

PD Modification Application:

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: 12/14/21

1.0 APPLICATION SUMMARY

Applicant: Big Bend Medical Clinic, LLC

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 0.87 Acres

Community Plan Area: Gibsonton

Overlay: None

Request: Increase of 5% of Commercial sf from 100,000 sf to 105,000 sf



Existing Approvals:

The subject planned development (PD 84-0276) is comprised of a total of 248.82 acres, and approved for 2,325 residential units on 220.91 acres and 100,000 square feet of commercial uses on 12.91 acres

Proposed Modification(s):

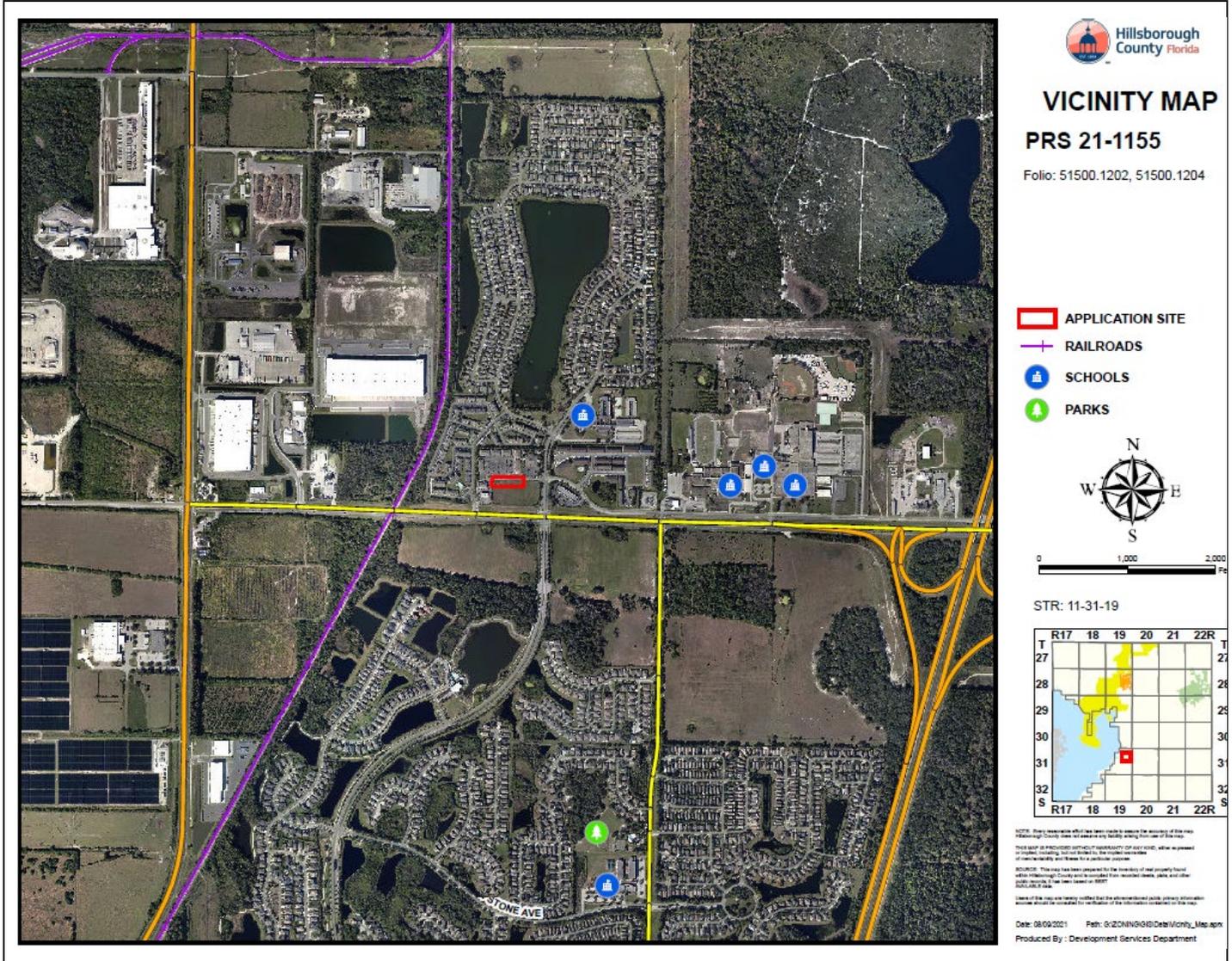
The applicant seeks to increase the approved commercial square footage by 5 percent to 105,000 square feet within the 12.91 acres approved for commercial uses. No other changes to the conditions of approval are proposed. With this increase of commercial entitlements the applicant seeks to build 13,600 square feet of medical and professional office on two lots of commercial tract on the southern portion of the PD

Additional Information:

PD Variations	None
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	None
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

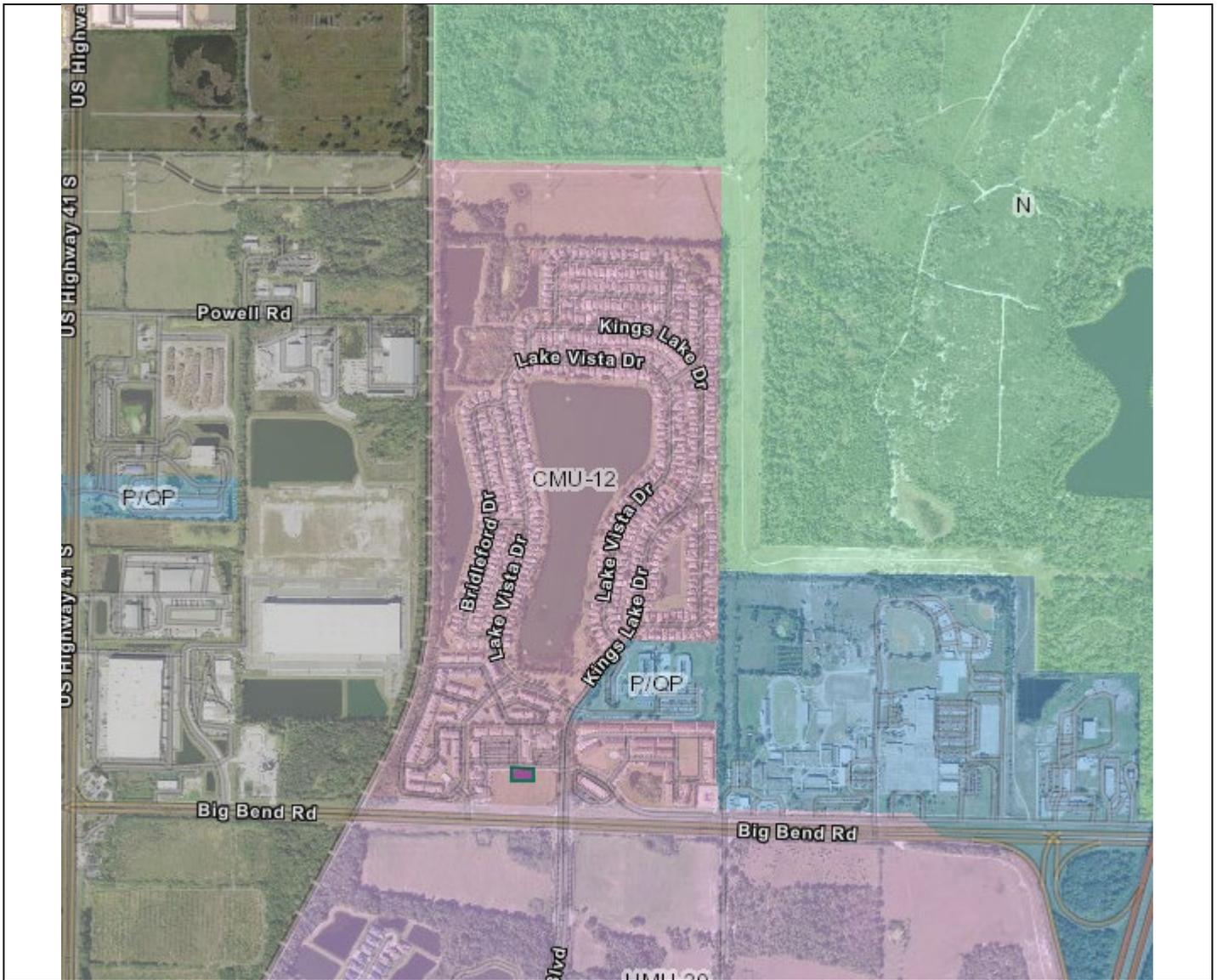


Context of Surrounding Area:

The subject PD is surrounded by distinctly different land uses in all directions. An agglomeration of manufacturing uses are situated to the west of the subject site between the CSX railroad and US Highway 41. The Waterset Development is a large mixed use residential community and located to the south of the subject site. East Bay High School is located to the east of the site and vacant AI zoned tracts of land are located to the northeast and north of the subject PD which includes the Golden Aster Scrub Preserve and Trail.

2.0 LAND USE MAP SET AND SUMMARY DATA

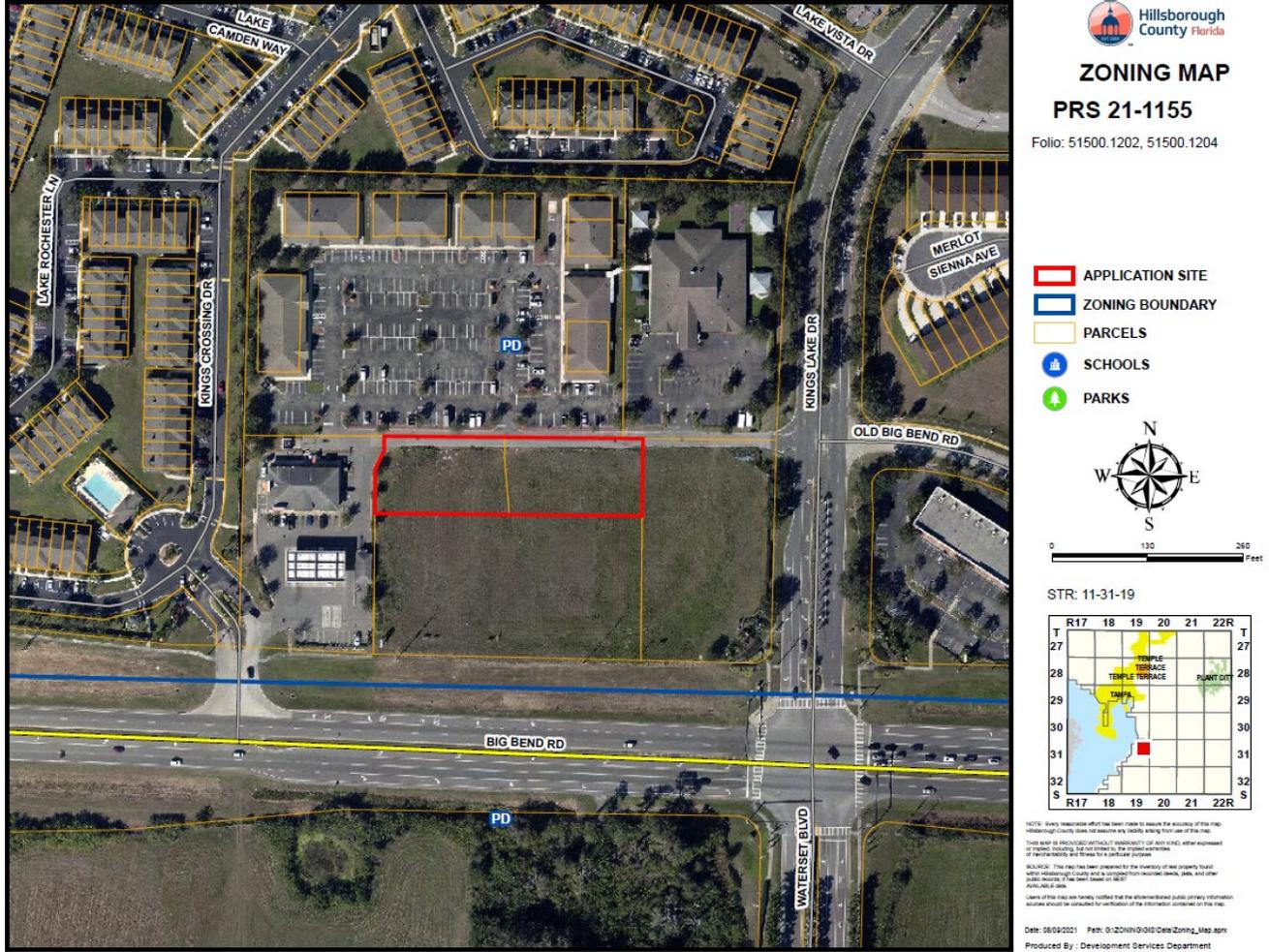
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	Maximum Density up to 0.5 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

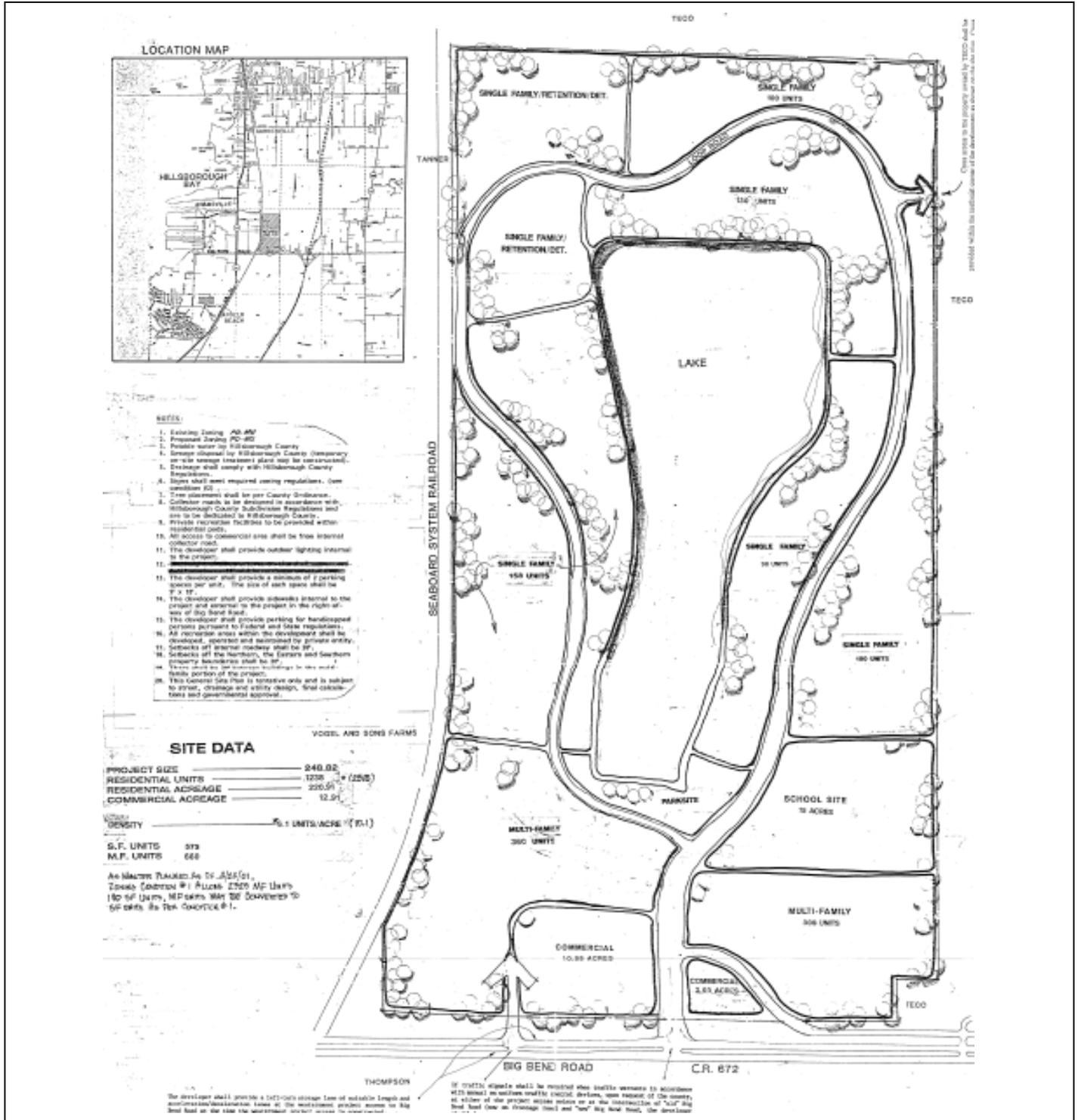


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 84-0276	0.178 FAR	CN Uses	Office Park / Day Care
South	PD 84-0276	0.178 FAR	CN Uses	Vacant
East	PD 84-0276	0.178 FAR	CN Uses	Vacant
West	PD 84-0276	0.178 FAR	CN Uses	Convenience Store W/Gas Car Wash

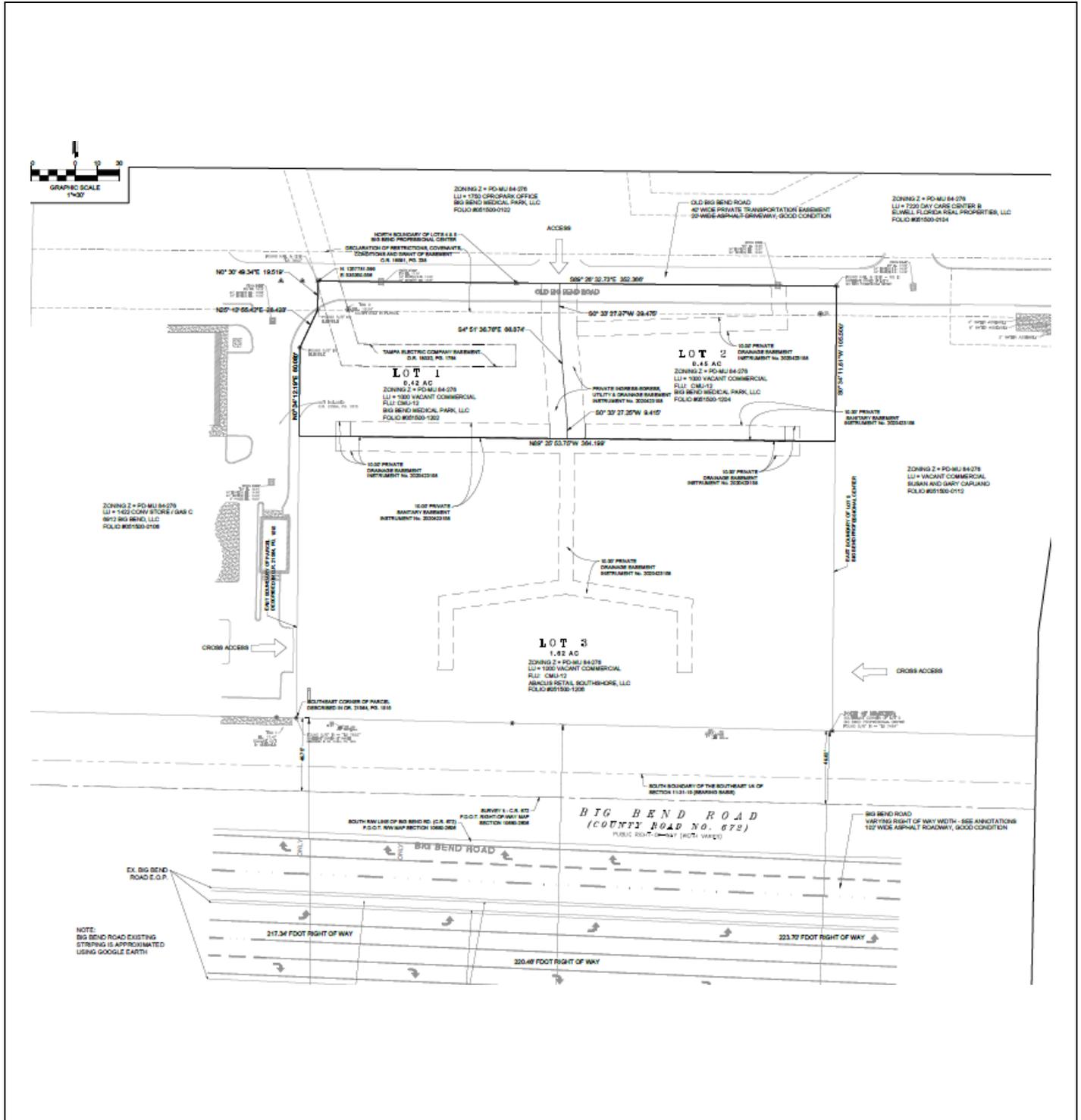
2.0 LAND USE MAP SET AND SUMMARY DATA

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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Kings Lake Dr.	County Collector - Urban	2-4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
Big Bend Rd.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (County CIP Project)

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	30,287	1,839	1,878
Proposed	30,479	1,843	1,893
Difference (+/-)	(+) 192	(+) 4	(+) 15

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Kings Lake Dr.	Administrative Variance 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is proposing an increase of 5 percent (5,000sf) of the current commercial entitlements which falls within the limits prescribed for a minor change per LDC Section 5.03.07.B.2.f.

The commercial and residential components of the subject PD have largely developed according to the plan first proposed in 1984. The applicant indicates approximately 91 percent of the commercial entitlements for the subject PD have been constructed (74 percent) or have been proposed to be constructed (17 percent).

The location of the parcels where the applicant proposes to increase the entitlements for development of medical, professional office uses is directly south of an existing office complex that is populated with several office/medical/health related uses. Increasing entitlements to allow more medical office uses in this location appears to fit well with the existing development pattern of the immediately adjacent area.

The CMU-12 Future Land Use Category limits the maximum Floor to Area Ratio to 0.5 (FAR)

Increasing the total square footage of commercial by 5 percent will not introduce new incompatibilities in the area. The traffic analysis provided by the applicant is attached to the report

5.2 Recommendation

Based on the above considerations, Staff finds the proposed modifications supportable subject to the revised conditions below.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 21, 2019.

1. The commercial portion of the project shall be a maximum of 12.91 acres, with a limit of ~~100,000~~ 105,000 commercial square feet of which 100,000 square feet may be of "CN" uses and the additional 5,000 square feet may be medical office and/or professional office uses. The commercial area shall be located as generally shown on the site plan. Access to the commercial area shall be internal only with no direct access to Big Bend Road. Residential uses shall be located as generally shown on the site plan and shall consist of 2,325 multifamily units and 190 single family units. Multifamily units may be changed to single family provided that such change does not result in an increase in external impacts in transportation, schools, parks, and/or utilities, per section 5.03.04 of the Land Development Code.
2. The developer shall screen all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
3. For the residential portion of the project, the developer shall provide outdoor lighting internal to the project.
4. The height of all commercial and single family residential structures on site shall not exceed two and one-half stories or 35 feet above existing grade, whichever shall be more restrictive. The height of all multifamily structures shall not exceed three stories or 45 feet, whichever is more restrictive (see additional setback requirement herein for structures over 35 feet).
5. The developer shall provide buffering and screening in accordance with the Land Development Code.
6. On-site wetlands shall be mitigated on an acre-for-acre basis, and a revegetation plan shall be approved by the County Environmental Protection Commission prior to Detailed Site Plan approval. Evidence of the County Environmental Protection Commission approval of the area intended for acre-for-acre mitigation, the wetland area to be mitigated, and the revegetation plan shall be submitted to the County Planning and Growth Management Department prior to Detailed Site Plan approval. Prior to deletion of wetland area and the acre-for-acre mitigation, the County Environmental Protection Commission shall approve plans thereof and submit evidence of approval of same to the County Planning and Growth Management Department prior to the issuance of any permits relative to the deletion of wetland area and the acre-for-acre mitigation.
7. All recreation area to be provided within the development, as shown on the Detailed Site Plan, shall be developed, operated, and maintained by a private entity. Prior to Detailed Site Plan approval, the developer shall submit, to the County, evidence of same.

8. If traffic signals shall be required when traffic warrants in accordance with manual on uniform traffic control devises, upon request of the county, at either of the project access points or at the intersection of "old" Big Bend Road (now on frontage road) and "new" Big Bend Road, the developer shall bear, upon request of the County, the full cost of the design, purchase and installation of the signal, interconnections to the existing or proposed signals, and geometric modifications needed in conjunction with the traffic signal.
9. The developer shall provide a left-turn storage lane of suitable length and acceleration/deceleration lanes at the westernmost project access to Big Bend Road at the time the westernmost project access is constructed.
10. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. If PRS 21-1155 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 5, 2021), which was found approvable by the County Engineer (on December 1, 2021), for the Kings Lake Dr. substandard road improvements. Approval of this Administrative Variance will waive the Kings Lake Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.
12. Upon closing of the temporary sewer plant, the structure and area thereof shall be used either for recreation/open space or residential units, at the option of the developer. If developed residential, the density shall not exceed the net density for the pod in which it is located and the total number of units shall not exceed 2515. If used for recreation, it shall be developed, operated, and maintained by a private entity.
13. Setbacks off the internal roadways shall be 20 feet.
14. Setbacks off the northern, the eastern and the southern property boundaries shall be 20 feet, except as otherwise provided herein. Buildings over 35 feet in height shall be setback 500 feet from the northern property line. The setback shall be measured from the structure to the property line of the subject PD zoning.
15. There shall be 20 feet between buildings in the multi-family residential portion of the project. There shall be 10 feet between buildings in the single family residential portion of the project, consistent with RSC-9 development standards.
16. Subject to final approval by the developer, and approval by Hillsborough County Parks and Recreation Department, and prior to final site development approval for the affected areas, a Project Compatibility Plan for those areas of the project adjacent to the Golden Aster Scrub Preserve shall be developed in consultation with the Hillsborough County Parks and Recreation Department.
17. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of

Hillsborough County unless the development is otherwise vested thereto.

- 18. The general location and design of access points shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. Cross access to the property owned by TECO shall be provided within the northeast corner of the development as shown on the site plan. Cross access shall only be provided if mutually acceptable to adjacent property owners. The access point onto the TECO right-of-way shall not be utilized as an access road across Tampa Electric property.
- 19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 20. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
- 21. Within 90 days of approval of PRS 03-0140 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 22. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Nov 30 2021 16:35:13

APPLICATION NUMBER: MM 21-1155

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Steve Beachy, AICP

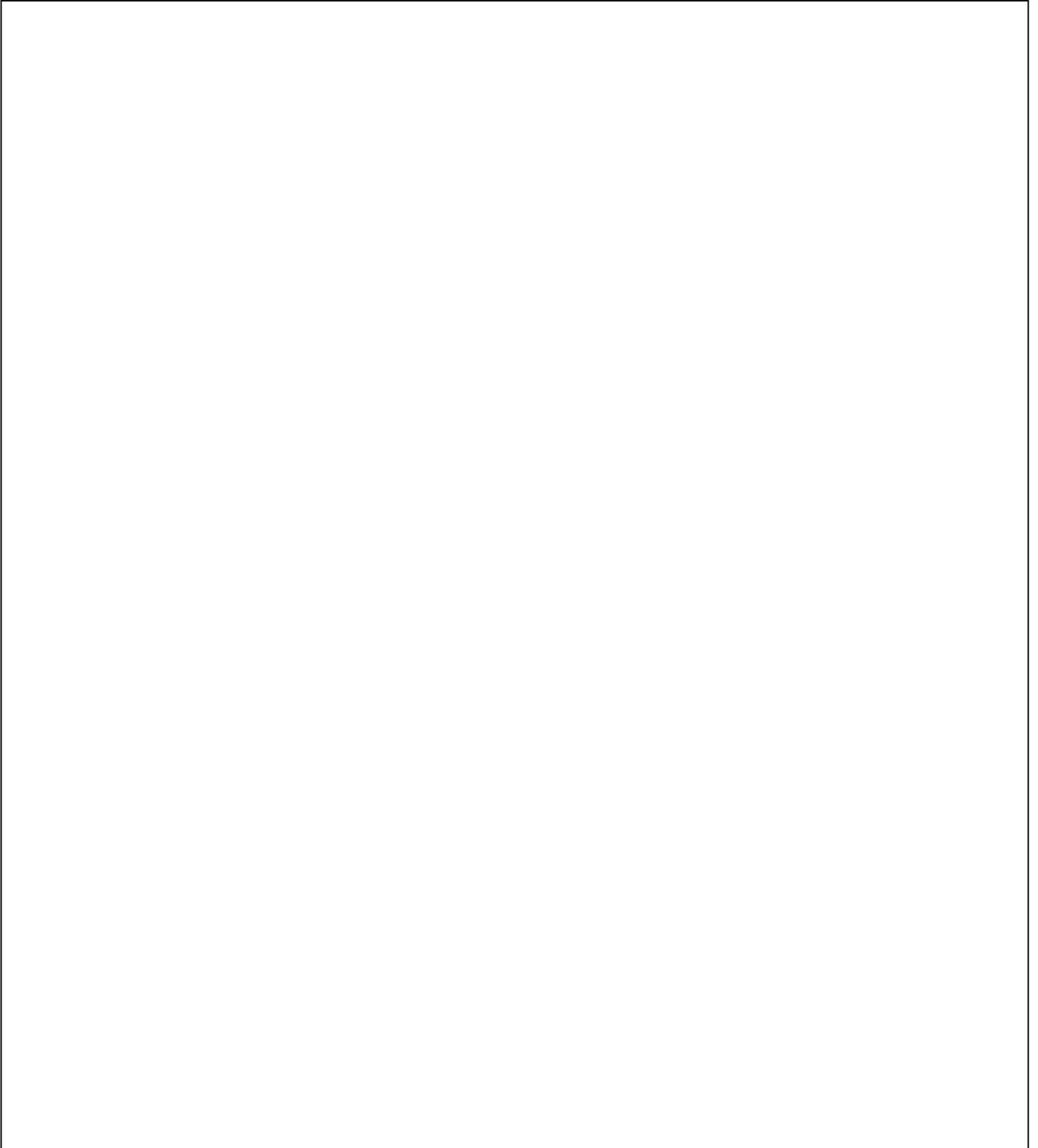
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

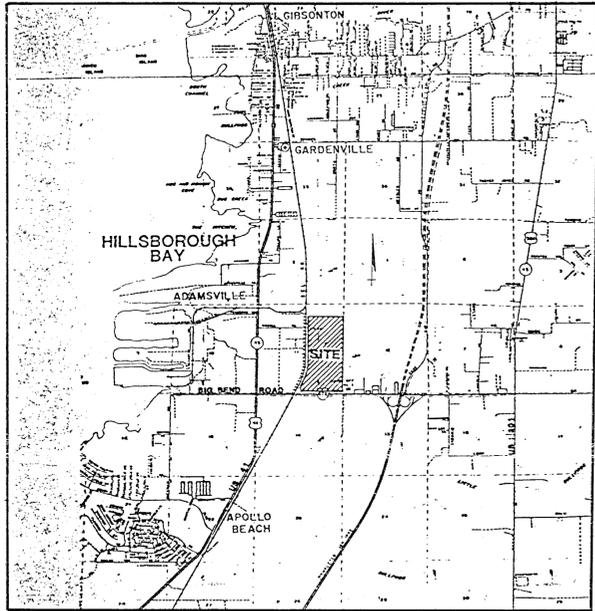
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



LOCATION MAP



NOTES:

1. Existing Zoning PD-MU
2. Proposed Zoning PD-MU
3. Potable water by Hillsborough County
4. Sewage disposal by Hillsborough County (temporary on-site sewage treatment plant may be constructed).
5. Drainage shall comply with Hillsborough County Regulations.
6. Signs shall meet required zoning regulations. (see condition #2)
7. Tree placement shall be per County Ordinance.
8. Collector roads to be designed in accordance with Hillsborough County Subdivision Regulations and are to be dedicated to Hillsborough County.
9. Private recreation facilities to be provided within residential pods.
10. All access to commercial area shall be from internal collector road.
11. The developer shall provide outdoor lighting internal to the project.
12. ~~_____~~
13. The developer shall provide a minimum of 2 parking spaces per unit. The size of each space shall be 9' x 18'.
14. The developer shall provide sidewalks internal to the project and external to the project in the right-of-way of Big Bend Road.
15. The developer shall provide parking for handicapped persons pursuant to Federal and State regulations.
16. All recreation areas within the development shall be developed, operated and maintained by private entity.
17. Setbacks off internal roadway shall be 20'.
18. Setbacks off the Northern, the Eastern and Southern property boundaries shall be 20'.
19. There shall be 20' between buildings in the multi-family portion of the project.
20. This General Site Plan is tentative only and is subject to street, drainage and utility design, final calculations and governmental approval.

SITE DATA

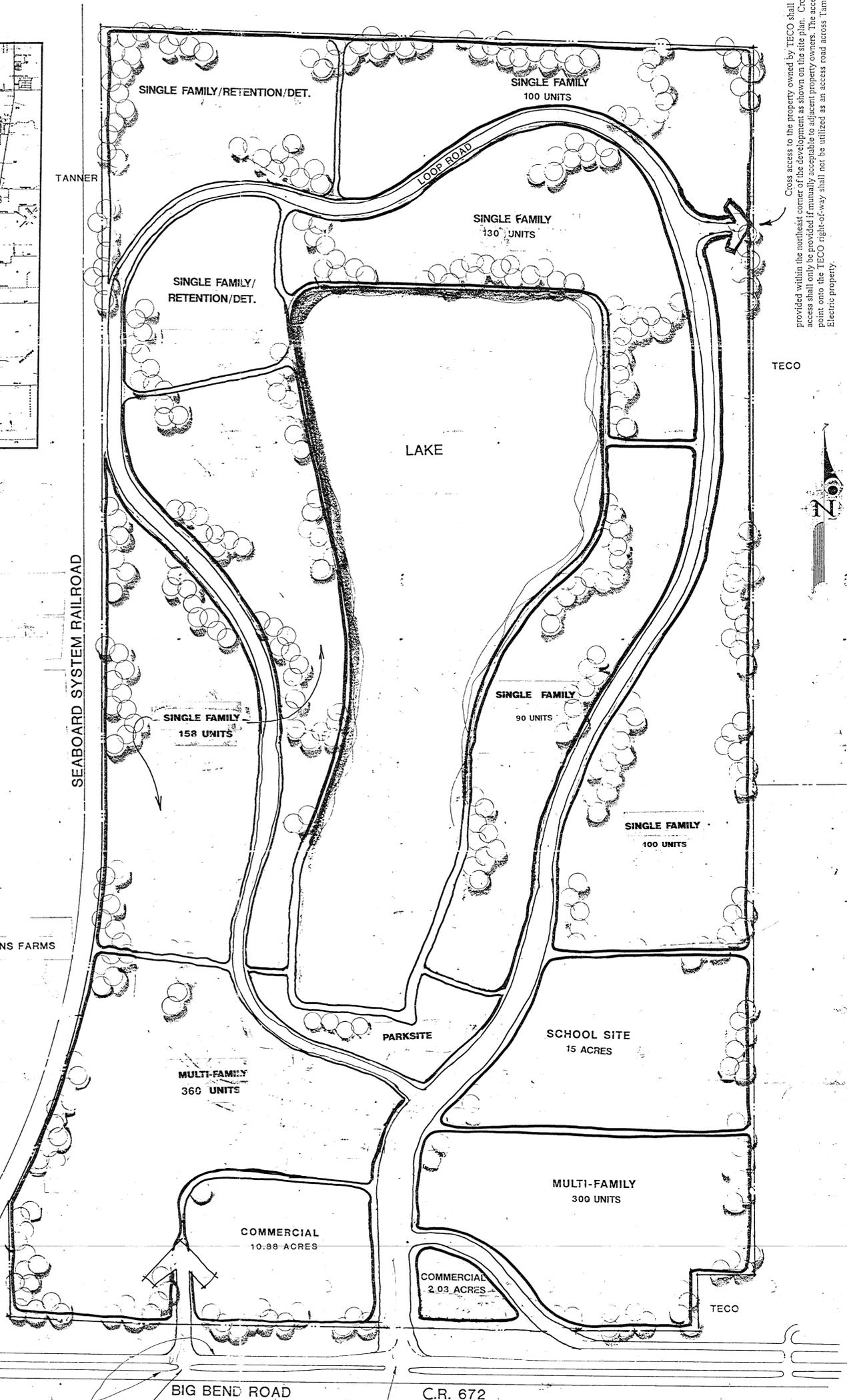
PROJECT SIZE _____ 248.82
 RESIDENTIAL UNITS _____ 1238 * (2515)
 RESIDENTIAL ACREAGE _____ 220.91
 COMMERCIAL ACREAGE _____ 12.91

DENSITY _____ 5.1 UNITS/ACRE (10.1)

* S.F. UNITS 573
 * M.F. UNITS 660

* AS MASTER PLANNED AS OF 4/24/01, ZONING CONDITION #1 ALLOWS 2325 MF UNITS, 190 SF UNITS. MF UNITS MAY BE CONVERTED TO SF UNITS AS PER CONDITION #1.

VOGEL AND SONS FARMS

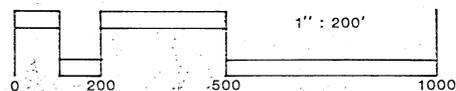


Cross access to the property owned by TECO shall be provided within the northeast corner of the development as shown on the site plan. Cross access shall only be provided if mutually acceptable to adjacent property owners. The access point onto the TECO right-of-way shall not be utilized as an access road across Tampa Electric property.

EAST BAY HIGH SCHOOL

The developer shall provide a left-turn storage lane of suitable length and acceleration/deceleration lanes at the westernmost project access to Big Bend Road at the time the westernmost project access is constructed.

If traffic signals shall be required when traffic warrants in accordance with manual or uniform traffic control devices, upon request of the county, at either of the project access points or at the intersection of "old" Big Bend Road (now on frontage road) and "new" Big Bend Road, the developer shall bear, upon request of the County, the full cost of the design, purchase, and installation of the signal, interconnections to existing or proposed signals, and geometric modifications needed in conjunction with the traffic signal.



GENERAL MASTER DEVELOPMENT PLAN

kushmer tract

RECEIVED
 JAN 16 2003
 PLANNING & GROWTH
 MANAGEMENT

GSP Cert PRS 03-0140
 DELETE DAYCARE
 MINOR CHANGE
 GSP Cert. PRS-01-0733-GR (01-307)
 GSP Cert. MM 01-0307-GR (84-276)

01/16/03
 11/8/02
 2/26/02
 8/13/01
 7/12/01

Description	Date
ADD ACCESS	4/18/01
COMM/DAYCARE	12/14/00
ENTRY LOCATION	8/30/00
School Site	4/26/00
MINOR CHANGE	2/19/00
rezoning conditions	12/19/00
REVISIONS	
Date:	10/17/2004

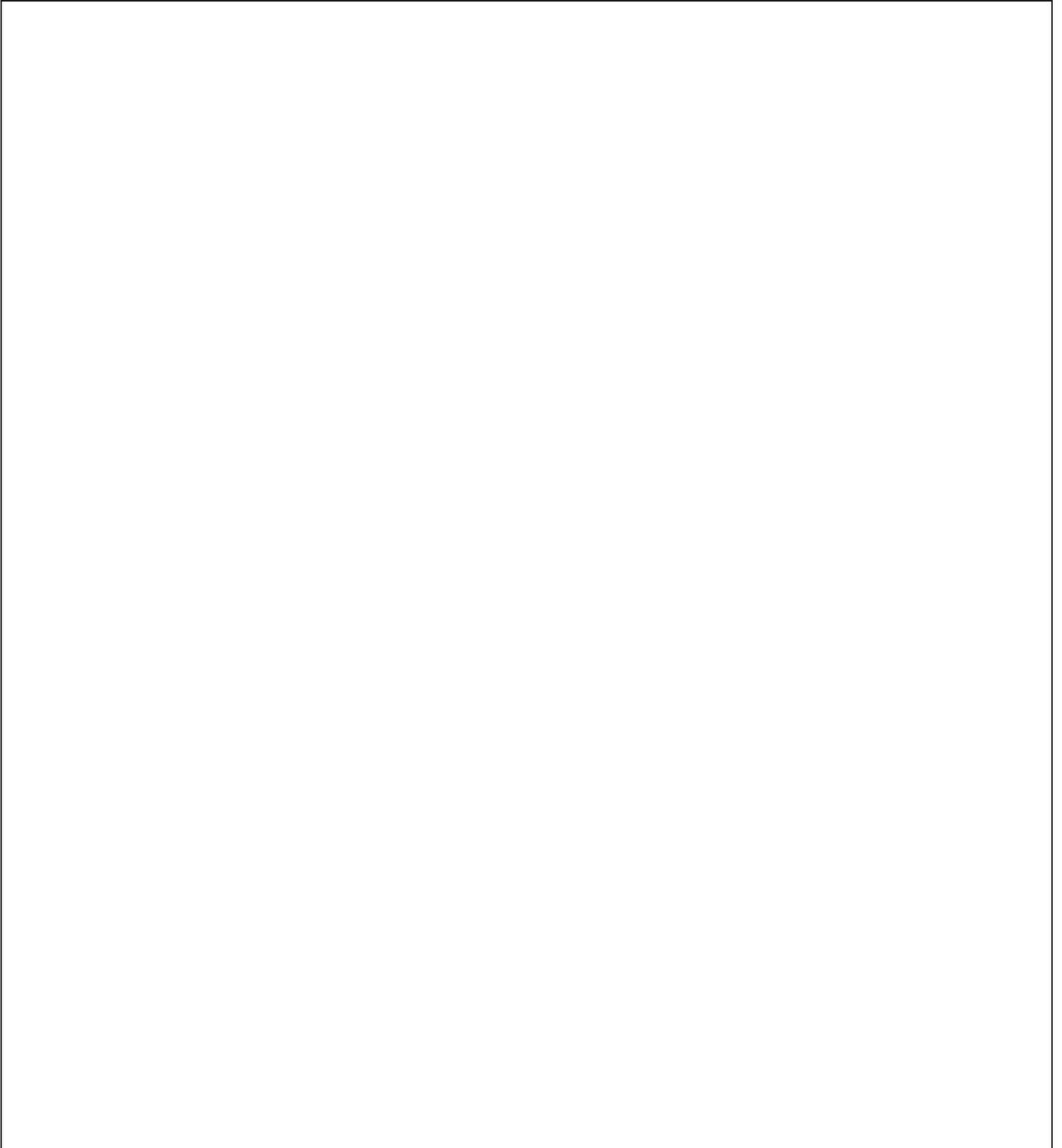
HEIDT & ASSOCIATES, INC.
 CIVIL ENGINEERING
 LAND SURVEYING

SWANN PLAZA
 2212 Swann Avenue
 Tampa, Florida 33606
 Phone: (813) 253-5311

03-0140

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 12/1/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GB/ South

PETITION NO: PRS 21-1155

- 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.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

Condition number 1 shall be modified as proposed by the developer (and shown below).

1. The commercial portion of the project shall be a maximum of 12.91 acres, with a limit of ~~100,000~~ 105,000 commercial square feet, of which 100,000 square feet may be of "CN" uses and the additional 5,000 square feet may be medical office and/or professional office uses. The commercial area shall be located as generally shown on the site plan. Access to the commercial area shall be internal only with no direct access.

New Conditions

- Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- If PRS 21-1155 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 5, 2021), which was found approvable by the County Engineer (on December 1, 2021), for the Kings Lake Dr. substandard road improvements. Approval of this Administrative Variance will waive the Kings Lake Dr. substandard road improvements required by Section 6.04.03.L. of the LDC.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (also referred to as personal appearance, or PRS) to existing PD #84-0276, and as most recently amended via PRS 03-0140. The area subject to this PRS consists of two parcels totaling +/- 0.87 ac. Existing PD currently has approvals for 100,000 s.f. of Commercial Neighborhood (CN) uses and up to 2,325 multi-family dwelling units and 190 single-family dwelling units. The zoning allows for the conversion of multi-family units to single-family units provided such change does not result in an increase in external impacts to transportation, schools, parks and/or utilities. The developer is proposing to add 5,000 s.f. of general and medical office uses to the allowable non-residential entitlements.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The applicant's analysis indicated that the existing site access improvements are sufficient to accommodate additional trips associated with the proposed modification. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Uses (PRS 03-0140):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
2,325 Multi-Family Dwelling Units (ITE LUC 221)	12,648	837	1,023
190 Single-Family Detached Dwelling Units (ITE LUC 210)	1,877	140	188
5,354 s.f. Super Convenience Store (ITE LUC 960)	4,481	445	371
10,000 s.f. Fast Food With Drive-Through Uses (ITE LUC 934)	4,710	402	327
3,000 s.f. Coffee/Donut Shop with Drive-Through (ITE LUC 937)	2,461	267	130
15,000 s.f. Pharmacy with Drive-Through Uses (ITE LUC 881)	1,637	58	154
66,646 s.f. Medical Office Uses (ITE LUC 720)	2,473	156	231
Subtotal:	30,287	2,305	2,424
<i>Less Internal Capture</i>	<i>Not Applicable</i>	-306	-406
<i>Less Pass-By Trips</i>	<i>Not Applicable</i>	-160	-140
Net New External Trips:	30,287	1,839	1,878

Proposed Uses PRS 21-1155:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
2,325 Multi-Family Dwelling Units (ITE LUC 221)	12,648	837	1,023
190 Single-Family Detached Dwelling Units (ITE LUC 210)	1,877	140	188
5,354 s.f. Super Convenience Store (ITE LUC 960)	4,481	445	371
10,000 s.f. Fast Food With Drive-Through Uses (ITE LUC 934)	4,710	402	327
3,000 s.f. Coffee/Donut Shop with Drive-Through (ITE LUC 937)	2,461	267	130
15,000 s.f. Pharmacy with Drive-Through Uses (ITE LUC 881)	1,637	58	154
71,646 s.f. Medical Office Uses (ITE LUC 720)	2,665	156	248
Subtotal:	30,479	2,315	2,441
<i>Less Internal Capture</i>	<i>Not Applicable</i>	-312	-408
<i>Less Pass-By Trips</i>	<i>Not Applicable</i>	-160	-140
Net New External Trips:	30,479	1,843	1,893

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 192	(+) 4	(+) 15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Kings Lake Dr. is a 2 to 4-lane, partially divided, publicly maintained, substandard, collector roadway characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 120-foot wide right-of-way along the frontage of the modification area. There are no bicycle facilities along Kings Lake Dr. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both the east and west sides of Kings Lake Dr. in the vicinity of the proposed project.

Big Bend Rd. is a 4-lane, divided, publicly maintained, substandard, arterial roadway characterized by +/- 12-foot wide travel lanes in average condition. The roadway lies within a +/- 222-foot wide right-of-way along the project’s frontage. There are sidewalks along certain portions of Big Bend Rd. in the vicinity of the proposed project. There are no bicycle facilities along Big Bend Rd. in the vicinity of the proposed project.

The segment of Big Bend Rd. on which the project fronts is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway; however, there is sufficient existing right-of-way to accommodate the future right-of-way. As such, no additional right-of-way preservation is required.

FDOT and Hillsborough County are currently working together to advance the I-75 Big Bend Rd. interchange improvement Design Build project (FPID #424513-3-52-01 and CIP #69657000). The County is also actively pursuing the Big Bend Rd. widening project (CIP #696470000 and #611149000-1), for which a concept was recently selected during the Big Bend Rd. PD&E Study process and which is advancing towards the design stage. Public Works staff currently estimates the interchange project will be completed in mid to late 2024, while final design of the Big Bend Rd. widening project described above is anticipated to conclude in early 2023, with constructing letting shortly thereafter. The above described County project, as currently designed, will result in the segment of Big Bend Rd. in the vicinity of the project no longer being considered substandard.

The developer will be required to install sidewalks in accordance with Sections 6.02.08 and 6.03.02 of the LDC.

ADMINISTRATIVE VARIANCE REQUEST – SUBSTANDARD ROAD

Kings Lake Rd. is a substandard collector roadway. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated November 5, 2021) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest standard roadway, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on December 1, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Kings Lake Rd. will be required.

LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Big Bend Rd.	US 41	I-75	D	C

Source: 2020 Hillsborough County Level of Service Report.

From: [Williams, Michael](#)
To: [Steven Henry](#)
Cc: [Grady, Brian](#); [Tirado, Sheida](#); [Ratliff, James](#); [Beachy, Stephen](#)
Subject: FW: PRS 21-1155 - Administrative Variance
Date: Wednesday, December 1, 2021 5:01:13 PM
Attachments: [image003.png](#)
[image004.png](#)
[21-1155 AVReq 11-05-21.pdf](#)
[image001.png](#)

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 21-1155 is 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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-

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 1, 2021 1:03 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: PRS 21-1155 - Administrative Variance

Hello Mike,

The attached AV is approvable to me, please email the following people in your email:

shenry@lincks.com
GradyB@HillsboroughCounty.ORG
BeachyS@hillsboroughcounty.org
RatliffJa@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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-

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From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Sent: Monday, November 1, 2021 10:09 AM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Beachy, Stephen <BeachyS@hillsboroughcounty.org>
Cc: Rome, Ashley <RomeA@hillsboroughcounty.org>
Subject: FW: MM 21-1106 - Cypress Creek - Updated Administrative Variance -11-01-21

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odelcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Carol Walden <cwalden@stearnsweaver.com>

Sent: Monday, November 1, 2021 10:04 AM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Beachy, Stephen <BeachyS@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Jake Cremer <jcremer@stearnsweaver.com>; David Smith <DSmith@stearnsweaver.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Steven Henry <shenry@lincks.com>

Subject: MM 21-1106 - Cypress Creek - Updated Administrative Variance -11-01-21

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

Good morning,

Attached please find the completed Revised Information Sheet and the Updated Administrative Variance to include Tables 1 and 2 regarding the Cypress Creek Major Modification Application MM 21-1106.

Thank you.

Carol Walden, Land Development Paralegal
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, FL 33602

Direct Number: (813) 222-5035
Main Number: (813) 223-4800
Email: cwalden@stearnsweaver.com
www.stearnsweaver.com

STEARNS WEAVER MILLER

From: Carol Walden

Sent: Tuesday, October 26, 2021 5:07 PM

To: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; 'zoningintake-dsd@hcflgov.net' <zoningintake-dsd@hcflgov.net>; 'Timoteo, Rosalina' <TimoteoR@HillsboroughCounty.ORG>

Cc: 'Grady, Brian' <GradyB@HillsboroughCounty.ORG>; 'beachys@hillsboroughcounty.org' <beachys@hillsboroughcounty.org>; 'Andrea Papandrew' <papandrewa@plancom.org>; Jake Cremer <jcremer@stearnsweaver.com>; David Smith <DSmith@stearnsweaver.com>; PerezRL@hillsboroughcounty.org; 'williamsm@hillsboroughcounty.org' <williamsm@hillsboroughcounty.org>; 'Steven Henry' <shenry@lincks.com>

Subject: MM 21-1106 - Cypress Creek - Revised Transportation Analysis and Administrative Variance

Good afternoon,

Attached please find the completed revised information sheet, revised transportation analysis and administrative variance for the Cypress Creek Major Modification Application MM 21-1106.

Thank you.

Carol Walden, Land Development Paralegal

Stearns Weaver Miller Weissler

Alhadeff & Sitterson, P.A.

401 East Jackson Street, Suite 2100

Tampa, FL 33602

Direct Number: (813) 222-5035

Main Number: (813) 223-4800

Email: cwalden@stearnsweaver.com

www.stearnsweaver.com

STEARNS WEAVER MILLER

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LINCKS & ASSOCIATES, INC.

November 5, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Big Bend Commercial
Folio Number: 051500.1202
051500.1204
PRS: 21-1155
Lincks Project No. 21157

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L Existing Facilities of the Hillsborough County Land Development Code, which requires projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The subject property is within the Kings Lake Development which is located north of Big Bend Road and west of Kings Lake Drive. The commercial parcels are currently approved for up to 100,000 square feet of commercial uses. The Minor Modification to the Planned Development proposes to add up to 5,000 square feet of medical office. Table 1 provides the trip generation for the approved and proposed land uses.

As shown in Table 2, Kings Lake Drive should operate at an acceptable level of service with the background traffic and should continue to operate at an acceptable level of service with the addition of the project traffic associated with the proposed modification.

The access for the additional medical office is proposed to be as follows:

- The existing commercial access to Kings Lake Drive which aligns with Old Big Bend Road
- The existing Kings Crossing Drive which has full access to Big Bend Road

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Kings Lake Drive is a collector roadway.

The request is to waive the requirement to improve Kings Lake Drive from Big Bend Road to Old Big Bend Road/Commercial Access to current County roadway standards, which are found within the Hillsborough County Transportation Technical Manual.

The variance to the TS-6 standards are as follows:

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
November 5, 2021
Page 2

- 1) Bike Lanes – TS-6 has 7 foot buffered bike lanes. The existing roadway does not have bike lanes.
- 2) Curb and Gutter – TS-6 has Type F curb and gutter on the outside lanes. The existing roadway has a miami curb.

(a) there is an unreasonable burden on the applicant,

The proposed modification adds a minimal amount of traffic as illustrated in Table 1. In addition, there are no bike lanes on Kings Lake Drive north of Old Big Bend Road. It is not reasonable to require the minimal addition to the overall project to add the bike lanes.

(b) the variance would not be detrimental to the public health, safety and welfare,

There are sidewalks on both sides of Kings Lake Drive from Big Bend Road to Old Big Bend Road. Therefore, the Administrative Variance would not be detrimental to the public health, safety and welfare.

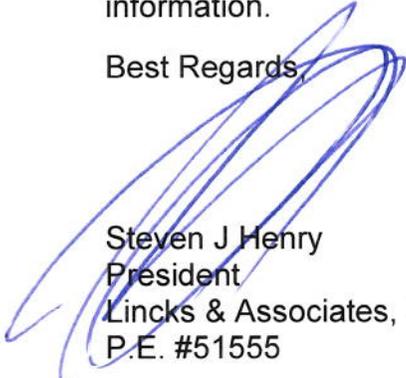
(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The access to Kings Lake Drive is an existing access to the overall commercial parcel.

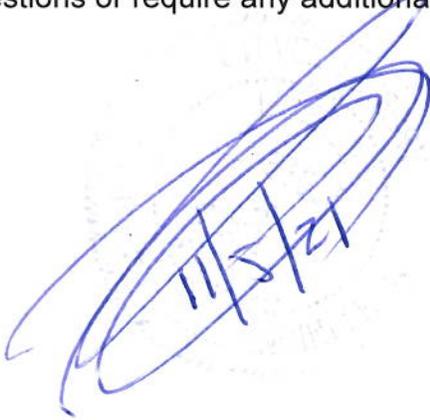
Mr. Mike Williams
November 5, 2021
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



11/5/21

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

- _____ Disapproved
- _____ Approved
- _____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, PE.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
 TRIP GENERATION COMPARISON (1)

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
Existing/ Approved	Medical Office	720	47,600 SF	1,741	90	25	115	46	117	163
	Day Care	565	15,000 SF	714	87	78	165	78	89	167
	Convenience Market w/ Gas	960	5,600 SF	4,690	253	252	505	194	194	388
	Retail	820	15,000 SF	1,655	99	60	159	64	69	133
	Retail	820	<u>16,800 SF</u>	<u>1,787</u>	<u>99</u>	<u>61</u>	<u>160</u>	<u>70</u>	<u>75</u>	<u>145</u>
		Sub-Total	100,000 SF	10,587	628	476	1,104	452	544	996
Existing/ Proposed	Medical Office	720	52,600 SF	1,933	98	28	126	50	130	180
	Day Care	565	15,000 SF	714	87	78	165	78	89	167
	Convenience Market w/ Gas	960	5,600 SF	4,690	253	252	505	194	194	388
	Retail	820	15,000 SF	1,655	99	60	159	64	69	133
	Retail	820	<u>16,800 SF</u>	<u>1,787</u>	<u>99</u>	<u>61</u>	<u>160</u>	<u>70</u>	<u>75</u>	<u>145</u>
		Sub-Total	105,000 SF	10,779	636	479	1,115	456	557	1,013
		Difference		192	8	3	11	4	13	17
		Percent Increase		1.8%			1.0%			1.7%

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

Mr. Mike Williams
November 5, 2021
Page 5

TABLE 2
ARTERIAL ANALYSIS

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Period</u>	<u>LOS Standard</u>	<u>Peak Hour Capacity (1)</u>	<u>Background Peak Hour Volume (2)</u>	<u>Project Traffic (2)</u>	<u>Background Plus Project Traffic</u>	<u>Available Capacity</u>
Kings Lake Drive	Big Bend Road	Old Big Bend Road	AM	D	2,628	817	9	826	1,802
			PM	D	2,628	730	14	744	1,884

(1) Source: 2020 FDOT Quality/Level of Service Handbook Tables.

(2) Source: Access Management Analysis dated October, 2021.

APPENDIX

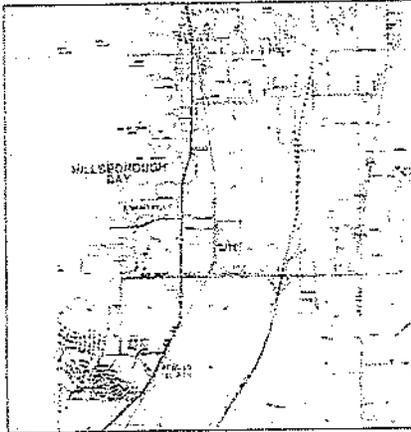


APPROVED PD PLAN



7550

LOCATION MAP



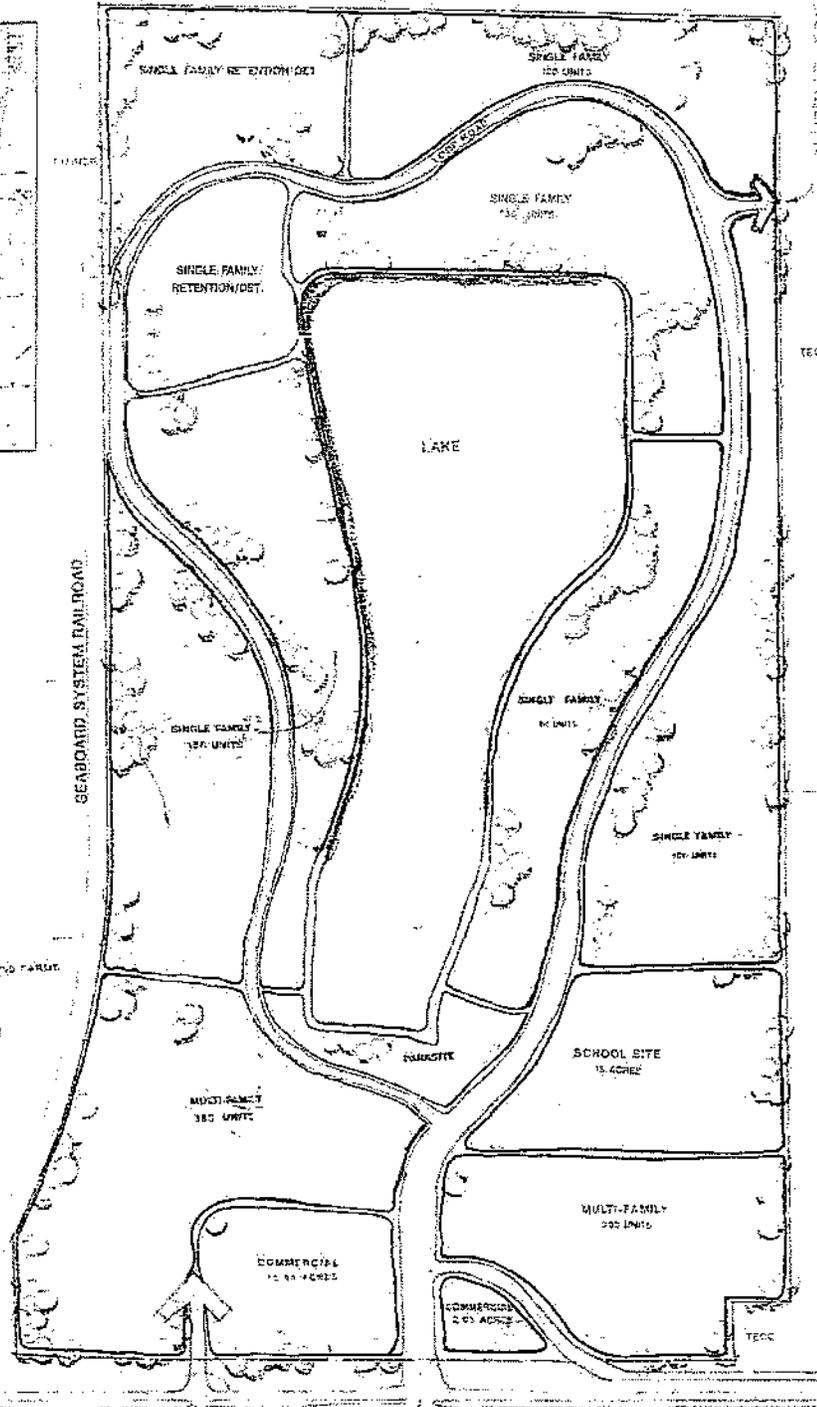
1. Existing zoning.
2. Proposed zoning: R-20.
3. Proposed water for 1000 residential units.
4. Sewerage disposal for Hillsborough County. Streets and sanitary sewer lines shall be constructed and installed in accordance with Hillsborough County Specifications.
5. Signs shall meet required zoning requirements. (See condition 22).
6. Tree retention plan by per County Ordinance. Protective fence to be installed in accordance with Hillsborough County Specifications. Tree retention plan shall be submitted with site plan.
7. Private easements shall be permitted within residential lots.
8. All access to the site shall be from existing public roads.
9. The developer shall provide adequate lighting to the project.
10. The developer shall provide a minimum of 3 parking spaces per unit. The size of each space shall be 7'2" x 11'.
11. The developer shall provide adequate access to the project and maintain to the project in the right-of-way of Big Bene Road.
12. The developer shall provide parking for handicapped persons in accordance with Federal and State regulations.
13. All recreation areas within the development shall be maintained, improved and maintained by private utility.
14. Sections with internal easements shall be 20'.
15. Sections with internal easements shall be 20'.
16. There shall be 20' easement setbacks in the public lands portion of the project.
17. The General Site Plan is submitted and is subject to street, drainage and utility details that shall be submitted and approved.

SITE DATA

PROJECT SIZE	246.00
RESIDENTIAL UNITS	1236 (50%)
RESIDENTIAL ACREAGE	236.00
COMMERCIAL ACREAGE	10.00

DENSITY: 5 UNITS/ACRE (10%)
 * S.F. UNITS 876
 * M.F. UNITS 660

As shown on the site plan, the 100 S.F. units are to be converted to 60 S.F. units for the development.



THROUGH
 The developer shall provide a minimum of 3 parking spaces per unit. The size of each space shall be 7'2" x 11'. The developer shall provide adequate access to the project and maintain to the project in the right-of-way of Big Bene Road.

GENERAL MASTER DEVELOPMENT PLAN

kushmer tract



603-0110 PRE-01-010
 DATE: 11/19/21
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/19/21

03-0110

DATE: 11/19/21

HEWITT & ASSOCIATES, INC.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS
FUNCTIONAL CLASSIFICATION**
Infrastructure & Development Services



Legend

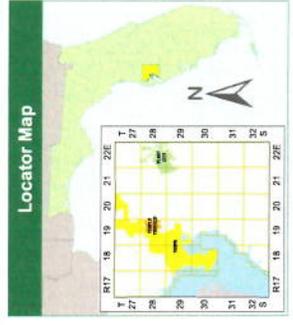
- Functional Classifications**
- Authority Classification
 - State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.04.00 SPECIAL CONCERN SIGNAL USES
- PART 6.11.00 SPECIAL CONCERN SIGNAL USES
- PART 12.01.00 DEFINITIONS

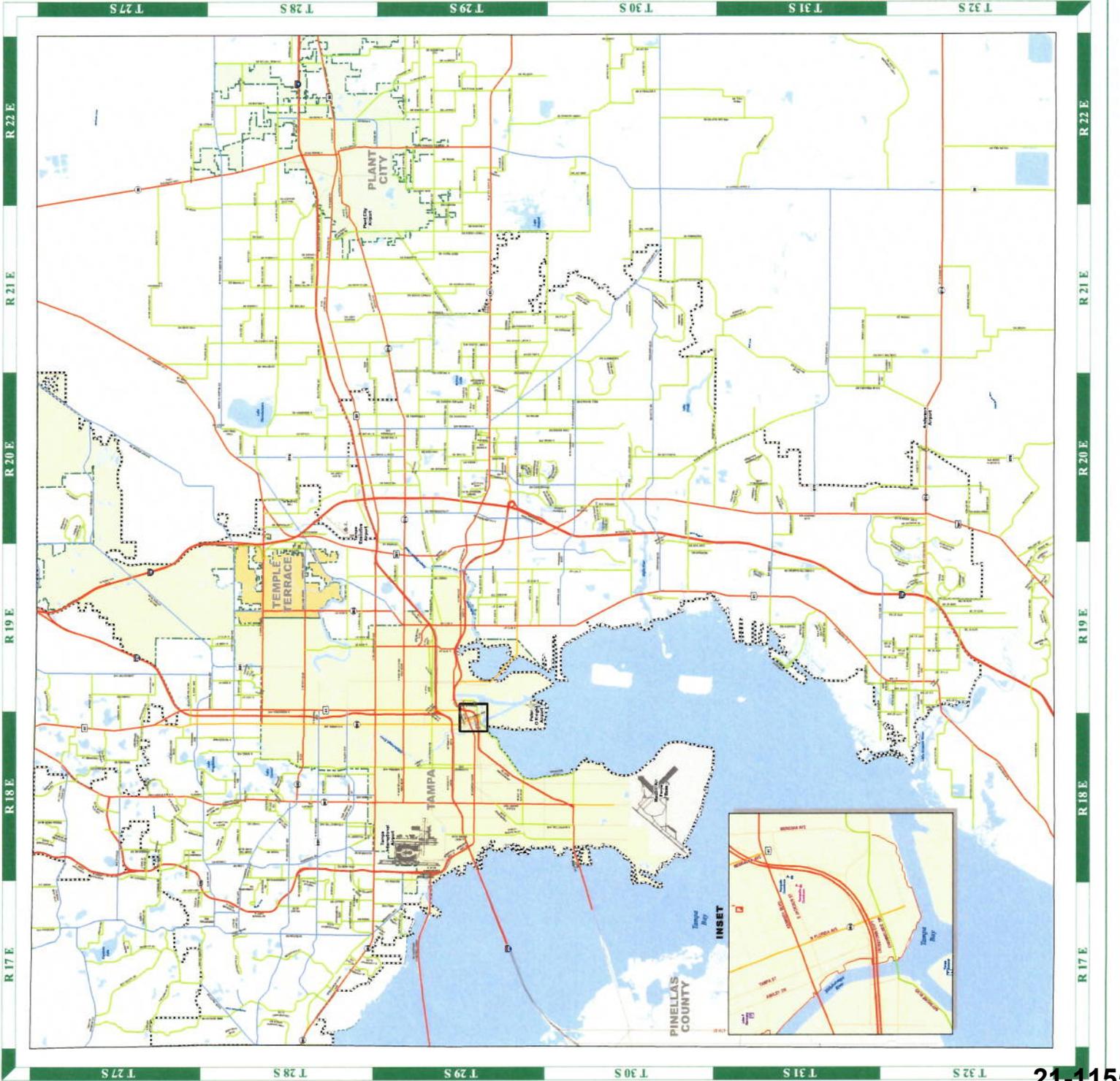
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. Hillsborough County does not assume any liability for any errors or omissions, either expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The user assumes all responsibility for the accuracy of their use of this map. Hillsborough County and its employees, officers, agents, and other personnel are not liable for any damages, including consequential damages, arising from the use of this map. The user acknowledges that the user's use of this map is for informational purposes only. For verification of the information contained on this map.

851 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-6



FDOT QUALITY / LEVEL
OF SERVICE HANDBOOK



TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's
Urbanized Areas¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,510	1,600	**	4	4,050	5,640	6,800	7,420	
4	Divided	*	3,420	3,580	**	6	5,960	8,310	10,220	11,150	
6	Divided	*	5,250	5,390	**	8	7,840	10,960	13,620	14,850	
8	Divided	*	7,090	7,210	**	10	9,800	13,510	17,040	18,580	
						12	11,600	16,350	20,930	23,200	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	660	1,330	1,410	4	4,130	5,640	7,070	7,690	
4	Divided	*	1,310	2,920	3,040	6	6,200	8,450	10,510	11,530	
6	Divided	*	2,090	4,500	4,590	8	8,270	11,270	13,960	15,380	
8	Divided	*	2,880	6,060	6,130	10	10,350	14,110	17,310	19,220	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes: Present in Both Directions +1,800 Ramp Metering +5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	1,050	1,620	2,180	2,930
2	Undivided	No	No	-20%		4	Divided	3,270	4,730	5,960	6,780
Multi	Undivided	Yes	No	-5%		6	Divided	4,910	7,090	8,950	10,180
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
			Yes	+5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Multi	Undivided	Yes	-5%		
Paved Shoulder/Bicycle Lane Coverage						Multi	Undivided	No	-25%		
		B	C	D	E	PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
0-49%		*	260	680	1,770	Sidewalk Coverage	B	C	D	E	
50-84%		190	600	1,770	>1,770	0-49%	*	*	250	850	
85-100%		830	1,700	>1,770	**	50-84%	*	150	780	1,420	
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)						85-100%	340	960	1,560	>1,770	
Sidewalk Coverage						0-84%	> 5	≥ 4	≥ 3	≥ 2	
		B	C	D	E	85-100%	> 4	≥ 3	≥ 2	≥ 1	
0-84%		> 5	≥ 4	≥ 3	≥ 2	SOURCE: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
85-100%		> 4	≥ 3	≥ 2	≥ 1	Footnotes: ¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual. ² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility. ³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow. * Cannot be achieved using table input value defaults. ** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					

TABLE 4
(continued)

Generalized **Peak Hour Two-Way** Volumes for Florida's
Urbanized Areas

January 2020

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities				Interrupted Flow Facilities					
	Freeways	Core Freeways	Highways		State Arterials			Class I		
					Class I	Class II	Bicycle	Pedestrian		
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	urban	urban								
Number of through lanes (both dir.)	4-10	4-12	2	4-6	2	4-8	2	4-8	4	4
Posted speed (mph)	70	65	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	70	55	55	50	55	35	35	50	50
Auxiliary Lanes (n,y)	n	n								
Median (d, twlt, n, nr, r)				d	n	r	n	r	r	r
Terrain (l,r)	l	l	l	l	l	l	l	l	l	l
% no passing zone			80							
Exclusive left turn lane impact (n, y)			[n]	y	y	y	y	y	y	y
Exclusive right turn lanes (n, y)					n	n	n	n	n	n
Facility length (mi)	3	3	5	5	2	2	1.9	1.8	2	2
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.090	0.085	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.550	0.560	0.565	0.560	0.565	0.565
Peak hour factor (PHF)	0.95	0.95	0.95	0.95	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	2,400	1,700	2,200	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	4.0	4.0	2.0	2.0	1.0	1.0	1.0	1.0	2.5	2.0
Speed Adjustment Factor (SAF)	0.975	0.975		0.975						
Capacity Adjustment Factor (CAF)	0.968	0.968		0.968						
% left turns					12	12	12	12	12	12
% right turns					12	12	12	12	12	12
CONTROL CHARACTERISTICS										
Number of signals					4	4	10	10	4	6
Arrival type (1-6)					3	3	4	4	4	4
Signal type (a, c, p)					c	c	c	c	c	c
Cycle length (C)					120	150	120	120	120	120
Effective green ratio (g/C)					0.44	0.45	0.44	0.44	0.44	0.44
MULTIMODAL CHARACTERISTICS										
Paved shoulder/bicycle lane (n, y)									n, 50%, y	n
Outside lane width (n, t, w)									t	t
Pavement condition (d, t, u)									t	
On-street parking (n, y)										
Sidewalk (n, y)										n, 50%, y
Sidewalk/roadway separation(a, t, w)										t
Sidewalk protective barrier (n, y)										n
LEVEL OF SERVICE THRESHOLDS										
Level of Service	Freeways	Highways		Arterials		Bicycle	Ped	Bus		
	Density	Two-Lane %ffs	Multilane Density	Class I ats	Class II ats	Score	Score	Buses/hr.		
B	≤ 17	> 83.3	≤ 17	> 31 mph	> 22 mph	≤ 2.75	≤ 2.75	≤ 6		
C	≤ 24	> 75.0	≤ 24	> 23 mph	> 17 mph	≤ 3.50	≤ 3.50	≤ 4		
D	≤ 31	> 66.7	≤ 31	> 18 mph	> 13 mph	≤ 4.25	≤ 4.25	< 3		
E	≤ 39	> 58.3	≤ 35	> 15 mph	> 10 mph	≤ 5.00	≤ 5.00	< 2		

% ffs = Percent free flow speed ats = Average travel speed.

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
Kings Lake Dr.	County Collector - Urban	2-4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
Big Bend Rd.	County Arterial - Rural	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (County CIP Project)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	30,287	1,839	1,878
Proposed	30,479	1,843	1,893
Difference (+/-)	(+) 192	(+) 4	(+) 15

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

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

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

Transportation Comment Sheet

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

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APPROVED**

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Approval - Approval, subject to the conditions listed below, is based on site plan received November 13, 2002.

1. The commercial portion of the project shall be a maximum of 12.91 acres, with a limit of 100,000 square feet of "CN" uses. The commercial area shall be located as generally shown on the site plan. Access to the commercial area shall be internal only with no direct access onto Big Bend Road. Residential uses shall be located as generally shown on the site plan and shall consist of 2,325 multifamily units and 190 single family units. Multifamily units may be changed to single family provided that such change does not result in an increase in external impacts in transportation, schools, parks, and/or utilities, per section 5.03.04 of the Land Development Code.
2. The developer shall screen all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
3. For the residential portion of the project, the developer shall provide outdoor lighting internal to the project.
4. The height of all commercial and single family residential structures on site shall not exceed two and one-half stories or 35 feet above existing grade, whichever shall be more restrictive. The height of all multifamily structures shall not exceed three stories or 45 feet, whichever is more restrictive (see additional setback requirement herein for structures over 35 feet).
5. The developer shall provide buffering and screening in accordance with the Land Development Code.
6. On-site wetlands shall be mitigated on an acre-for-acre basis, and a revegetation plan shall be approved by the County Environmental Protection Commission prior to Detailed Site Plan approval. Evidence of the County Environmental Protection Commission approval of the area intended for acre-for-acre mitigation, the wetland area to be mitigated, and the revegetation plan shall be submitted to the County Planning and Growth Management Department prior to Detailed Site Plan approval. Prior to deletion of wetland area and the acre-for-acre mitigation, the County Environmental Protection Commission shall approve plans thereof and submit evidence of approval of same to the County Planning and Growth Management Department prior to the issuance of any permits relative to the deletion of wetland area and the acre-for-acre mitigation.
7. All recreation area to be provided within the development, as shown on the Detailed Site Plan, shall be developed, operated, and maintained by a private entity. Prior to Detailed Site Plan approval, the developer shall submit, to the County, evidence of same.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 03-0140-GR (84-276)
BOCC MEETING DATE: January 14, 2003
DATE TYPED: January 15, 2003

8. If traffic signals shall be required when traffic warrants in accordance with manual on uniform traffic control devises, upon request of the county, at either of the project access points or at the intersection of "old" Big Bend Road (now on frontage road) and "new" Big Bend Road, the developer shall bear, upon request of the County, the full cost of the design, purchase and installation of the signal, interconnections to the existing or proposed signals, and geometric modifications needed in conjunction with the traffic signal.
9. The developer shall provide a left-turn storage lane of suitable length and acceleration/deceleration lanes at the westernmost project access to Big Bend Road at the time the westernmost project access is constructed.
10. Upon closing of the temporary sewer plant, the structure and area thereof shall be used either for recreation/open space or residential units, at the option of the developer. If developed residential, the density shall not exceed the net density for the pod in which it is located and the total number of units shall not exceed 2515. If used for recreation, it shall be developed, operated, and maintained by a private entity.
11. Setbacks off the internal roadways shall be 20 feet.
12. Setbacks off the northern, the eastern and the southern property boundaries shall be 20 feet, except as otherwise provided herein. Buildings over 35 feet in height shall be setback 500 feet from the northern property line. The setback shall be measured from the structure to the property line of the subject PD zoning.
13. There shall be 20 feet between buildings in the multi-family residential portion of the project. There shall be 10 feet between buildings in the single family residential portion of the project, consistent with RSC-9 development standards.
14. Subject to final approval by the developer, and approval by Hillsborough County Parks and Recreation Department, and prior to final site development approval for the affected areas, a Project Compatibility Plan for those areas of the project adjacent to the Golden Aster Scrub Preserve shall be developed in consultation with the Hillsborough County Parks and Recreation Department.
15. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County unless the development is otherwise vested thereto.
16. The general location and design of access points shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. Cross access to the property owned by TECO shall be provided within the northeast corner of the development as shown on the site plan. Cross access shall only be provided if mutually acceptable to adjacent property owners. The access point onto the TECO right-of-way shall not be utilized as an access road across Tampa Electric property.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 03-0140-GR (84-276)
BOCC MEETING DATE: January 14, 2003
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17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
18. In the event there is a conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
19. Within 90 days of approval of PRS 03-0140 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
20. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

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AGENCY COMMENTS

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/12/2021 PETITION NO.: 21-1155 EPC REVIEWER: Melissa Yañez CONTACT INFORMATION: (813) 627-2600 X1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 9/1/2021 PROPERTY ADDRESS: Big Bend Rd, Gibsonton, FL 33534 FOLIO #: 0515001202, 0515001204 STR: 11-31S-19E
REQUESTED ZONING: : Minor Mod to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	8/31/21 - Aerial Review, soil survey and historic EPC file review conducted; no wetlands apparent in parcel.
INFORMATIONAL COMMENTS:	
<p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst

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

PETITION NO.: MM21-1155 REVIEWED BY: Randy Rochelle DATE: 8/10/2021

FOLIO NO.: 51500.1202 & 51500.1204

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of .
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) and is located onsite of the subject proeprty .
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

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