way abutting or adjoining said land, and any means of ingress and egress appurtenant thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the subject land is free from all liens and encumbrances except for existing easements for public roads and highways, public utilities, railroads and pipelines. Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

Grantee, by accepting this deed and causing its duly authorized representative to sign this instrument on its behalf, agrees to hold the herein described land subject to the terms of the Stafford Act and regulations promulgated thereunder (44 C.F.R. Section 206.434), as it may be amended from time to time, which includes the following conditions and restrictions:

This deed is being re-recorded to reflect Board approval date and execution by Hillsborough County.

RETURN TO: REAL ESTATE DEPARTMENT

Jule

APPROVED

Board of County Commissioners

DATE

12/18/02
MICHAEL KELLY

Director

OR BK 12371 PG 1843

- (a) The property will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or wetlands management practices;
- (b) No new structure will be erected on the property other than a facility that is open on all sides and functionally related to the open space use or a restroom for public use and structures placed on site will meet County regulations and minimum National Flood Insurance Program standards under 44 Code of Federal Regulations;
- (c) The property shall not be transferred to private citizens or corporations under any circumstances. The local government may convey ownership of the property to another public entity only after obtaining approval from DCA.
- (d) After the date of acquisition, no application for disaster assistance for any purpose will be submitted to any Federal entity, and no disaster assistance will be provided for damage on the property; and
- (e) Violation of these restrictions, whether by the owner or another party with the knowledge of the owner, will prompt conveyance of the fee simple title to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida without further notice to the owner, its successors and assigns. The owner will forfeit all right, title and interest in and to the property.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed and delivered the date first above written.

Signed and delivered in the presence of:

Mary James
 Print
 Name: Mary James

Lynn Willis
 Print
 Name: Lynn Willis

Mary James
 Print
 Name: Mary James

Lynn Willis
 Print
 Name: Lynn Willis

GRANTOR:

By: Edgar J. Davis
 Name: Edgar J. Davis

By: Patricia Ann Davis
 Name: Patricia Ann Davis

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 6th day of January 2003, by Edgar J. Davis, and Patricia Ann Davis, husband and wife, personally known to me or who has produced Florida Drivers Licenses as identification.

Witness my hand and official seal the date aforesaid,



Mary James
Notary Public, State of Florida at Large

My Commission Expires:

Notary: Print or Type Name

ATTEST: RICHARD AKE
CLERK OF CIRCUIT COURT



By: Judene D. Gregory
Deputy Clerk

GRANTEE:
HILLSBOROUGH COUNTY, a
political subdivision of the State of Florida

Richard Ake
Chairman, Board of County Commissioners

Approved as to form and legal sufficiency

By: [Signature]
Assistant County Attorney

Exhibit "A"

A tract in the NE 1/2 of the SE 1/2 of Section 18, Township 31 South, Range 20 East, described as follows:
From the Southeast corner of said Section 18, run N 00 degrees 10'00" East, along the East boundary of said Section 18, a distance of 1729.94 feet, run thence South 89 degrees 38' 22" West, a distance of 567.29 feet to a point of beginning; from said point of beginning continue South 89 degrees 38' 22" West, a distance of 117.56 feet, run thence South 00 degrees 00' 12" West, a distance of 382.34 feet to a point on the South boundary of said NE 1/4 of the SE 1/4 of Section 18, run thence North 89 degrees 51' 50" East, along said South boundary, a distance of 116.44 feet, run thence North 00 degrees 10' 00" East, a distance of 382.81 feet to the point of beginning, all of the above lying and being in Hillsborough County, Florida.

INSTR # 2003065081

O BK 12371 PG 1842

RECORDED 02/20/2003 08:36:58 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DEPUTY CLERK S Spencer

THIS DEED IS BEING RE-RECORDED TO REFLECT BOARD APPROVAL DATE AND EXECUTION BY HILLSBOROUGH COUNTY

~~INSTR # 2003014878~~

~~O BK 12267 PG 0288~~

~~RECORDED 01/13/2003 10:54:58 AM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PDY (F.S. 201.02) 640.50
DEPUTY CLERK P Howell~~

WJB

Landmark Title Insurance Co
1452 Oakfield Drive, Brandon, Florida 33511

This Instrument Prepared by: Mary James

Parcel Identification No.

U-18-31-20-ZZZ-000003-15780.0

File No: 02-12-0081

Proj. # 2002-124-D

Parcel 101

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WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, conveyed, bargained and sold to Grantee forever, the following described land situate, lying and being in Hillsborough County, Florida, to-wit:

**REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

Together with all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate thereto belonging or in anywise appertaining, including any interest that Grantor may have in the banks, bed and waters opposite to or fronting upon said land, or in any way abutting or adjoining said land, and any means of ingress and egress appurtenant thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the subject land is free from all liens and encumbrances except for existing easements for public roads and highways, public utilities, railroads and pipelines. Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

Grantee, by accepting this deed and causing its duly authorized representative to sign this instrument on its behalf, agrees to hold the herein described land subject to the terms of the Stafford Act and regulations promulgated thereunder (44 C.F.R. Section 206.434), as it may be amended from time to time, which includes the following conditions and restrictions:

This deed is being re-recorded to reflect Board approval date and execution by Hillsborough County.

RETURN TO: REAL ESTATE DEPARTMENT

APPROVED
Board of County Commissioners
DATE 12/18/02
MICHAEL KELLY
Director

OR BK 12371 PG 1843

- (a) The property will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or wetlands management practices;
- (b) No new structure will be erected on the property other than a facility that is open on all sides and functionally related to the open space use or a restroom for public use and structures placed on site will meet County regulations and minimum National Flood Insurance Program standards under 44 Code of Federal Regulations;
- (c) The property shall not be transferred to private citizens or corporations under any circumstances. The local government may convey ownership of the property to another public entity only after obtaining approval from DCA.
- (d) After the date of acquisition, no application for disaster assistance for any purpose will be submitted to any Federal entity, and no disaster assistance will be provided for damage on the property; and
- (e) Violation of these restrictions, whether by the owner or another party with the knowledge of the owner, will prompt conveyance of the fee simple title to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida without further notice to the owner, its successors and assigns. The owner will forfeit all right, title and interest in and to the property.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed and delivered the date first above written.

Signed and delivered in the presence of:

Mary James
 Print
 Name: Mary James

Lynn Willis
 Print
 Name: Lynn Willis

Mary James
 Print
 Name: Mary James

Lynn Willis
 Print
 Name: Lynn Willis

GRANTOR:

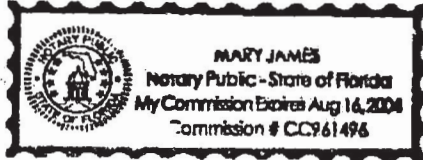
By: Edgar J. Davis
 Name: Edgar J. Davis

By: Patricia Ann Davis
 Name: Patricia Ann Davis

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 6th day of January 2003, by Edgar J. Davis, and Patricia Ann Davis, husband and wife, personally known to me or who has produced Florida Drivers Licenses as identification.

Witness my hand and official seal the date aforesaid,



Mary James
Notary Public, State of Florida at Large

My Commission Expires:

Notary: Print or Type Name

ATTEST: RICHARD AKE
CLERK OF CIRCUIT COURT



By: Julene W. Gregory
Deputy Clerk

GRANTEE:
HILLSBOROUGH COUNTY, a
political subdivision of the State of Florida

David R. Keith
Chairman, Board of County Commissioners

Approved as to form and legal sufficiency

By: [Signature]
Assistant County Attorney

Exhibit "A"

A tract in the NE 1/2 of the SE 1/2 of Section 18, Township 31 South, Range 20 East, described as follows:
From the Southeast corner of said Section 18, run N 00 degrees 10'00" East, along the East boundary of said Section 18, a distance of 1729.94 feet, run thence South 89 degrees 38' 22" West, a distance of 567.29 feet to a point of beginning; from said point of beginning continue South 89 degrees 38' 22" West, a distance of 117.56 feet, run thence South 00 degrees 00' 12" West, a distance of 382.34 feet to a point on the South boundary of said NE 1/4 of the SE 1/4 of Section 18, run thence North 89 degrees 51' 50" East, along said South boundary, a distance of 116.44 feet, run thence North 00 degrees 10' 00" East, a distance of 382.81 feet to the point of beginning, all of the above lying and being in Hillsborough County, Florida.

MM 21-1226

Applicant: The Davis Group

Representative: Kami Corbett

DG
THE DAVIS GROUP

Thumb Drive
Application No. MM 21-1226
Name: Kami Corbett
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 1/18/22

Zoning History

IPD-1 90-0025

- 40,000 sf office
- 34,800 sf of retail/service uses
- 25,200 sf mini-warehouse

PRS 18-0310

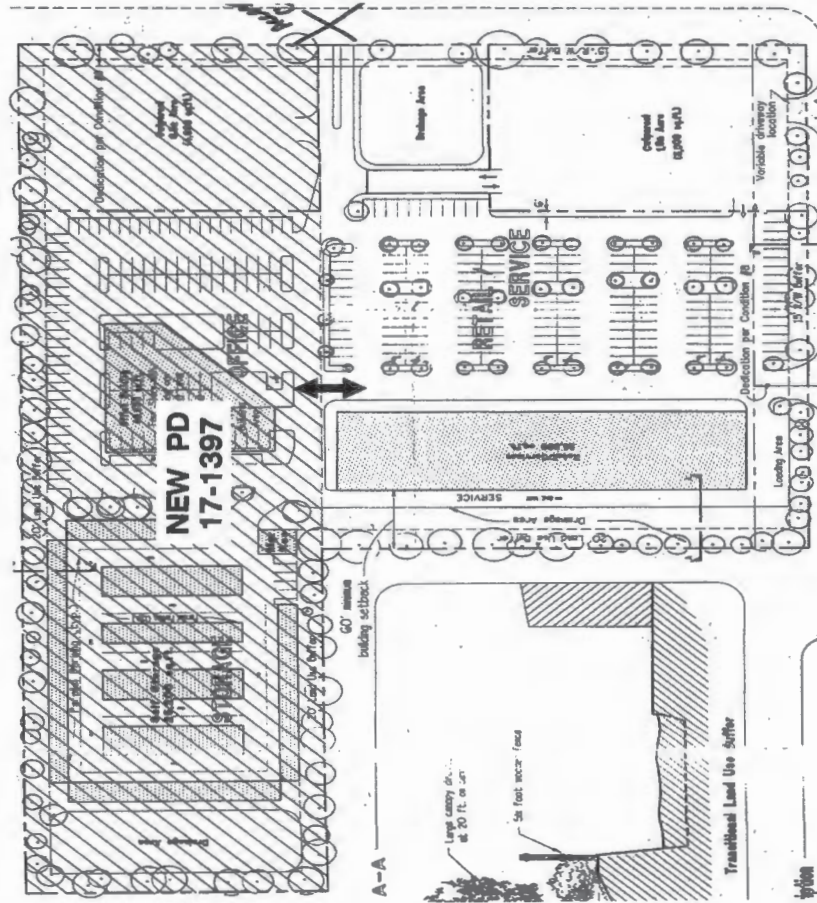
- Northern parcel removed from IPD-1 90-0025
- 30,800 sf of retail/service uses

MM 21-1226:

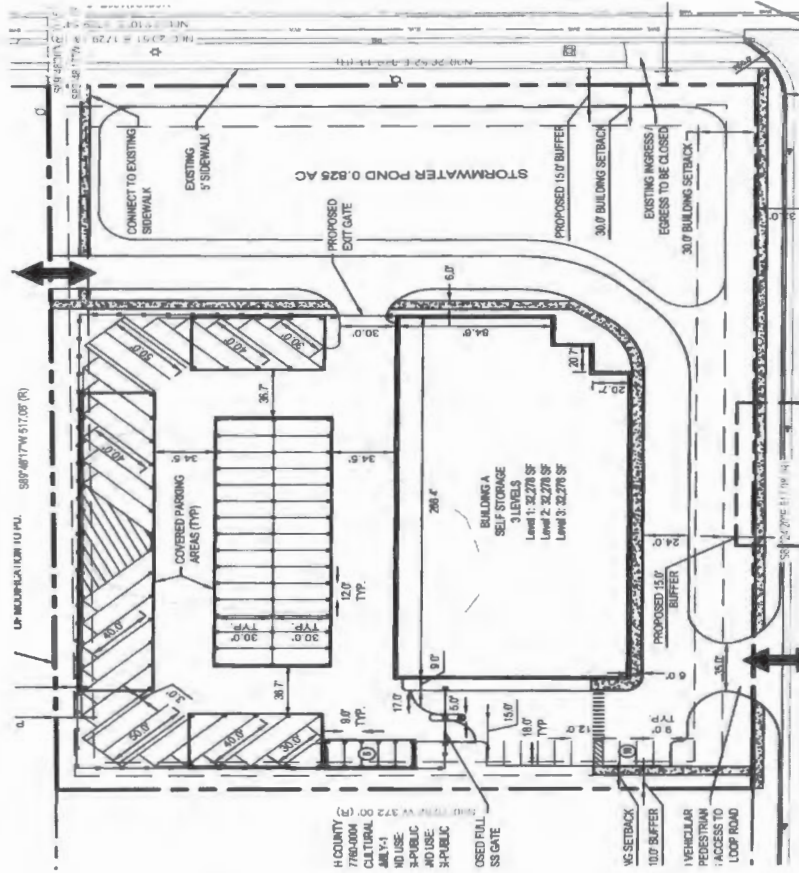
- 96,834 sf Mini-Warehouse with parking for RVs and Boats



Currently Approved IPD 90-0025/18-0310



Proposed Modification MM 21-1226

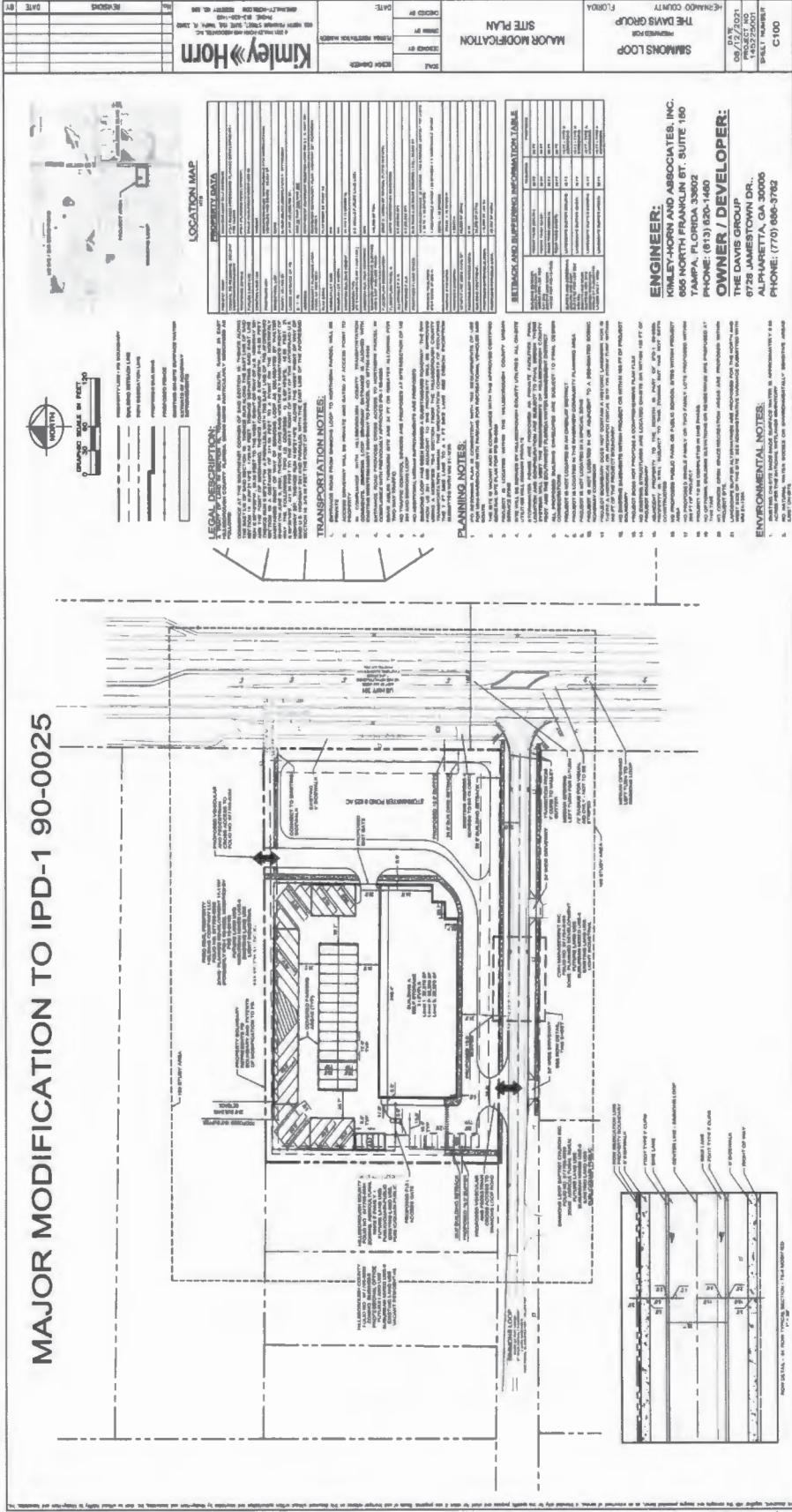


Details of Development

Maximum Building Area	96,834 square feet
Use	Mini-Warehouse with parking for RVs and boats
Height	45-feet / 3 stories
Building Setbacks	
Front (South and East)	30 feet
Rear (North and West)	20 feet
Impervious Surface	60%
Access to Mini-Warehouse	Via private, gated access driveway at Simmons Loop Road.
Water and Sewer	Hillsborough County Utilities

Proposed Site Plan

MAJOR MODIFICATION TO IPD-1 90-0025



DATE: 08/12/2021	PROJECT NO: 190-0025	PROJECT NAME: SIMMONS LOOP	CITY: TAMPA	COUNTY: SEMINOLE	STATE: FLORIDA
DATE: 08/12/2021	PROJECT NO: 190-0025	PROJECT NAME: SIMMONS LOOP	CITY: TAMPA	COUNTY: SEMINOLE	STATE: FLORIDA
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DATE: 08/12/2021	PROJECT NO: 190-0025	PROJECT NAME: SIMMONS LOOP	CITY: TAMPA	COUNTY: SEMINOLE	STATE: FLORIDA

Kimley-Horn

MAJOR MODIFICATION TO IPD-1 90-0025

THE DAVIS GROUP

OWNER / DEVELOPER:

THE DAVIS GROUP
 8728 JAMESTOWN DR.,
 ALPHARETTA, GA 30005
 PHONE: (770) 986-3782

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
 866 NORTH FRANKLIN ST., SUITE 180
 TAMPA, FLORIDA 33602
 PHONE: (813) 820-1400

LEGAL DESCRIPTION:
 THE PROPERTY IS DESCRIBED AS FOLLOWS: ...

TRANSPORTATION NOTES:
 1. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ...

PLANNING NOTES:
 1. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ...

SETBACK AND SETTING INFORMATION TABLE

SETBACK	SETTING	REMARKS
FRONT	MIN. 10 FT.	AS SHOWN ON THE PLAN
REAR	MIN. 10 FT.	AS SHOWN ON THE PLAN
SIDE	MIN. 5 FT.	AS SHOWN ON THE PLAN
HEIGHT	MAX. 35 FT.	AS SHOWN ON THE PLAN

ENVIRONMENTAL NOTES:
 1. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ...

PD Variation – LD Part 6.06.06

Request: Reduction in Required Landscape Buffer Width

North – 15 ft to 10 feet

West - 30 feet to 10 feet

- Variation is Necessary to Accommodate Safe Turning Radius for RVs
- Variation is Mitigated by Screening
- Variation will not Substantially Interfere or Injure Rights of Others
 - Northern Property Owner Providing 20' Type B buffer to the South
 - Western Property is County Owned – Deed Restricted from Development

INSTR # 2003065081

OBK 12371 PG 1842

RECORDED 02/20/2003 09:15:58 AM
RICHARD ABE CLERK OF COURT
HILLSBOROUGH COUNTY

Landmark Title Insurance Co
1432 Outfield Drive, Brandon, Florida 33511

This Instrument Prepared by: Mary James

Parcel Identification No.

U-18431-20-222-40000-15700-A

File # 2003-124--D

Parcel 101

El Niño Grande Hazard Mitigation

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 6th day of January, 2003, between Edger J. Davis and Patricia Ann Davis, husband and wife, whose address is 130 SE 80th Place, Ocala, Florida 34471 ("Grantor"), and Hillsborough County, a political subdivision of the State of Florida, whose address is P.O. Box 1110, Tampa, Florida 33601 ("Grantee"). (Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, conveyed, bargained and sold to Grantee forever, the following described land situate, lying and being in Hillsborough County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate thereto belonging or in anywise appertaining, including any interest that Grantor may have in the banks, bed and waters opposite to or fronting upon said land, or in any way abutting or adjoining said land, and any means of ingress and egress appurtenant thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the subject land is free from all liens and encumbrances except for existing easements for public roads and highways, public utilities, railroads and pipelines. Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

Grantee, by accepting this deed and causing its duly authorized representative to sign this instrument on its behalf, agrees to hold the herein described land subject to the terms of the Stafford Act and regulations promulgated thereunder (44 C.F.R. Section 206.434), as it may be amended from time to time, which includes the following conditions and restrictions:

INSTR # 2003014678
OBK 12267 PG 0288
RECORDED 01/13/2003 10:59:58 AM
RICHARD ABE CLERK OF COURT
HILLSBOROUGH COUNTY
DOC NO 897F-S-201-061 640.30
DEPUTY CLERK P HANNA11

OBK 12371 PG 1843

OBK 12267 PG 0289

- (a) The property will be dedicated and maintained in perpetuity for a use that is compatible with open space, recreational, or wetlands management practices;
- (b) No new structure will be erected on the property other than a facility that is open on all sides and functionally related to the open space use or a restroom for public use and structures placed on site will meet County regulations and minimum National Flood Insurance Program standards under 44 Code of Federal Regulations;
- (c) The property shall not be transferred to private citizens or corporations under any circumstances. The local government may convey ownership of the property to another public entity only after obtaining approval from DCA.
- (d) After the date of acquisition, no application for disaster assistance for any purpose will be submitted to any Federal entity, and no disaster assistance will be provided for damage on the property; and
- (e) Violation of these restrictions, whether by the owner or another party with the knowledge of the owner, will prompt conveyance of the fee simple title to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida without further notice to the owner, its successors and assigns. The owner will forfeit all right, title and interest in and to the property.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed and delivered the date first above written.

Signed and delivered in the presence of:

Print Name: Mary James

Print Name: Mary James

Print Name: Lynn Willis

Print Name: Mary James

Print Name: Lynn Willis

GRANTOR:

Print Name: Edger J. Davis

Print Name: Patricia Ann Davis

Print Name: Patricia Ann Davis

Print Name: Patricia Ann Davis

RETURN TO: REAL ESTATE DEPARTMENT

DATE: 12/18/02

MICHAEL KELLY

Director

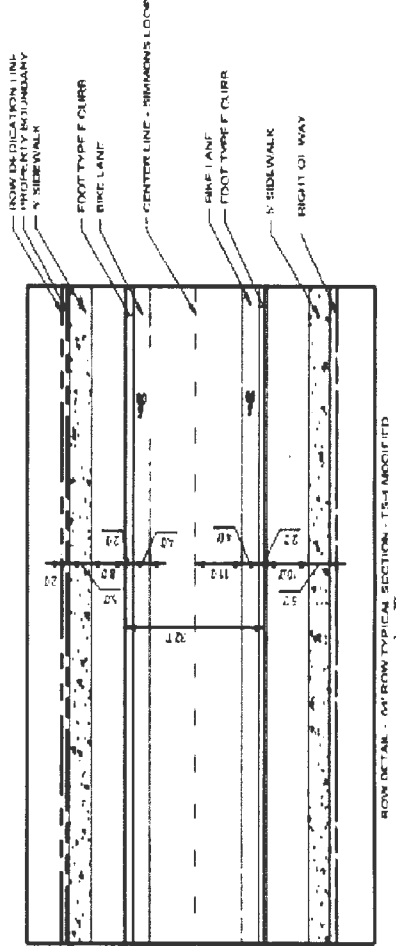
APPROVED

Proposed Design Exception

DESIGN CRITERIA VERSUS PROPOSED CRITERIA
 Hillsborough County has established the most recent version of the FDOT Design Manual (FDM) as the governing criteria for roadway design.

Design Exception Requested	Cross-Section Design Criteria		Existing	Proposed	TS-4 Criteria	FDOT Criteria	AASHTO Criteria
	Bicycle Lane Width	Travel Lane Width					
Yes	0 feet*	4 feet	7 feet with buffer	4 feet to 7 feet	5 feet		
No	10 feet	11 feet	11 feet	12 feet	10 feet		

*4-foot bicycle lanes exist north of Simmons Loop immediately west of project limits



Key Findings from Staff Reports

- The proposed development complements the surrounding land uses
- The proposal avoids “strip” development in its design
- The proposal is consistent with the Goals and Objective of the Riverview Community Plan and Highway 301 Corridor District and the Comprehensive Plan
- Project Trip Generation – significant trip reduction
 - 4,941 Daily Trips
 - 192 AM Peak Hour Trips
 - 182 PM Peak Hour Trips
- Simmons Loop Design Exception deemed Approvable
- No Objections from any Agency – DSD Recommendation for Approval with conditions

Thank you.



**PARTY OF
RECORD**

NONE