

**PD Modification Application: PRS 25-0029****Zoning Hearing Master Date:** NA**BOCC Land Use Meeting Date:** February 11, 2025**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Todd Pressman**FLU Category:** LI-P**Service Area:** Rural**Site Acreage:** 2.3 AC**Community  
Plan Area:** None**Overlay:** None**Introduction Summary:**

PD 17-1299 was approved in 2017 to allow for painting, rehabilitation and repair of recreational vehicles. Accessory uses shall include associated office, storage and support uses.

The Southern oriented designated “Office/Storage” structure is proposed designated as “Security Residence and Accessory Office”. Note swimming pool use for homeowner/caretaker. Per LDC Section 5.03.07.B.2.m, a change from office to residential is permitted as a Minor Modification and is not considered to be adding a new use.

The pool is being reconfigured and relocated.

Existing Approval(s):	Proposed Modification(s):
The southwest Building allows Office/Storage uses	The southwest Building allows security residence, and accessory office.
Concrete Pool Deck is depicted in the site plan.	Pool area to be reconfigured and relocated slightly southward.

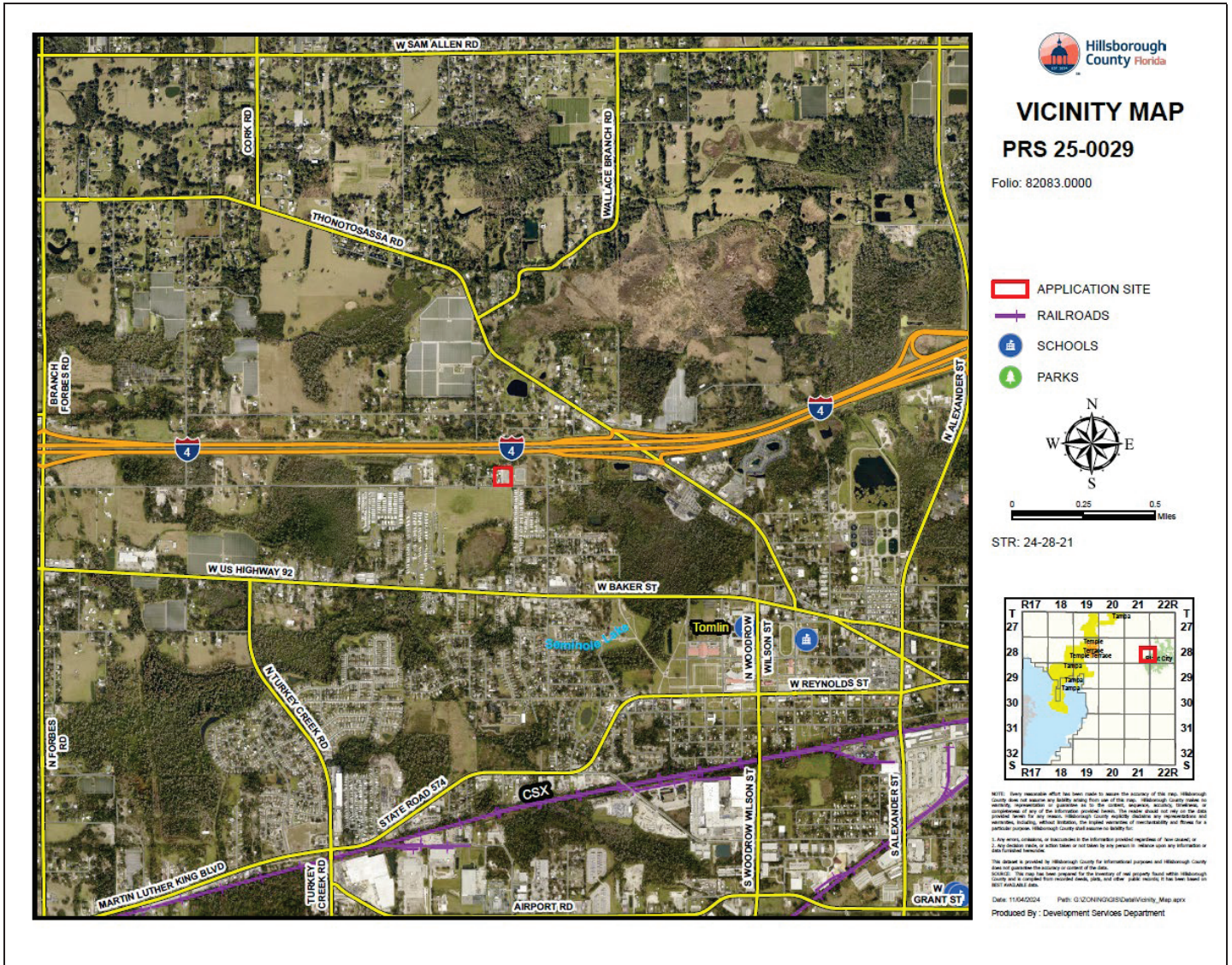
**Additional Information:**

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

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

### 2.1 Vicinity Map



### Context of Surrounding Area:

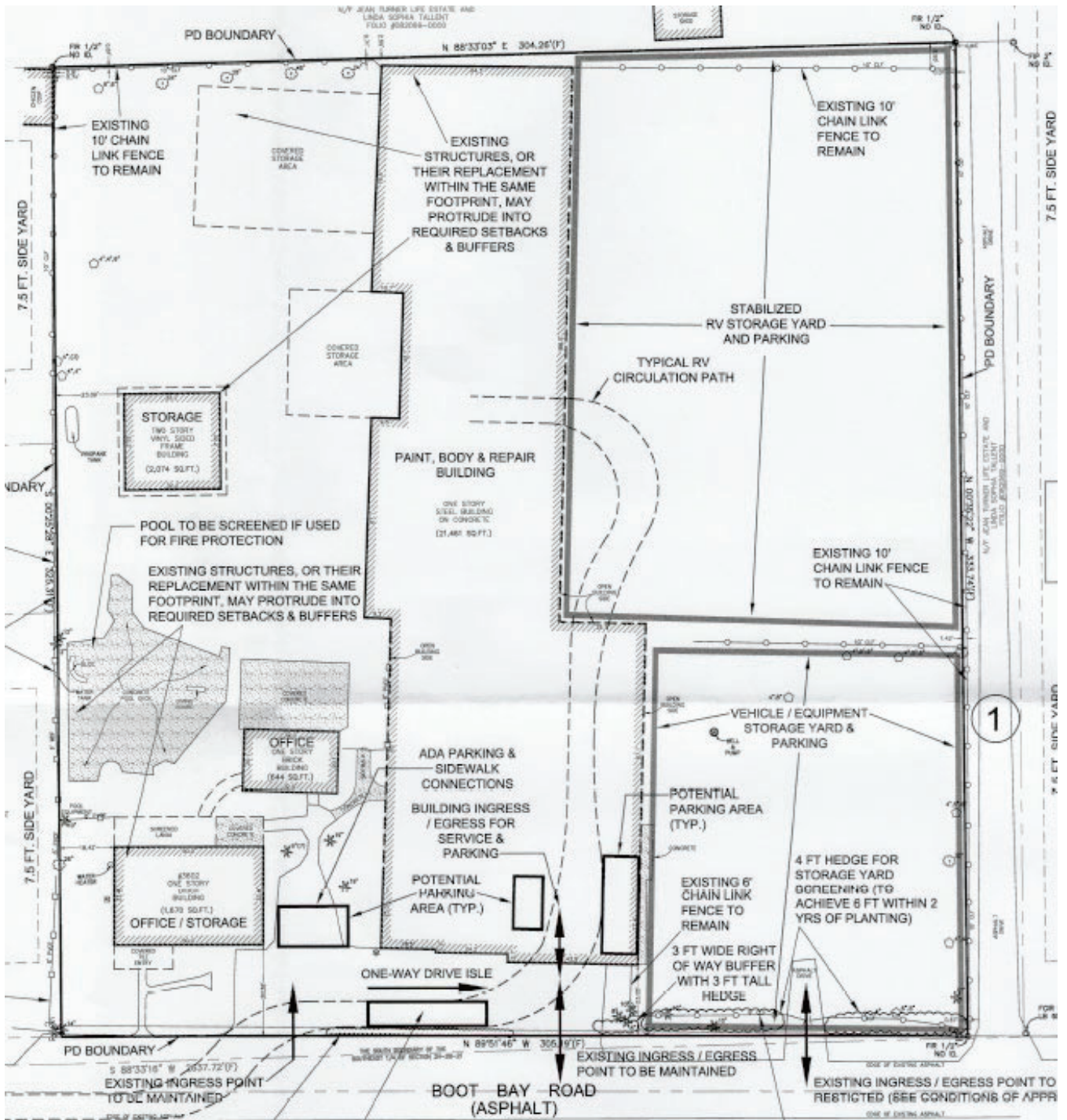
The parcel is located along Boot Bay Rd., a 2 lane Local Road, with residentially zoned properties and residential single family development to the north, east, south and west. Adjacent to the east is a TECO property occupied as an electric substation.





## 2.0 LAND USE MAP SET AND SUMMARY DATA

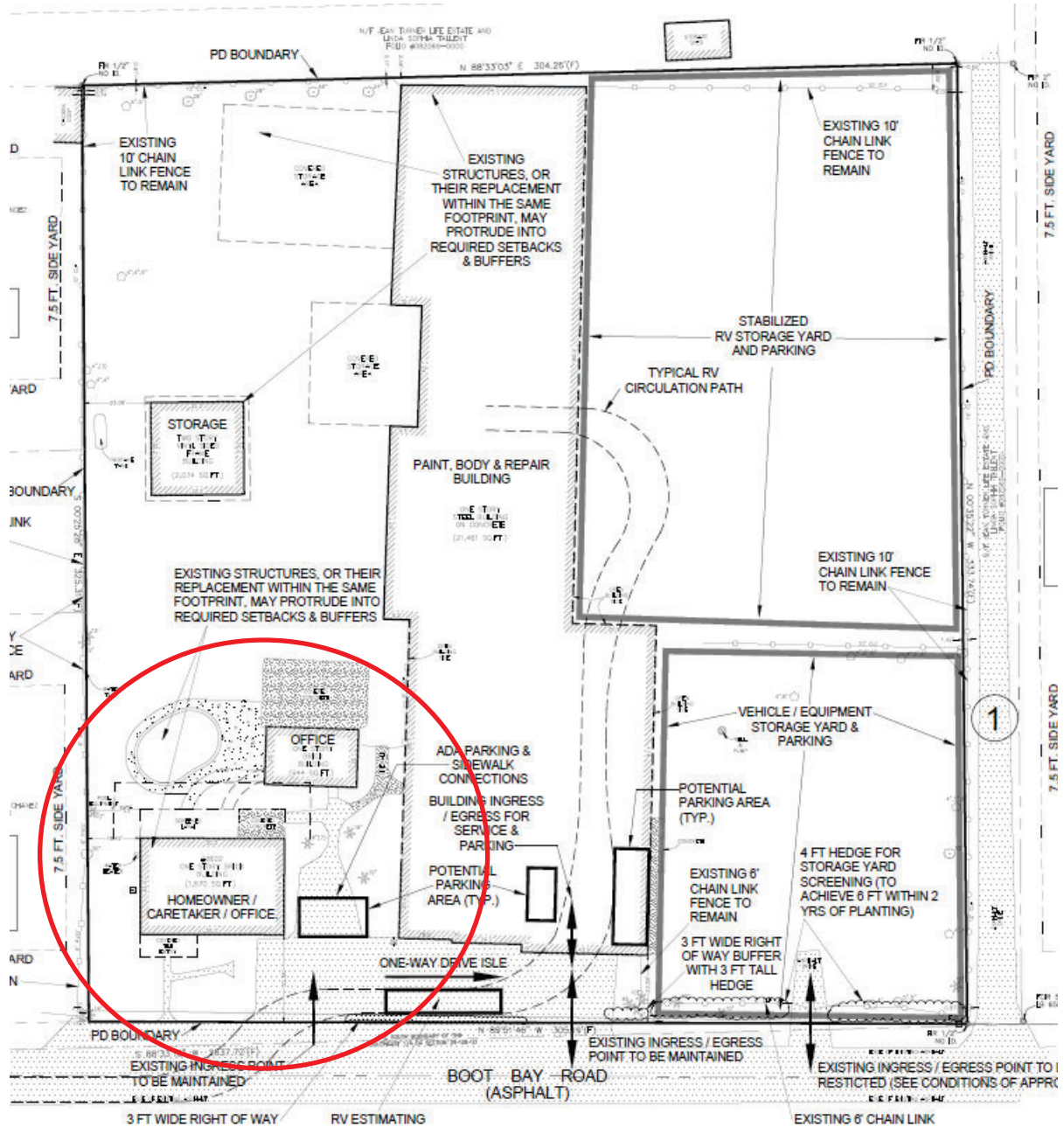
### 2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Boot Bay Rd.	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation** ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	148	22	17
Proposed	148	22	17
Difference (+/-1)	No Change	No Change	No Change

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

**Connectivity and Cross Access** ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance** ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Boot Bay Rd./ Substandard Road	Deminimis Administrative Variance Requested	Previously Approved
Boot Bay Rd./ Number and Spacing of Access	Deminimis Administrative Variance Requested	Previously Approved
Notes:		



## 4.0 ADDITIONAL SITE INFORMATION &amp; 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: <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
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. No new buildings are proposed. Additionally, the LI-P FLU category permits limited accessory residential, such as a security residence. The proposed residence use does not raise compatibility concerns. Furthermore, screening along the west will remain.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

### **5.2 Recommendation**

Staff recommends approval of the applicant's 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 plan submitted October 2, 2024.

1. Development of the site shall be limited to the painting, rehabilitation and repair of recreational vehicles. Accessory uses shall include (but not be limited to): security residence and accessory office associated office, storage and support uses.
2. Recycling, salvage or junkyard activities shall not be permitted.
3. Development standards shall adhere to the M (Manufacturing) zoning district (unless otherwise specified herein).
4. Maximum height shall be 35 feet.
5. Maximum Floor Area Ratio (F.A.R) shall be 0.30.
6. Maximum Building Coverage shall be 30%.
7. The general location of all buildings shall be reflected on the site plan.
8. All new or replacement structures shall be architecturally finished on all sides.
9. Any reconstruction or replacement of existing structures on site are permitted as long as they are constructed within the existing building footprint and have received applicable construction plan/permit approval. Any new buildings shall comply with the applicable buffering/screening requirements of the Land Development Code.
10. All existing vegetation shall be maintained along the north, east and western property boundaries with no new vegetation being required along these boundaries. Should the opacity of the existing vegetation fall below the minimum requirement for Type "A" screening, seventy-five percent (75%), the applicant/owner shall be responsible to replace the existing vegetation along the aforementioned property boundaries in efforts to maintain a minimum opacity of seventy-five percent (75%). A four (4) foot tall hedge (to achieve 6 feet within 2 years of planting) with a minimum opacity of seventy-five percent (75%) shall be provided along the southern property boundary in the area identified on the site plan as vehicle/equipment storage yard and parking, along Boots Bay Road.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the applicant will be required to comply with all applicable access management standards and other applicable regulations within the Land Development Code and Transportation Technical Manual unless otherwise approved through the appropriate process.

12. Unless otherwise approved by Hillsborough County, the applicant shall be required to construct a 5-foot sidewalk along the project's Boot Bay Road frontage.
13. The project's westernmost access driveway shall be restricted to inbound traffic movements. The project's easternmost access driveway shall remain gated and not be used for daily public or employee access unless otherwise approved by Hillsborough County Public Works.
14. All uses within the PD shall remain on a single parcel. No subdivision of this parcel shall be permitted.
15. If PRS 25-0104 is approved, the County Engineer shall approve a de minimis exception to the previously approved Sec. 6.04.02.B. Administrative Variance (dated September 26, 2017), which was approved by the County Engineer (on January 19, 2018) waiving the Sec. 6.04.03.L. requirements for substandard roadway improvements to Boot Bay Rd. Approval of this de minimis exception will allow the previously approved variance to stand as-is.
16. If PRS 25-0104 is approved, the County Engineer shall approve a de minimis exception to the previously approved Sec. 6.04.02.B. Administrative Variance (dated November 20, 2017), which was approved by the County Engineer (on January 19, 2018) and which varied certain requirements for per Sections 6.04.03.I., 6.04.03.J, and 6.04.07 relative to the number of access connections and spacing of access connections serving the proposed project. Approval of this de minimis exception will allow the previously approved variances to stand as-is.
- ~~14~~ 17. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~15~~ 18. 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.
19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
20. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.



<b>Zoning Administrator Sign Off:</b>	
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<b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b>
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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.
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**APPLICATION NUMBER: PRS 25-0029**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Tania C. Chapela

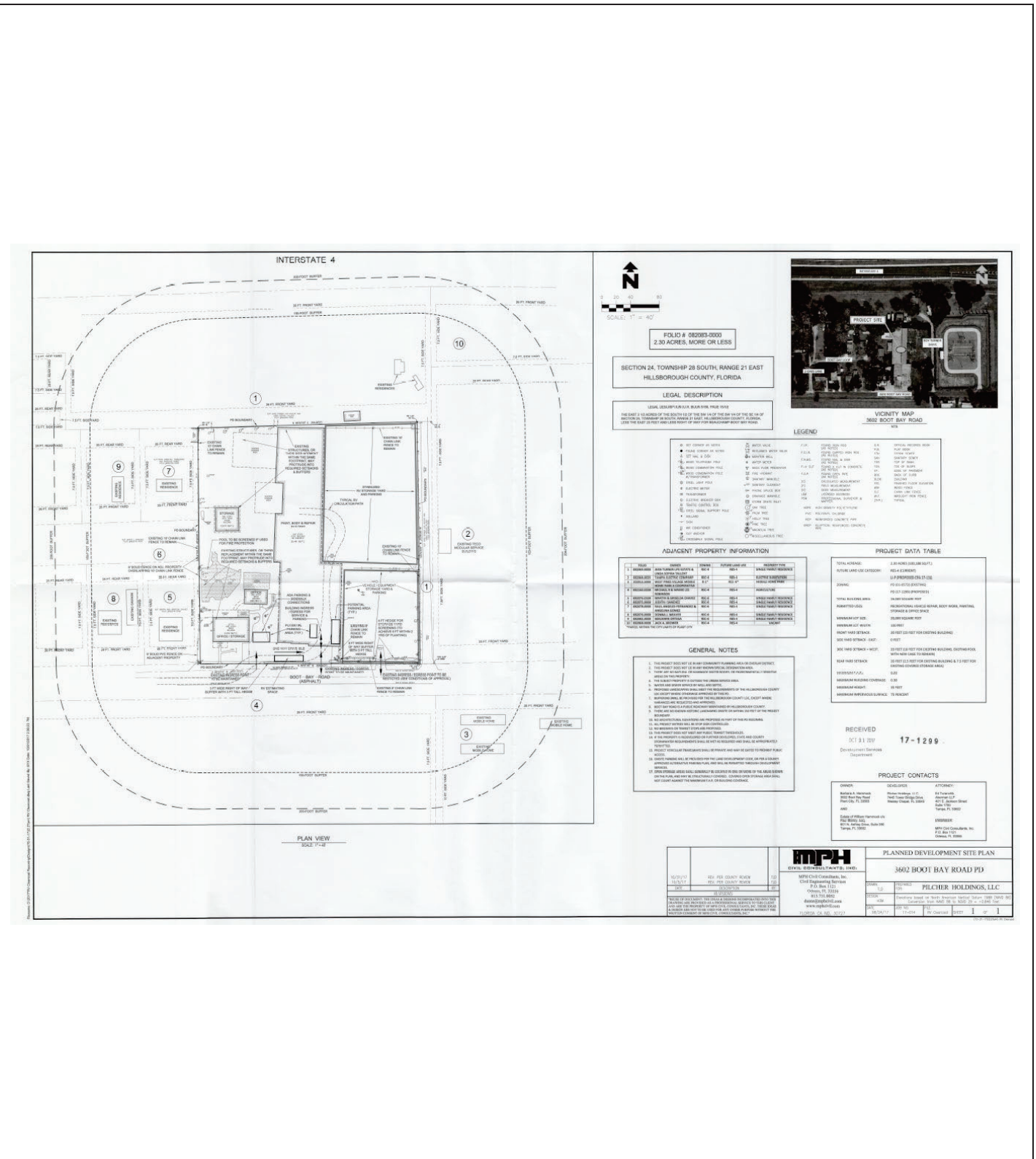
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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

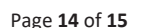


## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)



## 8.2 Proposed Site Plan (Full)



**APPLICATION NUMBER: PRS 25-0029**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Tania C. Chapela

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## **9.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/22/2025

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ER/ Central

PETITION NO: PRS 25-0029

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

### **NEW CONDITIONS OF APPROVAL**

All previously approved transportation related conditions shall carry forward. In addition, staff proposed the following new/additional conditions.

#### **New Conditions**

1. All uses within the PD shall remain on a single parcel. No subdivision of this parcel shall be permitted.
2. If PRS 25-0104 is approved, the County Engineer shall approve a de minimis exception to the previously approved Sec. 6.04.02.B. Administrative Variance (dated September 26, 2017), which was approved by the County Engineer (on January 19, 2018) waiving the Sec. 6.04.03.L. requirements for substandard roadway improvements to Boot Bay Rd. Approval of this de minimis exception will allow the previously approved variance to stand as-is.
3. If PRS 25-0104 is approved, the County Engineer shall approve a de minimis exception to the previously approved Sec. 6.04.02.B. Administrative Variance (dated November 20, 2017), which was approved by the County Engineer (on January 19, 2018) and which varied certain requirements for per Sections 6.04.03.I., 6.04.03.J, and 6.04.07 relative to the number of access connections and spacing of access connections serving the proposed project. Approval of this de minimis exception will allow the previously approved variances to stand as-is.

### **PROJECT SUMMARY AND TRIP GENERATION ANALYSIS**

The applicant is requesting a minor modification (PRS) to a +/- 2.3 ac. parcel currently zoned Planned Development (PD). The existing PD #17-1299 is approved for up to 26,000 s.f. of recreational vehicle repair, body work, painting, and associated storage and office uses. The applicant is proposing to modify the PD to modify the 1,670 s.f. "Office/Storage" building such that it can be used for "Homeowner/Caretaker/Office" uses.

Staff notes that single-family dwelling units are not permitted to share an access with non-residential structures. Historically, the County has allowed this access arrangement provided the applicant agrees to a restriction which prohibits subdivision of the property, thereby prohibiting the single-family use from being sold separately from the business, which would then lead to a saturation where the parcel would violate LDC access requirements or otherwise force the County into approving additional access

connections which violate LDC requirements governing the number and spacing of access connections which are necessary to ensure the safety of all roadway users on Boot Bay Rd. (a collector roadway). As the applicant has agreed to such a restriction, staff has no objection to this request.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM) staff has waived the required transportation analysis. Staff notes that the project generates less than 50 peak hour trips in total, and the proposed change will result in no change in the maximum trip generation potential of the subject property (staff notes that 1,670 s.f. of light industrial uses generates about the same number of trips as one single-family detached dwelling unit). Given that there is no ITE trip generation rate for the proposed use.

Staff has prepared an estimate of the potential number of peak hour trips generated under the existing and proposed zoning designation utilizing a generalized worst-case scenario, and consistent with how the analysis was conducted during the last 2017 zoning action. In this instance, single-family uses were not broken out separately given they generate approximately the same as one single-family dwelling, given the size of the structure. Given the absence of a suitable alternative, staff utilized ITE Code 110 (General Light Industrial) to estimate project traffic.

Existing:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 26,000 s.f. General Light Industrial Uses (ITE Code 110)	148	22	17

Proposed:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 26,000 s.f. General Light Industrial Uses (ITE Code 110) or 24,330 s.f. of General Light Industrial Uses and 1 single-family detached dwelling unit (ITE Code 210)	148	22	17

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND DEMINIMIS ADMINISTRATIVE VARIANCE REQUESTS**

Boot Bay Rd. is a 2-lane, undivided, substandard, collector roadway. The roadway is characterized by +/- 19 to 20-feet of pavement in average condition, and lies within an estimated +/- 45 to 50-foot wide right-of-way. There are no bicycle facilities or sidewalks along Boot Bay Rd. in the vicinity of the proposed project.

Although the roadway is substandard, the applicant had previously applied for and received a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement to bring the roadway up to current County standards, as well as a Section 6.04.02.B. Administrative Variance from Sections 6.04.03.I., and J. and Sec. 6.04.07, governing the number and spacing of access connections. The applicant has requested deminimis approval of the previously approved variances. The County Engineer reviewed the application and determined the changes do not warrant revisiting those approvals. If PRS 25-0029 is approved, the County Engineer will approve the above referenced deminimis exceptions as further explained in the proposed conditions of approval. Staff notes that these were previously approved at a time when adjudication was occurring asynchronously or otherwise sperate from the zoning process,

which is why there are no existing conditions of approval which are being amended relative to these variances (as would typically be the case).

#### **SITE ACCESS AND CIRCULATION**

The current approved zoning permits vehicular and pedestrian access to the site from Boot Bay Rd. The site is served three access driveways:

1. An ingress only driveway at the westernmost project entrance;
2. An full access driveway at the middle project entrance; and,
3. A full access driveway (restricted for occasional use) at the easternmost project entrance.

No changes to site access or circulation are proposed.

Based upon meetings with staff and the applicant during the initial 2017 zoning action and as reflected on the approved site plan, traffic to and from the site will predominately enter and exit from the middle entrance. The easternmost entrance will be remain gated and will be limited to RV and equipment traffic only (i.e. the entrance will not be used for daily public or employee ingress/egress). Public and accessible parking is anticipated to be located near the office/storage buildings, with an RV estimating space along the front of the entrance (within a portion of the one-way drive-aisle). Employee parking will be located inside the primary structure. Additional vehicle/equipment storage and parking areas are located east of the primary structure.

The applicant will be required to demonstrate adequate parking for all uses (including the newly added Homeowner/Caretaker/Office) at the time of site/construction plan review.

#### **LEVEL OF SERVICE (LOS) INFORMATION**

Boot Bay Rd. was not included in the 2020 Hillsborough County Level of Service Report. As such, no LOS information for the roadway can be provided.





# Hillsborough County Florida

## PUBLIC WORKS

PO Box 1110 Tampa, FL 33601-1110  
(813) 272-5912 | Fax: (813) 272-5811

January 19, 2018

Mr. H. Duane Milford, P.E.  
P.O. Box 1121  
Odessa, Florida 33556

**Subject: Administrative Variance Application  
RV Clearcoat  
Folio 82083.0000**

## BOARD OF COUNTY COMMISSIONERS

Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Pat Kemp  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White

## COUNTY ADMINISTRATOR

Michael S. Merrill

## COUNTY ATTORNEY

Chip Fletcher

## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Dear Mr. Milford:

Upon review of Sections 6.04.03.L. and 6.04.02.B of the Hillsborough County Land Development Code (LDC), this office has **APPROVED** your September 26, 2017 request to waive the improvements to Boot Bay Road.

Boot Bay Road, functionally classified as a collector roadway, is deemed a substandard roadway largely due to the Transportation Technical Manual's requirement that a type TS-8 roadway have 12-foot wide lanes, bike lanes and sidewalks. In the vicinity of the proposed project, the total travel lanes appear to average +/- 19 feet in width, and there are no bicycle facilities or sidewalks on either side of the roadway. The right of way adjacent to the site appears to be +/- 50 feet.

Staff noted the following in adjudicating this application:

1. Given available trip generation rates from the Institute of Transportation Engineers, the proposed use is expected to generate 40 daily trips and 15 PM peaking hour trips);
2. The pavement appears to be in average condition;
3. Boot Bay Road is a relatively low volume road and;
4. Staff is not aware of any existing safety issues associated with Boot Bay Road. The roadway appear to be operating safely in its present configuration.

Given the above traffic impacts generated by the proposed project, roadway improvements would place an additional burden on the developer.

Please keep this letter for your records. If you have any questions, please contact Charles E. White, AICP, PTP at (813) 307-4513.

Sincerely,



Michael Williams, PE, Division Director  
Transportation Planning and Development  
Public Works Department

**The County Engineer has reviewed zoning modification application # 25-0029 and determined the changes to be de minimis. As such, the previous approval shall stand.**

\_\_\_\_\_  
**Michael J. Williams, P.E.**  
**Hillsborough County Engineer on \_\_\_\_\_**



# Hillsborough County Florida

## PUBLIC WORKS

PO Box 1110 Tampa, FL 33601-1110  
(813) 272-5912 | Fax: (813) 272-5811

January 19, 2018

Mr. H. Duane Milford, PE  
MPH Civil Consultants, Inc.  
P.O. Box 1121  
Odessa, FL 33556

**Subject: Administrative Variance Application  
RV Clearcoat @ 3602 Boot Bay Rd.  
Folio 082083.0000**

**BOARD OF COUNTY  
COMMISSIONERS**  
Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Pat Kemp  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White  
**COUNTY ADMINISTRATOR**  
Michael S. Merrill  
**COUNTY ATTORNEY**  
Chip Fletcher  
**INTERNAL AUDITOR**  
Peggy Caskey  
  
**CHIEF DEVELOPMENT &  
INFRASTRUCTURE SERVICES  
ADMINISTRATOR**  
Lucia E. Garsys

Dear Mr. Milford:

Upon review of Sections 6.04.03.I., 6.04.03.J., 6.04.07 and 6.04.02.B of the Hillsborough County Land Development Code (LDC), this office has **APPROVED** your November 20, 2017 requests to permit more than one (1) access driveway (serving up to 26,000 s.f. of recreational vehicle repair, body work, painting, storage and office space) to be located on Boot Bay Rd. in their existing locations (which do not meet minimum spacing requirements).

Section 6.04.03.I. and J. require only one (1) access point to serve project traffic, whereas the applicant is requesting one full access driveway connection and two additional driveway connections (the westernmost limited to ingress only and the easternmost restricted such that it is not utilized for daily public or employee access). Section 6.04.07. requires 330 feet spacing from existing and proposed driveway connections. As such, the applicant is proposing the following spacing variances, based on the requirements for Class 4 roadways ( $\leq 45$  miles per hour):

- A variance of approximately 240 feet from the middle project driveway to the westernmost project driveway;
- A variance of approximately 250 feet from the middle project driveway to the easternmost project driveway;
- A variance of approximately 265 feet from the easternmost project driveway to Roy Turner Dr.; and,
- A variance of approximately 185 feet from the westernmost project driveway to the residential driveway serving folio 082076.0100.



Along the project's frontage, Boot Bay Rd. is functionally classified as a 2-lane collector roadway and posted for travel at 30 mph. Staff noted the following in adjudicating this application:

1. The project is an adaptive reuse of existing structures from the 1930s and 1970s;
2. Strict compliance with LDC standards would be unlikely or impossible without wholesale redevelopment of the subject property given the proposed use's circulation patterns, unique configuration of existing buildings, and the property's size;
3. The Hillsborough County Crash Data Management System (CDMS) indicates no vehicle crash history in the vicinity of the project and adjacent driveways;
4. The developer is proposing improvements to the two westernmost access driveways (i.e. defining driveway entrances rather than the unrestricted access as it exists today) and restricting two driveways (i.e. the westernmost driveway is being restricted to inbound only movements and the easternmost driveway is being restricted to non-daily use as noted above); and,
5. There is no reasonable alternative project access that accommodates internal site circulation patterns and satisfies both Sec. 6.04.07 LDC spacing requirements and Section 6.04.03.I. regulations governing number of access driveways.

Staff finds that requiring the applicant to demolish all existing structures in order to comply with LDC requirements governing number and spacing of access points would constitute an unreasonable burden on the applicant. Given the above, staff finds the proposed access (as conditioned and restricted via Planned Development #17-1299) will not be detrimental to the public's health, safety or welfare. Staff also finds that no reasonable alternative access exists.

Consistent with Section 6.04.02.B.8. of the LDC, the result of this variance application may be appealed, consistent with Section 10.05.01. of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of this letter.

Please keep this letter for your records and include this letter with any plat/site/construction plan submittals. If you have any questions, please contact James Ratliff, AICP at (813) 307-1924.

Sincerely,



Michael J. Williams, PE, Division Director  
Transportation Planning and Development  
Public Works Department

The County Engineer has reviewed zoning modification application # 25-0029 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

## 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
Boot Bay Rd.	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
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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	148	22	17
Proposed	148	22	17
Difference (+/-)	No Change	No Change	No Change

\*Trips reported are based on gross 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	None	Meets LDC
South	X	Pedestrian & Vehicular	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
Boot Bay Rd./ Substandard Road	Deminimis Administrative Variance Requested	Previously Approved
Boot Bay Rd./ Number and Spacing of Access	Deminimis Administrative Variance Requested	Previously Approved
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input 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	

**CURRENTLY  
APPROVED**





**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110 Tampa, FL 33601-1110

January 23, 2018

**Reference: RZ-PD 17-1299 ER  
Ed Turanchik  
3602 Boot Bay Rd./82083.0000**

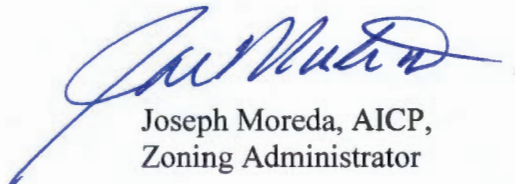
Ed Turanchik  
Akermion, LLP  
401 E. Jackson St., Ste. 1700  
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on January 23, 2018, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from PD (01-0573) (Planned Development (01-0573)) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

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

Sincerely,



Joseph Moreda, AICP,  
Zoning Administrator

JM/ml  
Attachment

HCFLGOV.NET

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ADMINISTRATOR**

Lucia E. Garsys

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 17-1299 ER  
MEETING DATE: January 23, 2017  
DATE TYPED: January 23, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 31, 2017.

1. Development of the site shall be limited to the painting, rehabilitation and repair of recreational vehicles. Accessory uses shall include (but not be limited to): associated office, storage and support uses.
2. Recycling, salvage or junkyard activities shall not be permitted.
3. Development standards shall adhere to the M (Manufacturing) zoning district (unless otherwise specified herein).
4. Maximum height shall be 35 feet.
5. Maximum Floor Area Ratio (F.A.R) shall be 0.30.
6. Maximum Building Coverage shall be 30%.
7. The general location of all buildings shall be reflected on the site plan.
8. All new or replacement structures shall be architecturally finished on all sides.
9. Any reconstruction or replacement of existing structures on site are permitted as long as they are constructed within the existing building footprint and have received applicable construction plan/permit approval. Any new buildings shall comply with the applicable buffering/screening requirements of the Land Development Code.
10. All existing vegetation shall be maintained along the north, east and western property boundaries with no new vegetation being required along these boundaries. Should the opacity of the existing vegetation fall below the minimum requirement for Type "A" screening, seventy-five percent (75%), the applicant/owner shall be responsible to replace the existing vegetation along the aforementioned property boundaries in efforts to maintain a minimum opacity of seventy-five percent (75%). A four (4) foot tall hedge (to achieve 6 feet within 2 years of planting) with a minimum opacity of seventy-five percent (75%) shall be provided along the southern property boundary in the area identified on the site plan as vehicle/equipment storage yard and parking, along Boots Bay Road.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, the applicant will be required to comply with all applicable access management standards and other applicable regulations within the Land Development Code and Transportation Technical Manual unless otherwise approved through the appropriate process.
12. Unless otherwise approved by Hillsborough County, the applicant shall be required to construct a 5-foot sidewalk along the project's Boot Bay Road frontage.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ-PD 17-1299 ER

MEETING DATE: January 23, 2017

DATE TYPED: January 23, 2017

13. The project's westernmost access driveway shall be restricted to inbound traffic movements. The project's easternmost access driveway shall remain gated and not be used for daily public or employee access unless otherwise approved by Hillsborough County Public Works.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/22/2025

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ER/ Central

PETITION NO: PRS 25-0029

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

### **NEW CONDITIONS OF APPROVAL**

All previously approved transportation related conditions shall carry forward. In addition, staff proposed the following new/additional conditions.

#### **New Conditions**

1. All uses within the PD shall remain on a single parcel. No subdivision of this parcel shall be permitted.
2. If PRS 25-0104 is approved, the County Engineer shall approve a de minimis exception to the previously approved Sec. 6.04.02.B. Administrative Variance (dated September 26, 2017), which was approved by the County Engineer (on January 19, 2018) waiving the Sec. 6.04.03.L. requirements for substandard roadway improvements to Boot Bay Rd. Approval of this de minimis exception will allow the previously approved variance to stand as-is.
3. If PRS 25-0104 is approved, the County Engineer shall approve a de minimis exception to the previously approved Sec. 6.04.02.B. Administrative Variance (dated November 20, 2017), which was approved by the County Engineer (on January 19, 2018) and which varied certain requirements for per Sections 6.04.03.I., 6.04.03.J, and 6.04.07 relative to the number of access connections and spacing of access connections serving the proposed project. Approval of this de minimis exception will allow the previously approved variances to stand as-is.

### **PROJECT SUMMARY AND TRIP GENERATION ANALYSIS**

The applicant is requesting a minor modification (PRS) to a +/- 2.3 ac. parcel currently zoned Planned Development (PD). The existing PD #17-1299 is approved for up to 26,000 s.f. of recreational vehicle repair, body work, painting, and associated storage and office uses. The applicant is proposing to modify the PD to modify the 1,670 s.f. "Office/Storage" building such that it can be used for "Homeowner/Caretaker/Office" uses.

Staff notes that single-family dwelling units are not permitted to share an access with non-residential structures. Historically, the County has allowed this access arrangement provided the applicant agrees to a restriction which prohibits subdivision of the property, thereby prohibiting the single-family use from being sold separately from the business, which would then lead to a saturation where the parcel would violate LDC access requirements or otherwise force the County into approving additional access

connections which violate LDC requirements governing the number and spacing of access connections which are necessary to ensure the safety of all roadway users on Boot Bay Rd. (a collector roadway). As the applicant has agreed to such a restriction, staff has no objection to this request.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM) staff has waived the required transportation analysis. Staff notes that the project generates less than 50 peak hour trips in total, and the proposed change will result in no change in the maximum trip generation potential of the subject property (staff notes that 1,670 s.f. of light industrial uses generates about the same number of trips as one single-family detached dwelling unit). Given that there is no ITE trip generation rate for the proposed use.

Staff has prepared an estimate of the potential number of peak hour trips generated under the existing and proposed zoning designation utilizing a generalized worst-case scenario, and consistent with how the analysis was conducted during the last 2017 zoning action. In this instance, single-family uses were not broken out separately given they generate approximately the same as one single-family dwelling, given the size of the structure. Given the absence of a suitable alternative, staff utilized ITE Code 110 (General Light Industrial) to estimate project traffic.

Existing:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 26,000 s.f. General Light Industrial Uses (ITE Code 110)	148	22	17

Proposed:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 26,000 s.f. General Light Industrial Uses (ITE Code 110) or 24,330 s.f. of General Light Industrial Uses and 1 single-family detached dwelling unit (ITE Code 210)	148	22	17

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND DEMINIMIS ADMINISTRATIVE VARIANCE REQUESTS**

Boot Bay Rd. is a 2-lane, undivided, substandard, collector roadway. The roadway is characterized by +/- 19 to 20-feet of pavement in average condition, and lies within an estimated +/- 45 to 50-foot wide right-of-way. There are no bicycle facilities or sidewalks along Boot Bay Rd. in the vicinity of the proposed project.

Although the roadway is substandard, the applicant had previously applied for and received a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement to bring the roadway up to current County standards, as well as a Section 6.04.02.B. Administrative Variance from Sections 6.04.03.I., and J. and Sec. 6.04.07, governing the number and spacing of access connections. The applicant has requested deminimis approval of the previously approved variances. The County Engineer reviewed the application and determined the changes do not warrant revisiting those approvals. If PRS 25-0029 is approved, the County Engineer will approve the above referenced deminimis exceptions as further explained in the proposed conditions of approval. Staff notes that these were previously approved at a time when adjudication was occurring asynchronously or otherwise sperate from the zoning process,

which is why there are no existing conditions of approval which are being amended relative to these variances (as would typically be the case).

#### **SITE ACCESS AND CIRCULATION**

The current approved zoning permits vehicular and pedestrian access to the site from Boot Bay Rd. The site is served three access driveways:

1. An ingress only driveway at the westernmost project entrance;
2. An full access driveway at the middle project entrance; and,
3. A full access driveway (restricted for occasional use) at the easternmost project entrance.

No changes to site access or circulation are proposed.

Based upon meetings with staff and the applicant during the initial 2017 zoning action and as reflected on the approved site plan, traffic to and from the site will predominately enter and exit from the middle entrance. The easternmost entrance will be remain gated and will be limited to RV and equipment traffic only (i.e. the entrance will not be used for daily public or employee ingress/egress). Public and accessible parking is anticipated to be located near the office/storage buildings, with an RV estimating space along the front of the entrance (within a portion of the one-way drive-aisle). Employee parking will be located inside the primary structure. Additional vehicle/equipment storage and parking areas are located east of the primary structure.

The applicant will be required to demonstrate adequate parking for all uses (including the newly added Homeowner/Caretaker/Office) at the time of site/construction plan review.

#### **LEVEL OF SERVICE (LOS) INFORMATION**

Boot Bay Rd. was not included in the 2020 Hillsborough County Level of Service Report. As such, no LOS information for the roadway can be provided.



# Hillsborough County Florida

## PUBLIC WORKS

PO Box 1110 Tampa, FL 33601-1110  
(813) 272-5912 | Fax: (813) 272-5811

January 19, 2018

Mr. H. Duane Milford, P.E.  
P.O. Box 1121  
Odessa, Florida 33556

**Subject: Administrative Variance Application  
RV Clearcoat  
Folio 82083.0000**

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## COUNTY ATTORNEY

Chip Fletcher

## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Dear Mr. Milford:

Upon review of Sections 6.04.03.L. and 6.04.02.B of the Hillsborough County Land Development Code (LDC), this office has **APPROVED** your September 26, 2017 request to waive the improvements to Boot Bay Road.

Boot Bay Road, functionally classified as a collector roadway, is deemed a substandard roadway largely due to the Transportation Technical Manual's requirement that a type TS-8 roadway have 12-foot wide lanes, bike lanes and sidewalks. In the vicinity of the proposed project, the total travel lanes appear to average +/- 19 feet in width, and there are no bicycle facilities or sidewalks on either side of the roadway. The right of way adjacent to the site appears to be +/- 50 feet.

Staff noted the following in adjudicating this application:

1. Given available trip generation rates from the Institute of Transportation Engineers, the proposed use is expected to generate 40 daily trips and 15 PM peaking hour trips);
2. The pavement appears to be in average condition;
3. Boot Bay Road is a relatively low volume road and;
4. Staff is not aware of any existing safety issues associated with Boot Bay Road. The roadway appear to be operating safely in its present configuration.

Given the above traffic impacts generated by the proposed project, roadway improvements would place an additional burden on the developer.



Please keep this letter for your records. If you have any questions, please contact Charles E. White, AICP, PTP at (813) 307-4513.

Sincerely,



Michael Williams, PE, Division Director  
Transportation Planning and Development  
Public Works Department

**The County Engineer has reviewed zoning modification application # 25-0029 and determined the changes to be de minimis. As such, the previous approval shall stand.**

\_\_\_\_\_  
**Michael J. Williams, P.E.**  
**Hillsborough County Engineer on \_\_\_\_\_**



# Hillsborough County Florida

## PUBLIC WORKS

PO Box 1110 Tampa, FL 33601-1110  
(813) 272-5912 | Fax: (813) 272-5811

January 19, 2018

Mr. H. Duane Milford, PE  
MPH Civil Consultants, Inc.  
P.O. Box 1121  
Odessa, FL 33556

**Subject: Administrative Variance Application  
RV Clearcoat @ 3602 Boot Bay Rd.  
Folio 082083.0000**

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Peggy Caskey  
  
**CHIEF DEVELOPMENT &  
INFRASTRUCTURE SERVICES  
ADMINISTRATOR**  
Lucia E. Garsys

Dear Mr. Milford:

Upon review of Sections 6.04.03.I., 6.04.03.J., 6.04.07 and 6.04.02.B of the Hillsborough County Land Development Code (LDC), this office has **APPROVED** your November 20, 2017 requests to permit more than one (1) access driveway (serving up to 26,000 s.f. of recreational vehicle repair, body work, painting, storage and office space) to be located on Boot Bay Rd. in their existing locations (which do not meet minimum spacing requirements).

Section 6.04.03.I. and J. require only one (1) access point to serve project traffic, whereas the applicant is requesting one full access driveway connection and two additional driveway connections (the westernmost limited to ingress only and the easternmost restricted such that it is not utilized for daily public or employee access). Section 6.04.07. requires 330 feet spacing from existing and proposed driveway connections. As such, the applicant is proposing the following spacing variances, based on the requirements for Class 4 roadways ( $\leq 45$  miles per hour):

- A variance of approximately 240 feet from the middle project driveway to the westernmost project driveway;
- A variance of approximately 250 feet from the middle project driveway to the easternmost project driveway;
- A variance of approximately 265 feet from the easternmost project driveway to Roy Turner Dr.; and,
- A variance of approximately 185 feet from the westernmost project driveway to the residential driveway serving folio 082076.0100.

Along the project's frontage, Boot Bay Rd. is functionally classified as a 2-lane collector roadway and posted for travel at 30 mph. Staff noted the following in adjudicating this application:

1. The project is an adaptive reuse of existing structures from the 1930s and 1970s;
2. Strict compliance with LDC standards would be unlikely or impossible without wholesale redevelopment of the subject property given the proposed use's circulation patterns, unique configuration of existing buildings, and the property's size;
3. The Hillsborough County Crash Data Management System (CDMS) indicates no vehicle crash history in the vicinity of the project and adjacent driveways;
4. The developer is proposing improvements to the two westernmost access driveways (i.e. defining driveway entrances rather than the unrestricted access as it exists today) and restricting two driveways (i.e. the westernmost driveway is being restricted to inbound only movements and the easternmost driveway is being restricted to non-daily use as noted above); and,
5. There is no reasonable alternative project access that accommodates internal site circulation patterns and satisfies both Sec. 6.04.07 LDC spacing requirements and Section 6.04.03.I. regulations governing number of access driveways.

Staff finds that requiring the applicant to demolish all existing structures in order to comply with LDC requirements governing number and spacing of access points would constitute an unreasonable burden on the applicant. Given the above, staff finds the proposed access (as conditioned and restricted via Planned Development #17-1299) will not be detrimental to the public's health, safety or welfare. Staff also finds that no reasonable alternative access exists.

Consistent with Section 6.04.02.B.8. of the LDC, the result of this variance application may be appealed, consistent with Section 10.05.01. of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of this letter.

Please keep this letter for your records and include this letter with any plat/site/construction plan submittals. If you have any questions, please contact James Ratliff, AICP at (813) 307-1924.

Sincerely,



Michael J. Williams, PE, Division Director  
Transportation Planning and Development  
Public Works Department

The County Engineer has reviewed zoning modification application # 25-0029 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

# 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
Boot Bay Rd.	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	148	22	17
Proposed	148	22	17
Difference (+/-)	No Change	No Change	No Change

\*Trips reported are based on gross 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	None	Meets LDC
South	X	Pedestrian & Vehicular	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
Boot Bay Rd./ Substandard Road	Deminimis Administrative Varaince Requested	Previously Approved
Boot Bay Rd./ Number and Spacing of Access	Deminimis Administrative Varaince Requested	Previously Approved
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input 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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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 01/07/2025	<b>COMMENT DATE:</b> 11/21/2024
<b>PETITION NO.:</b> 25-0029	<b>PROPERTY ADDRESS:</b> 3602 Boot Bay Rd, Plant City
<b>EPC REVIEWER:</b> Justin Lessard	<b>FOLIO #:</b> 082083-0000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1245	<b>STR:</b> 24/28/21
<b>EMAIL:</b> <a href="mailto:lessardj@epchc.org">lessardj@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No wetlands
<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.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</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>	

Jl/dc

ec: [rvclearcoat@aol.com](mailto:rvclearcoat@aol.com), [todd@pressmaninc.com](mailto:todd@pressmaninc.com)

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**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)



## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 11/1/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 11/18/2024

**PROPERTY OWNER:** Pilcher Holdings, LLC      **PID:** 25-0029

**APPLICANT:** Todd Pressman

**LOCATION:** 3602 Boot Bay Rd. Plant City, FL 33563

**FOLIO NO.:** 82083.0000

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

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

---

PETITION NO.: PRS 25-0029

REVIEWED BY: Clay Walker, E.I. DATE: 11/5/2024

FOLIO NO.: 82083.0000

---

**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A \_\_\_\_ inch water main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. 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 \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A \_\_\_\_ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .