

PD Modification Application: PRS 23-0317

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: 06-13-23



**Hillsborough
County** Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Robert J. Norton, PE

FLU Category: Residential-6

Service Area: Urban

Site Acreage: 2.41 acres

Community
Plan Area: Riverview

Overlay: None



Introduction Summary:

PD 97-0026 was approved in 1997 to allow for the development of a veterinarian clinic and 24,000 square feet of professional office.

Other Modifications: MM 03-1606 and MM 93-0160; PRS 08-1209

Most Recent Amendment: PRS 19-0041, was a minor modification to PD 97-0026 to modify the existing approved uses and options to allow a veterinary clinic & kennel (on folio 77621.0138) to be developed with the professional office/business service uses within Parcel Two.

Existing Approval(s):	Proposed Modification(s):
Maximum total 26,000-square feet of Professional Office and Business Services and including a veterinary clinic & kennel (folio 77621.0138) in Parcel Two.	Increase the maximum square feet by 2,325 square feet to allow up to 28,325 square feet of Professional Office and Business Services in Parcel Two.
Maximum total 6,000-square-foot financial institution on folio 77621.0132	Increase the maximum square feet of development in folio 77621.0132 by 2,325 square feet to allow up to an 8,325-sf Professional Medical Office.

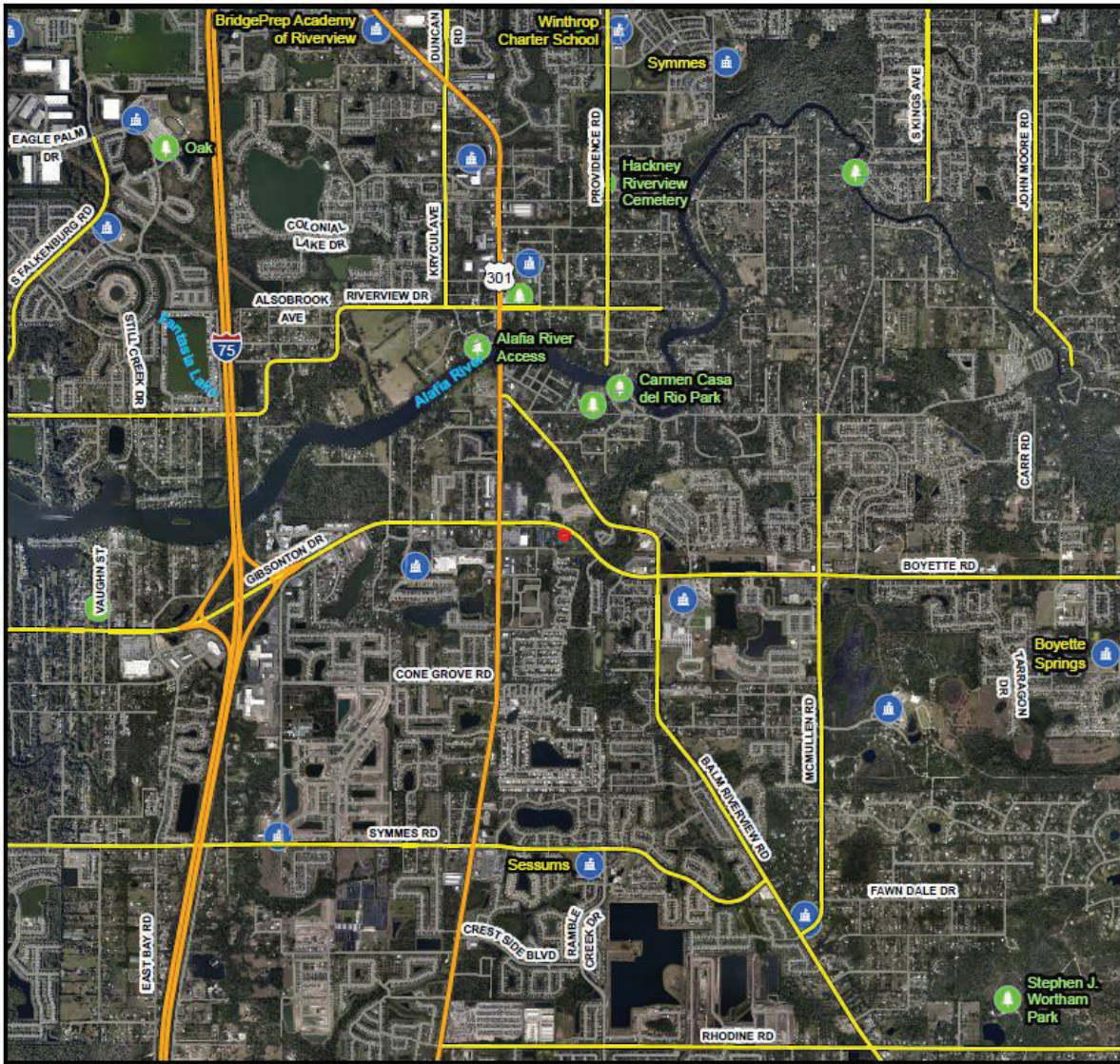
Additional Information:

PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

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

2.1 Vicinity Map



The subject site is located on the south side of Boyette Road, approximately 1,500 feet east of South U.S. Highway 301. The folio subject to the request is surrounded on the west, east and south by other folios located within the same development, PD 97-0026. To the immediate west are professional offices of various types, and further west approximately 900 feet from the subject site is a Winn Dixie shopping center. Heading east of the subject site is multi-family, and single-family residential development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 6
Maximum Density/F.A.R.:	6 du per acre / Max. FAR: 0.25
Typical Uses:	Typical uses include residential, suburban commercial, offices, multi-purpose, and mixed-use development.

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	Boyette Rd. ROW	NA	NA	Right-of-Way for Divided Road: Boyette Road
South	PD 97-0026	Max. FAR: 0.25	Professional Offices	Professional Offices
East	PD 97-0026	Max. FAR: 0.25	Professional Offices	Professional Offices / Veterinary Clinic
West	PD 97-0026	Max. FAR: 0.25	Professional Offices	Professional Offices

APPLICATION NUMBER: PRS 23-0317

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Tim Lampkin, AICP

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
Boyette Rd.	County Arterial - Urban	6 Lanes <input 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
Tom Rd.	County Local - 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	2,146	229	305
Proposed	2,204	234	314
Difference (+/-)	(+) 58	(+) 5	(+) 9

*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	X	Vehicular & Pedestrian	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
Tom Rd. / Substandard Rd.	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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No comment				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The 0.72-acre subject site is located on the south side of Boyette Road, approximately 1,500 feet east of South U.S. Highway 301. The subject area is surrounded on the west, east and south by other folios located within the same development, PD 97-0026. To the immediate west are professional offices of various types, and further west approximately 900 feet from the subject site is a Winn Dixie shopping center.

The request is to modify PD 97-0026, associated with an area delineated as parcel One and an area delineated as Parcel Two. The subject site is located in "Parcel Two". The existing conditions of approval allow a maximum of 26,000 square feet of Professional Offices and Business Services, a kennel, and a single delicatessen. The subject site requesting the minor modification is limited to a 6,000-square-foot single financial institution. The applicant proposes to change the use from financial institution to medical office. The applicant also proposes to enclose the general area of the previous bank drive-through window and to increase the structure's footprint. In order to increase the footprint, the overall square feet allowed for Parcel Two must be increased to address for overages. Additionally, the subject folio must also be increased from a maximum of 6,000 square feet to 8,325 square feet specifically for the subject folio to allow the proposed enclosure.

The applicant's request states, "The purpose of the Enclosure is to allow for additional interior space and provide more uniformity for the structure, allowing for it to better tie into the surrounding buildings and be more aesthetically pleasing. There is no Site Development required other than landscaping; the work involved will essentially be the addition of three (3) new exterior enclosure walls with the associated fenestration".

The application requests no additional variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

Transportation Administrative Variance Request for Substandard Road Excerpt Overview: "As Tom Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated May 15, 2023, and last revised May 25, 2023) from the Section 6.04.03.L LDC requirement, whereby the developer is required to improve Tom Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on May 26, 2023)." No changes to site access are proposed.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

Prior to Site Plan Certification:

- Remove "PRS 19-0041" and replace with "PRS 23-0317" at the top of the site plan.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 24, 2023.


1. The PD-MU development shall be restricted to the following uses: Parcel One shall be limited to a maximum 21,700 square foot veterinary clinic & kennel or AS-1 District uses. Parcel Two shall be limited a maximum ~~26,000~~ 28,325 square feet of Professional Office and Business Services or AS-1 District uses. Folio 77621.0132 shall be allowed a maximum 8,325-square-feet of Medical Offices. Pocket "B" having a folio of 77621.0138 as shown on the General Development Plan shall be permitted Professional and Business Services and a kennel. The kennel is permitted within Pocket "B" of "Parcel 2" and shall comply with the applicable requirements of Land Development Code Section 6.11.00. A single delicatessen shall be permitted in Parcel Two subject to the standards in Section 2.6.4.1.A of the LDC. Said delicatessen shall occur only within a structure housing an office or business service use, and shall not exceed 800 sq. ft. in size. A single financial institution up to 6,000 square feet shall also be permitted in Parcel Two. Pole signs and billboards shall not be permitted, with the exception of the existing pole sign located in Parcel 1 along Boyette Road.
2. The kennel shall be in conformance with Section 6.11.25 of the LDC except that outdoor runs and exercise areas shall require only a 30 foot setback. Building orientation for the kennel shall face Boyette Road. Access to the kennel shall be provided in the front of the building only.
3. The maximum height of office buildings shall be two stories and shall not exceed 35 feet above finished grade. The buildings shall be internally oriented. All sides of each building shall be architecturally finished. The buildings shall be residential in character and style and shall utilize similar architectural features (i.e. textured painted wall surfaces, pitched roofing, window & door treatment(s), gutters, base plane treatment(s) etc.).
4. Structures shall be constructed as generally depicted on the general site plan. Internal adjustments to the building placement may be permitted to accommodate site constraints (i.e., tree preservation, parking, stormwater, etc.). However, the external dimensions, from buildings to the outer property boundary, must be maintained as shown on the general site development plan.
5. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise stated herein.
6. A 20 foot buffer area shall be provided along the southern project boundary.
 - 6.1 In Parcel One, construction shall be allowed within the setback only as necessary for grade finishing and, at the developer's option, a privacy fence may be constructed. The fence shall be a minimum six (6) foot wooden fence within five (5) feet of the southern property boundary. The developer shall protect existing trees within the buffer area wherever possible and supplement existing trees with evergreen trees a minimum 10 foot height and spaced on 15 foot centers upon

planting. The intent of this condition is to provide a continuous visual screen from residential properties to the south.

- 6.2 If buffering and screening for the residential properties to the south is provided on the property adjacent to the south of the subject site, then Condition 6 shall not apply.
7. Exterior lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond project boundaries. Maximum height for exterior pole lighting for security/parking areas shall not exceed 16 feet.
8. Dumpsters shall be located a minimum of 35 feet from the western property boundary and at fixed location(s).
9. The location and number of access points shall be as shown on the General Site Plan. Final design may include left and right turn lanes, accelerations lanes, and deceleration lanes. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 9.1 The note on the general site plan indicating a "Proposed 35 foot Easement Parcel Addition" shall be removed from the general site prior to certification. Approval of this modification shall not imply, tacit or otherwise, approval of the "Easement Parcel" for access and parking for the subject project. However, a cross access along the southern boundary of Parcel 1 shall be permitted in the event said area is properly zoned to allow parking and access to the subject parcel.
10. All internal access to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County Planning and Growth Management Department.
- 10.1 If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
11. If PRS 23-0317 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 15, 2023, and last revised May 25, 2023) which was found approvable by the County Engineer (on May 26, 2023) for the Tom Rd. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC for the specified portion of the development.
- ~~11~~12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
- ~~12~~13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

- ~~13~~14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan / plat approval.
- ~~14~~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.
- ~~15~~16. Within 90 days of approval of PRS 08-1209 by Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
- ~~15~~16.1 The applicant shall show on the General Plan the proposed 20 foot buffer along the southern boundary of Parcel One.
- ~~16~~17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development.

Zoning Administrator Sign Off:


 J. Brian Grady
 Tue May 30 2023 07:59:49

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.

APPLICATION NUMBER: PRS 23-0317

ZHM HEARING DATE: NA

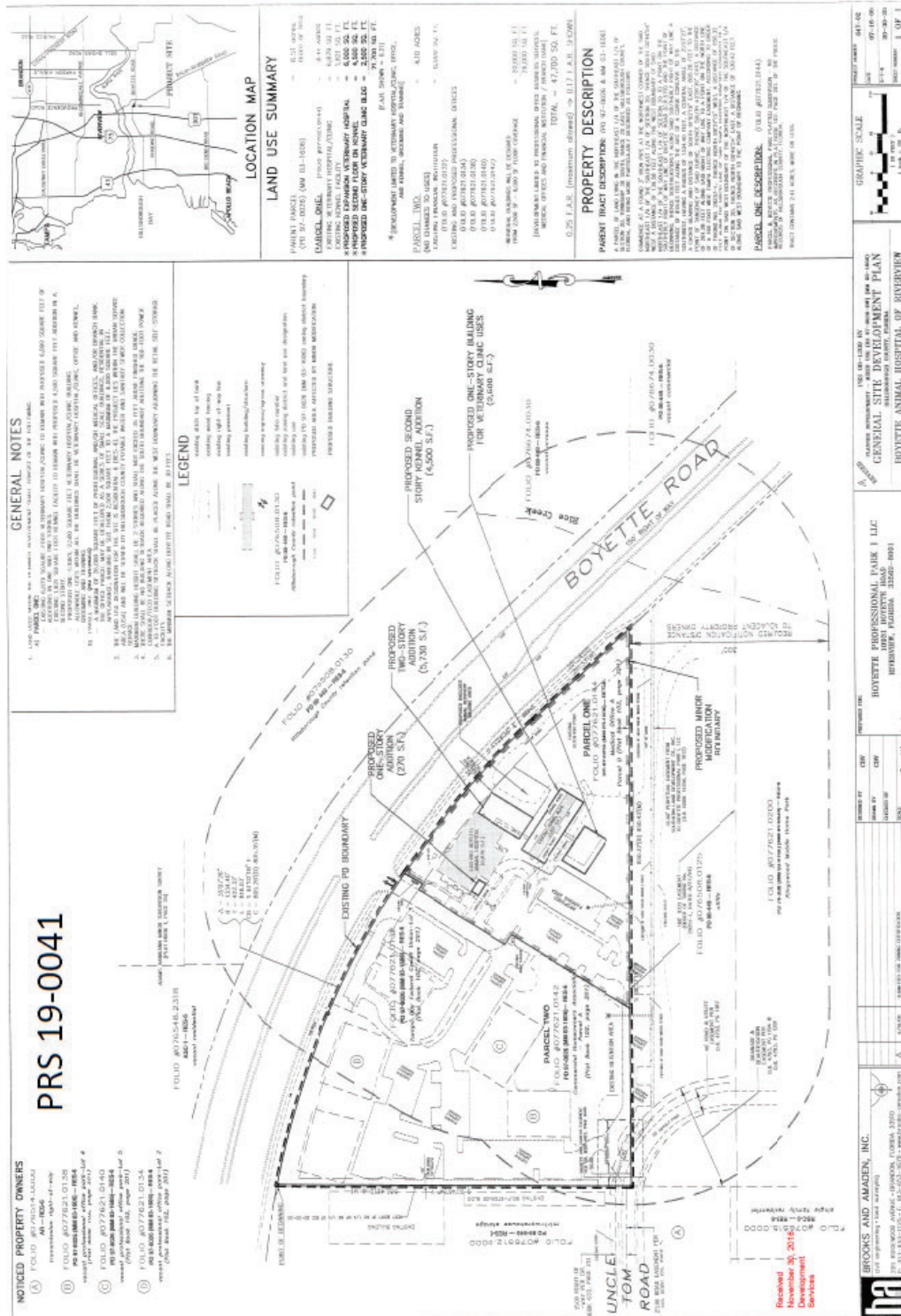
BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Tim Lampkin, AICP

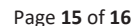
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 23-0317

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/26/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: PRS 23-0317

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

NEW CONDITIONS OF ZONING APPROVAL

All previously approved transportation related zoning conditions shall carry forward. In addition, staff recommends the new condition below.

New Conditions

- If PRS 23-0317 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 15, 2023, and last revised May 25, 2023) which was found approvable by the County Engineer (on May 26, 2023) for the Tom Rd. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC for the specified portion of the development.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is seeking a minor modification (also known as a PRS) to a 0.72 ac. parcel within a Planned Development (PD), consisting of multiple parcels totaling +/- 6.51 acres. The existing PD was originally approved via 97-0026 and was most recently modified via PRS 19-0041. The existing PD current has approvals for up to 21,700 s.f. of veterinary clinic and kennel uses or Agricultural Single-Family -1 (AS-1) district uses within Parcel One. Parcel Two is currently approved for a maximum of 26,000 s.f. of Professional Office and Business Service uses or AS-1 uses. Parcel Two also permits a delicatessen, subject to certain conditions, with a maximum size of up to 800 feet, as well as a single financial institute with up to 6,000 s.f. The applicant is proposing to modify the PD to allow reuse of the financial institution structure for medical office uses. As a part of that effort, they are seeking to enclose the drive-through area. In addition to the change of use, the applicant is seeking to increase the square-footage by an additional 2,325 s.f. to accommodate additional floor area necessary to facilitate the enclosure, as well as account for square-footage which was previously constructed above approved maximums.

Since the project will generate more than 50 peak hour trips at buildout, in accordance with current practice the applicant was required to submit trip generation and site access analysis per the Development Review Procedures Manual (DRPM). Staff has prepared a comparison (generally consistent with the applicant's analysis) of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual. Since financial institution uses are proposed to remain, and because such uses are a higher trip generator per square-foot than medical office uses, the "Proposed Zoning" analysis below examines this use for a portion of the

proposed entitlements. Staff acknowledges that the applicant has stated they intend to discontinue the bank use; however, by conducting the analysis in this way it can be assured that, in the event the use again converted back to bank uses in the future (up to the maximum s.f. allowed), the below would better represent a worst-case scenario for potential project impacts.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 21,700 s.f. of Veterinary Clinic Uses (ITE LUC 640)	467	79	77
PD, 19,200 s.f. Medical Office Uses (ITE LUC 720)	717	55	75
PD, 6,000 s.f. Bank with Drive-Through (ITE LUC 911)	602	60	126
PD, 800 s.f. Delicatessen (ITE LUC 933)	360	35	27
Total:	2,146	229	305

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 21,700 s.f. of Veterinary Clinic Uses (ITE LUC 640)	467	79	77
PD, 21,525 s.f. Medical Office Uses (ITE LUC 720)	775	60	84
PD, 6,000 s.f. Bank with Drive-Through (ITE LUC 911)	602	60	126
PD, 800 s.f. Delicatessen (ITE LUC 933)	360	35	27
Total:	2,204	234	314

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 58	(+) 5	(+) 9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Boyette Rd. is a publicly maintained 6-lane, divided, arterial roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle lanes present on both sides of Boyette Rd. in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks on both sides of Boyette Rd. in the vicinity of the proposed project.

Tom Rd. is a publicly maintained 2-lane, undivided, substandard, local roadway characterized by +/- 19 to 20 feet of pavement in average condition. The roadway lies within a +/- 40-foot-wide right-of-way. There are no sidewalks or bicycle facilities present on Tom Rd.

SITE ACCESS

The site is presently accessed via one (1) connection to Boyette Rd. and one (1) connection to Tom Rd. No changes to site access are proposed. The applicant's transportation analysis analyzed traffic impacts

related to the increased square-footage requested and found that the project is expected to continue generating traffic below the Section 6.04.04.D. LDC thresholds whereby an eastbound to southbound right turn lane on Boyette Rd. would be warranted. As such, no additional improvements are needed.

ADMINISTRATIVE VARIANCE REQUEST – TOM RD. - SUBSTANDARD ROAD

As Tom Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated May 15, 2023, and last revised May 25, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Tom Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on May 26, 2023).

If PRS 23-0317 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below. Tom Rd. is not included in the LOS report. As such, no data for this facility could be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Boyette Rd.	US 301	Balm Riverview Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Friday, May 26, 2023 3:02 PM
To: Micahel Yates (myates@palmtraffic.com); Vicki Castro
Cc: rob@5nortons.com; Lampkin, Timothy; Ratliff, James; PW-CEIntake; De Leon, Eleonor; Tirado, Sheida
Subject: FW: PRS 23-0317, Administrative Variance Review
Attachments: 23-0317 AVAddIn 05-26-23.pdf

Importance: High

Michael/Vicki,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0317 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Friday, May 26, 2023 12:45 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: PRS 23-0317, Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
myates@palmtraffic.com
rob@5nortons.com
lampkint@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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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV for Substandard Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	10845 Boyette Road - MM 23-0317		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	077621-0312		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Vicki Castro - Palm Traffic		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	PD		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 23-0317		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



Revised May 25, 2023
May 15, 2023

Mr. Michael Williams, P.E.
Hillsborough County Development Services
County Engineer
Development Review Director
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: 10845 Boyette Road – PRS 23-0317
Folio: 077621-0132
Administrative Variance Request – Tom Road
Palm Traffic Project No. T23040

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed minor modification to convert an existing 5,149 square foot bank with drive through to an approximate 6,600 square foot medical office building. The modification includes conversion of the covered drive through portion of the building to medical office. The site is located at 10845 Boyette Road, as shown in Figure 1. This request is made based on our virtual meeting on May 12, 2023 with Hillsborough County staff. The site plan is included as Figure 2.

The existing development has one (1) full access to Boyette Road and one (1) full secondary access to Tom Road. Tom Road is identified in the Hillsborough County Functional Classification Map as a local road and was identified during our meeting as a substandard road.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from US 301 to our project access, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Tom Road is approximately 45 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Tom Road has approximately 10-foot travel lanes and open drainage on both sides and no sidewalks. The deficiency in the existing section compared to the TS-7 is the reduced pavement width and paved shoulders or sidewalks on Tom Road are provided. This request is only converting the bank drive through area to medical office which results in a reduction of trips on a daily (-279), AM peak hour (-30), and PM peak hour (-84), as shown in Table 1. The requirement to improve Tom Road for which the existing development has been using historically is unreasonable.

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

According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 10-foot lanes may be used. The post speed limit on Tom Road is 25 mph. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Furthermore, this segment of Tom Road is east of US 301 and ends at the neighborhood 250 feet to the east/south of the subject property. Given the information outlined in this section, the lack of 10-foot travel lanes and sidewalk will not have any impact on public health, safety, or welfare.

c) Without the variance, reasonable access cannot be provided.

Tom Road is only a secondary means of access for the existing project and has been in place for at least 15 years. The only request is to convert the bank drive-through area to medical office and will result in a reduction in daily, AM and PM peak hour trip ends. Without the variance, reasonable access cannot be provided.

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

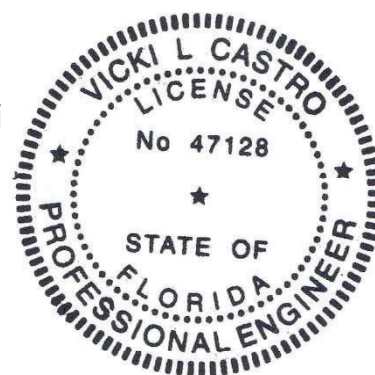
Sincerely,

Palm Traffic

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed by Vicki
L Castro
Date: 2023.05.25
21:23:18 -04'00'



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

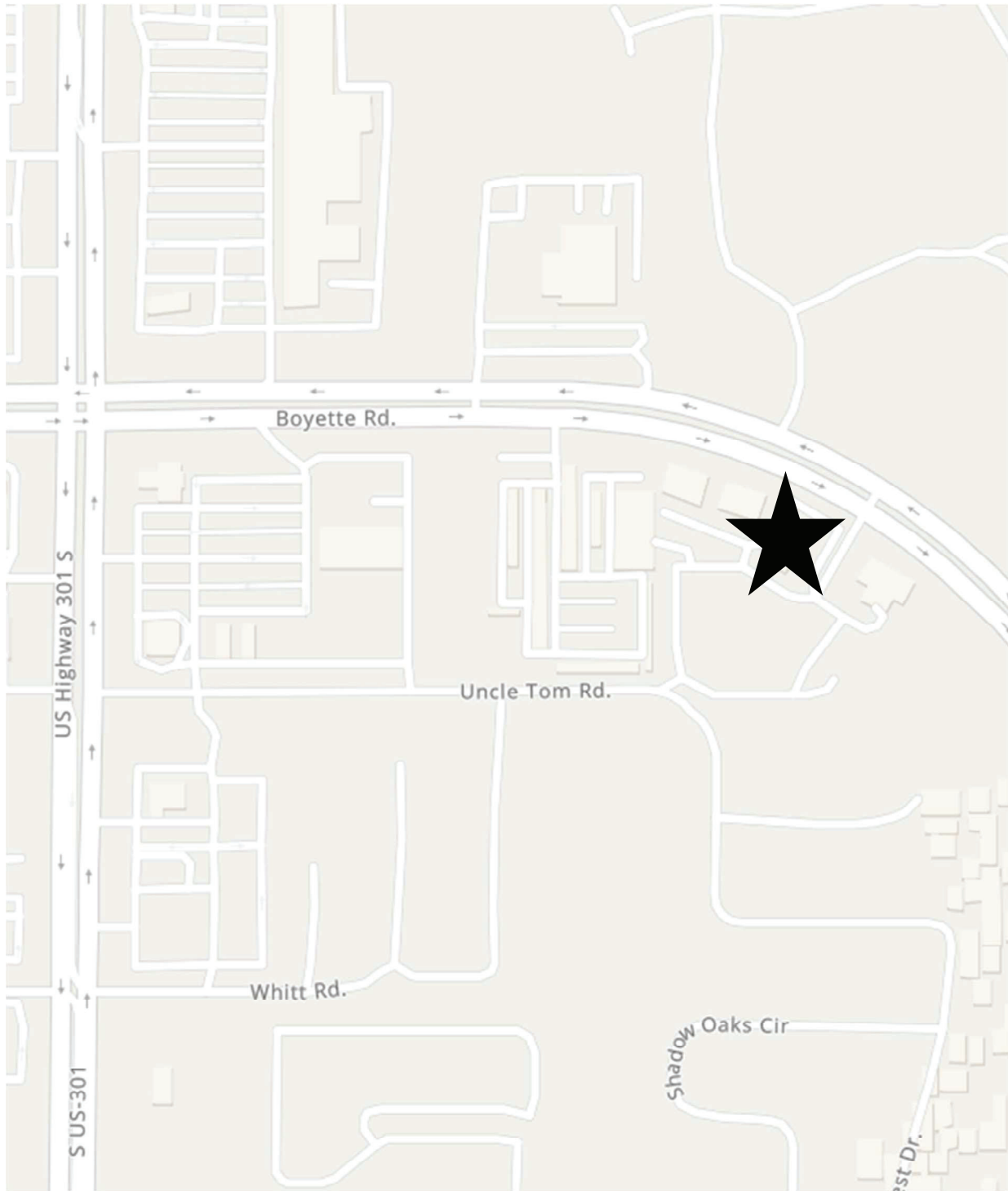
_____Disapproved _____Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



PRS 19-0041

NOTICED PROPERTY OWNERS

- (A) FOLIO 0076514.0000
AR = RES-6
Transmission right-of-way
- (B) FOLIO 0077621.0138
PQ 97-0026 (page 100) - RES-6
vacant professional office park-*lot*
(*trial book 102, page 201*)
- (C) FOLIO 0077621.0140
PQ 97-0026 (page 100) - RES-6
vacant professional office park-*lot*
(*trial book 102, page 201*)
- (D) FOLIO 0077621.0134
PQ 97-0026 (page 100) - RES-6
vacant professional office park-*lot*
(*trial book 102, page 201*)

GENERAL NOTES

1. LAND SITES WITHIN THE 160-FOOT SQUARE SHALL CONSIST OF THE FOLLOWING:
 - a) PARCEL ONE (1) 160' X 160' SQUARE, 25,600 SQUARE FEET OF AREA, TO BE USED FOR A HOSPITAL HOSPITAL/CLINIC TO REMAIN WITH PREEXISTING 4,000 SQUARE FEET addition IN A BUILDING ON ONE AND TWO STORIES.
 - b) EXISTING 11,627 SQUARE FOOT TOWNHOMES.
 - c) PROPOSED ONE STORY, 25,600 SQUARE FEET VETERINARY HOSPITAL/CLINIC BUILDING.
 - d) PROPOSED ONE STORY, 25,600 SQUARE FEET VETERINARY HOSPITAL/CLINIC BUILDING.
 - e) EXISTING ONE STORY, 25,600 SQUARE FEET VETERINARY HOSPITAL/CLINIC OFFICE AND X-RAY, OCCUPANCY, AND TRAINING.
- 2) PARCEL TWO (2) 160' X 160' SQUARE, 51,200 SQUARE FEET OF AREA, TO BE USED FOR:
 - a) ONE (1) 160' X 160' SQUARE, 25,600 SQUARE FEET OF MEDICAL OFFICES, AND/OR BRANCH BANK.
 - b) THE OTHER PARCEL MAY BE DEVELOPED AS A SERIES OF SMALL SCALE BUILDINGS, ESSENTIAL IN APPEARANCE, RANGING IN SIZE FROM 2,500 SQUARE FEET TO 10,000 SQUARE FEET.
 - c) THE BUILDINGS SHALL BE USED FOR A VARIETY OF PURPOSES WITHIN THE URBAN SERVICE AREA (USA) AND WILL BE SERVED BY HILLSBOROUGH COUNTY POTABLE WATER AND SANITARY SEWER COLLECTION SYSTEMS.
 - d) MAXIMUM BUILDING HEIGHT SHALL BE 2 STORIES AND SHALL NOT EXCEED 35 FEET ABOVE FINISHED GRADE.
 - e) THERE SHALL BE NO BUILDING SETBACK REQUIRED ALONG THE SOUTH BOUNDARY ADJOINING THE 160-FOOT POWER ROW.
 - f) A 10-FOOT BUILDING SETBACK SHALL BE PLACED ALONG THE WEST BOUNDARY ADJOINING THE RETAIL SELL-STORAGE.
 - g) THE UNKNOWN SETBACK ALONG HORTFORD ROAD SHALL BE 20 FEET.

LEGEND

- | | |
|---|-----------------------------------|
|  | existing ditch top of bank |
|  | existing wood fencing |
|  | existing right-of-way line |
|  | existing pavement |
|  | existing building/structure |
|  | existing trip case/step case unit |

LOCATION MAP

LAND USE SUMMARY

- PARENT PARCEL = 6.51 ACRES,
TRACED BY DEED
NO. 97-0026 (AM 03-1606)
- PARCEL ONE: (FOUD #67792.0144)
= 18.21 ACRES
EXISTING VETERINARY HOSPITAL/CLINIC
EXISTING KENNEL FACILITY
- PROPOSED PROPRIETARY VETERINARY HOSPITAL
PROPOSED SECOND FLOOR ON KENNEL
PROPOSED ONE-STORY VETERINARY CLINIC BLDG
= 6,500 SQ. FT.
= 4,500 SQ. FT.
= 2,500 SQ. FT.
- (F.A.K. SHOWN = 0.21)
- * (DEVELOPMENT LIMITED TO VETERINARY HOSPITAL/CLINIC, OFFICE.)

ABOUT TIME.
AND KENNEL, GROOMING AND TRAINING]

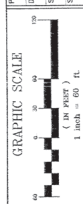
- EXISTING FINANCIAL INSTITUTION TO MEDICAL OFFICES
PROPOSED MEDICAL OFFICES
FOLIO #077621.0132
= 4,325 SQ. FT (+/-)
EXISTING AND PROPOSED PROFESSIONAL OFFICES
FOLIO #077621.0134
FOLIO #077621.0138
FOLIO #077621.0140
FOLIO #077621.0142

PROPERTY DESCRIPTION

- [illegible]

N: (FOLIO 8077621.0144)

- PANEL B, HOYETTE PROFESSIONAL PAK PLATTED SUBDIVISION -- NO IMPROVEMENTS. AS RECORDED IN PLAT BOOK 102, PAGE 201, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- TRACT CONTAINS 2.41 ACRES, MORE OR LESS.



PRES 08-1209 RV
 PLANNED DEVELOPMENT - MIXED USE (U2 97-0026-BW) (ADM 03-1606)
GENERAL SITE DEVELOPMENT PLAN
 HILLSBOROUGH COUNTY, FLORIDA
 BOYETTE ANIMAL HOSPITAL OF RIVERVIEW

BOYETTE PROFESSIONAL, PARK I LLC
10931 BOYETTE ROAD
RIVERVIEW, FLORIDA 33569-8001

DESIGNED BY	CBV	PREPARED FOR:
DRAWN BY	CBV	
CHECKED BY		

ISSUING CERTIFICATION

 www.mhhe.com	A	9/18/08	SUBMITTED
			SUBMITTED

BROOKS AND AMADEN, INC.
civil engineering • land surveying
105 RIDGEWOOD AVENUE • BRANDON, FLORIDA 33511
H13-653-1125 • F: 813-653-1679 • www.brooksandamaden.com

by

TABLE 1. Trip Generation Comparison

<u>Tract</u>	<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily <u>Trip Ends (1)</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
1 - Existing	Drive-In Bank	912	5,149 SF	517	30	21	51	54	54	108
1 - Proposed	Medical Office	720	6,600 SF	<u>238</u>	<u>17</u>	<u>4</u>	<u>21</u>	<u>7</u>	<u>17</u>	<u>24</u>
			Difference	(279)	(13)	(17)	(30)	(47)	(37)	(84)

(1) Source: ITE Trip Generation, 11th Edition, 2021.

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
Boyette Rd.	County Arterial - Urban	6 Lanes <input 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
Tom Rd.	County Local - 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

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	2,146	229	305
Proposed	2,204	234	314
Difference (+/-)	(+) 58	(+) 5	(+) 9

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	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 <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Tom Rd. / Substandard Rd.	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	



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

December 14, 2018

Reference: PRS 19-0041 RV
TSP Companies, Inc.
Boyette Professional Park, Boyette Rd. & US
Hwy 301, S.
77621.0138

David Wright
TSP Companies, Inc.
PO Box 1016
Tampa, FL 33601-1016

Dear Applicant:

At the regularly scheduled public meeting on December 11, 2018, the Board of County Commissioners approved your request for a minor modification to PD 97-0026, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

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

Sincerely,

Joseph Moreda, AICP
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

Ken Hagan

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Kimberly Overman

Mariella Smith

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 20, 2018.

1. The PD-MU development shall be restricted to the following uses: Parcel One shall be limited to a maximum 21,700 square foot veterinary clinic & kennel or AS-1 District uses. Parcel Two shall be limited to a maximum 26,000 square feet of Professional Office and Business Services or AS-1 District uses, Pocket "B" having a folio of 77621.0138 as shown on the General Development Plan shall be permitted Professional and Business Services and a kennel. The kennel is permitted within Pocket "B" of "Parcel 2" and shall comply with the applicable requirements of Land Development Code Section 6.11.00. A single delicatessen shall be permitted in Parcel Two subject to the standards in Section 2.6.4.1.A of the LDC. Said delicatessen shall occur only within a structure housing an office or business service use, and shall not exceed 800 sq. ft. in size. A single financial institution up to 6,000 square feet shall also be permitted in Parcel Two. Pole signs and billboards shall not be permitted, with the exception of the existing pole sign located in Parcel 1 along Boyette Road.
2. The kennel shall be in conformance with Section 6.11.25 of the LDC except that outdoor runs and exercise areas shall require only a 30 foot setback. Building orientation for the kennel shall face Boyette Road. Access to the kennel shall be provided in the front of the building only.
3. The maximum height of office buildings shall be two stories and shall not exceed 35 feet above finished grade. The buildings shall be internally oriented. All sides of each building shall be architecturally finished. The buildings shall be residential in character and style and shall utilize similar architectural features (i.e. textured painted wall surfaces, pitched roofing, window & door treatment(s), gutters, base plane treatment(s) etc...).
4. Structures shall be constructed as generally depicted on the general site plan. Internal adjustments to the building placement may be permitted to accommodate site constraints (i.e., tree preservation, parking, stormwater, etc.). However, the external dimensions, from buildings to the outer property boundary, must be maintained as shown on the general site development plan.
5. Buffering and screening shall be provided in accordance with the Land Development Code unless otherwise stated herein.
6. A 20 foot buffer area shall be provided along the southern project boundary.
 - 6.1 In Parcel One, construction shall be allowed within the setback only as necessary for grade finishing and, at the developer's option, a privacy fence may be constructed. The fence shall be a minimum six (6) foot wooden fence within five (5) feet of the southern property boundary. The developer shall protect existing trees within the buffer area wherever possible and supplement existing trees with evergreen trees a minimum 10 foot height and spaced on 15 foot centers upon planting. The intent of this condition is to provide a continuous visual screen from residential properties to the south.
 - 6.2 If buffering and screening for the residential properties to the south is provided on the property adjacent to the south of the subject site, then Condition 6 shall not apply.
7. Exterior lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond project boundaries. Maximum height for exterior pole lighting for security/parking areas shall not exceed 16 feet.

8. Dumpsters shall be located a minimum of 35 feet from the western property boundary and at fixed location(s).
9. The location and number of access points shall be as shown on the General Site Plan. Final design may include left and right turn lanes, accelerations lanes, and deceleration lanes. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
 - 9.1 The note on the general site plan indicating a "Proposed 35 foot Easement Parcel Addition" shall be removed from the general site prior to certification. Approval of this modification shall not imply, tacit or otherwise, approval of the "Easement Parcel" for access and parking for the subject project. However, a cross access along the southern boundary of Parcel 1 shall be permitted in the event said area is properly zoned to allow parking and access to the subject parcel.
10. All internal access to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County Planning and Growth Management Department.
 - 10.1 If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan / plat approval.
14. 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.
15. Within 90 days of approval of PRS 08-1209 by Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0041 RV
MEETING DATE: December 11, 2018
DATE TYPED: December 14, 2018

-
- 15.1 The applicant shall show on the General Plan the proposed 20 foot buffer along the southern boundary of Parcel One.
16. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 05/26/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: PRS 23-0317

☐

This agency has no comments.

☐

This agency has no objection.

☒

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

☐

This agency objects for the reasons set forth below.

NEW CONDITIONS OF ZONING APPROVAL

All previously approved transportation related zoning conditions shall carry forward. In addition, staff recommends the new condition below.

New Conditions

- If PRS 23-0317 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated May 15, 2023, and last revised May 25, 2023) which was found approvable by the County Engineer (on May 26, 2023) for the Tom Rd. substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC for the specified portion of the development.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is seeking a minor modification (also known as a PRS) to a 0.72 ac. parcel within a Planned Development (PD), consisting of multiple parcels totaling +/- 6.51 acres. The existing PD was originally approved via 97-0026 and was most recently modified via PRS 19-0041. The existing PD current has approvals for up to 21,700 s.f. of veterinary clinic and kennel uses or Agricultural Single-Family -1 (AS-1) district uses within Parcel One. Parcel Two is currently approved for a maximum of 26,000 s.f. of Professional Office and Business Service uses or AS-1 uses. Parcel Two also permits a delicatessen, subject to certain conditions, with a maximum size of up to 800 feet, as well as a single financial institute with up to 6,000 s.f. The applicant is proposing to modify the PD to allow reuse of the financial institution structure for medical office uses. As a part of that effort, they are seeking to enclose the drive-through area. In addition to the change of use, the applicant is seeking to increase the square-footage by an additional 2,325 s.f. to accommodate additional floor area necessary to facilitate the enclosure, as well as account for square-footage which was previously constructed above approved maximums.

Since the project will generate more than 50 peak hour trips at buildout, in accordance with current practice the applicant was required to submit trip generation and site access analysis per the Development Review Procedures Manual (DRPM). Staff has prepared a comparison (generally consistent with the applicant's analysis) of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual. Since financial institution uses are proposed to remain, and because such uses are a higher trip generator per square-foot than medical office uses, the "Proposed Zoning" analysis below examines this use for a portion of the

proposed entitlements. Staff acknowledges that the applicant has stated they intend to discontinue the bank use; however, by conducting the analysis in this way it can be assured that, in the event the use again converted back to bank uses in the future (up to the maximum s.f. allowed), the below would better represent a worst-case scenario for potential project impacts.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 21,700 s.f. of Veterinary Clinic Uses (ITE LUC 640)	467	79	77
PD, 19,200 s.f. Medical Office Uses (ITE LUC 720)	717	55	75
PD, 6,000 s.f. Bank with Drive-Through (ITE LUC 911)	602	60	126
PD, 800 s.f. Delicatessen (ITE LUC 933)	360	35	27
Total:	2,146	229	305

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 21,700 s.f. of Veterinary Clinic Uses (ITE LUC 640)	467	79	77
PD, 21,525 s.f. Medical Office Uses (ITE LUC 720)	775	60	84
PD, 6,000 s.f. Bank with Drive-Through (ITE LUC 911)	602	60	126
PD, 800 s.f. Delicatessen (ITE LUC 933)	360	35	27
Total:	2,204	234	314

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 58	(+) 5	(+) 9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Boyette Rd. is a publicly maintained 6-lane, divided, arterial roadway characterized by +/- 12-foot-wide travel lanes in average condition. There are +/- 4-foot-wide bicycle lanes present on both sides of Boyette Rd. in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks on both sides of Boyette Rd. in the vicinity of the proposed project.

Tom Rd. is a publicly maintained 2-lane, undivided, substandard, local roadway characterized by +/- 19 to 20 feet of pavement in average condition. The roadway lies within a +/- 40-foot-wide right-of-way. There are no sidewalks or bicycle facilities present on Tom Rd.

SITE ACCESS

The site is presently accessed via one (1) connection to Boyette Rd. and one (1) connection to Tom Rd. No changes to site access are proposed. The applicant's transportation analysis analyzed traffic impacts

related to the increased square-footage requested and found that the project is expected to continue generating traffic below the Section 6.04.04.D. LDC thresholds whereby an eastbound to southbound right turn lane on Boyette Rd. would be warranted. As such, no additional improvements are needed.

ADMINISTRATIVE VARIANCE REQUEST – TOM RD. - SUBSTANDARD ROAD

As Tom Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated May 15, 2023, and last revised May 25, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Tom Rd., between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on May 26, 2023).

If PRS 23-0317 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below. Tom Rd. is not included in the LOS report. As such, no data for this facility could be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Boyette Rd.	US 301	Balm Riverview Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Friday, May 26, 2023 3:02 PM
To: Micahel Yates (myates@palmtraffic.com); Vicki Castro
Cc: rob@5nortons.com; Lampkin, Timothy; Ratliff, James; PW-CEIntake; De Leon, Eleonor; Tirado, Sheida
Subject: FW: PRS 23-0317, Administrative Variance Review
Attachments: 23-0317 AVAddIn 05-26-23.pdf

Importance: High

Michael/Vicki,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0317 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Friday, May 26, 2023 12:45 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: PRS 23-0317, Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
myates@palmtraffic.com
rob@5nortons.com
lampkint@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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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV for Substandard Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	10845 Boyette Road - MM 23-0317		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	077621-0312		
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Vicki Castro - Palm Traffic		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	PD		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 23-0317		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



Revised May 25, 2023
May 15, 2023

Mr. Michael Williams, P.E.
Hillsborough County Development Services
County Engineer
Development Review Director
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: 10845 Boyette Road – PRS 23-0317
Folio: 077621-0132
Administrative Variance Request – Tom Road
Palm Traffic Project No. T23040

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed minor modification to convert an existing 5,149 square foot bank with drive through to an approximate 6,600 square foot medical office building. The modification includes conversion of the covered drive through portion of the building to medical office. The site is located at 10845 Boyette Road, as shown in Figure 1. This request is made based on our virtual meeting on May 12, 2023 with Hillsborough County staff. The site plan is included as Figure 2.

The existing development has one (1) full access to Boyette Road and one (1) full secondary access to Tom Road. Tom Road is identified in the Hillsborough County Functional Classification Map as a local road and was identified during our meeting as a substandard road.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from US 301 to our project access, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Tom Road is approximately 45 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Tom Road has approximately 10-foot travel lanes and open drainage on both sides and no sidewalks. The deficiency in the existing section compared to the TS-7 is the reduced pavement width and paved shoulders or sidewalks on Tom Road are provided. This request is only converting the bank drive through area to medical office which results in a reduction of trips on a daily (-279), AM peak hour (-30), and PM peak hour (-84), as shown in Table 1. The requirement to improve Tom Road for which the existing development has been using historically is unreasonable.

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

According to the Florida Green Book, on a suburban roadway where the speed limit is between 25 and 35 mph, 10-foot lanes may be used. The post speed limit on Tom Road is 25 mph. The existing 10-foot travel lanes help keep the speed down and help provide a safe section that serves the neighborhood. Furthermore, this segment of Tom Road is east of US 301 and ends at the neighborhood 250 feet to the east/south of the subject property. Given the information outlined in this section, the lack of 10-foot travel lanes and sidewalk will not have any impact on public health, safety, or welfare.

c) Without the variance, reasonable access cannot be provided.

Tom Road is only a secondary means of access for the existing project and has been in place for at least 15 years. The only request is to convert the bank drive-through area to medical office and will result in a reduction in daily, AM and PM peak hour trip ends. Without the variance, reasonable access cannot be provided.

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

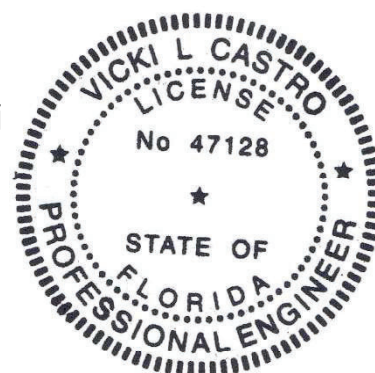
Sincerely,

Palm Traffic

Vicki L
Castro

Vicki L Castro, P.E.
Principal

Digitally signed by Vicki
L Castro
Date: 2023.05.25
21:23:18 -04'00'



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

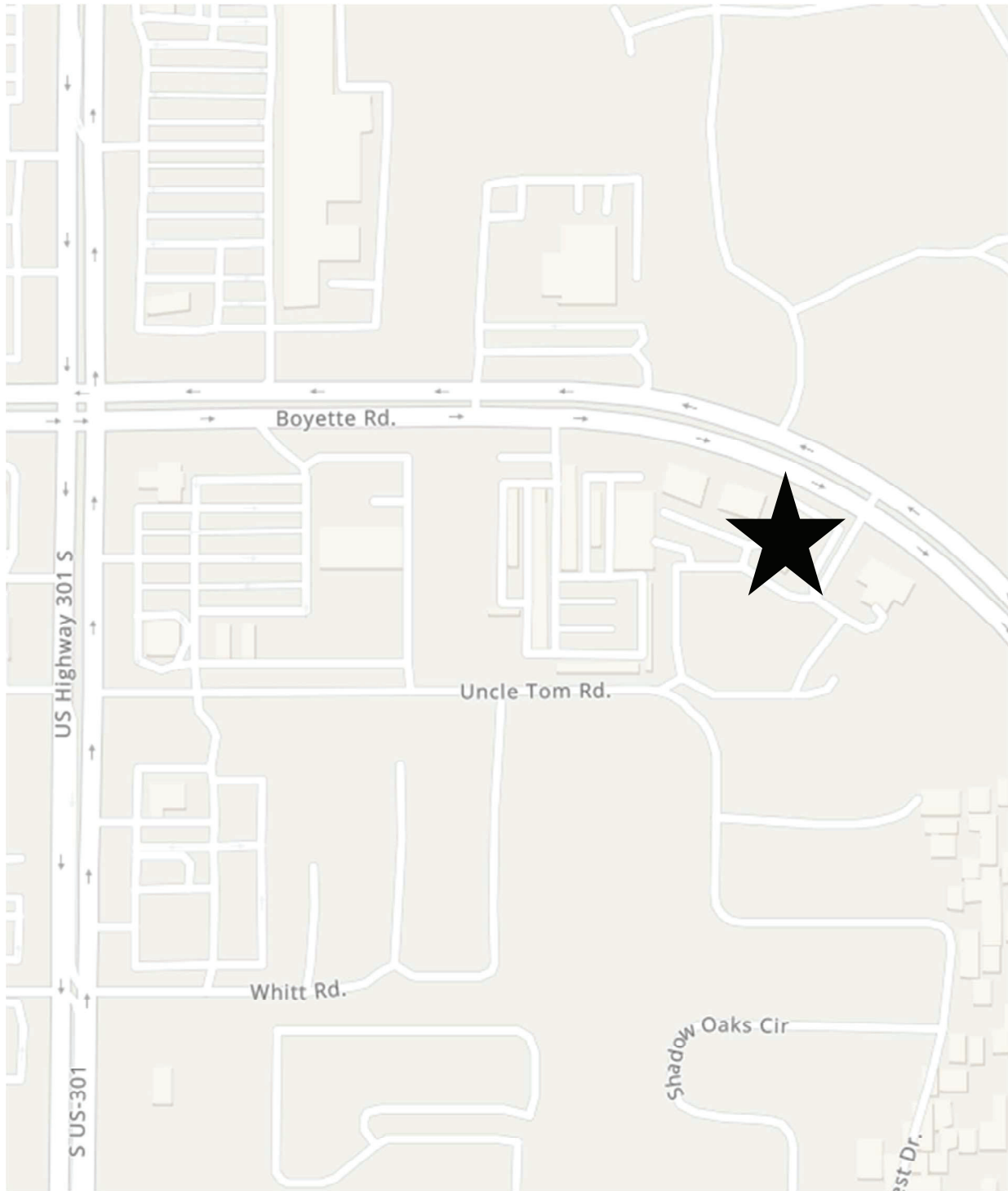
_____Disapproved _____Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



PRS 19-0041

NOTICED PROPERTY OWNERS

- (A) FOLIO 0076514.0000
AR = RES-6
Transmission right-of-way
- (B) FOLIO 0077621.0138
PQ 97-0026 (page 100) - RES-6
vacant professional office park-*lot*
(*trial book 102, page 201*)
- (C) FOLIO 0077621.0140
PQ 97-0026 (page 100) - RES-6
vacant professional office park-*lot*
(*trial book 102, page 201*)
- (D) FOLIO 0077621.0134
PQ 97-0026 (page 100) - RES-6
vacant professional office park-*lot*
(*trial book 102, page 201*)

GENERAL NOTES

- [illegible]

LEGEND

- | | |
|---|-----------------------------------|
|  | existing ditch top of bank |
|  | existing wood fencing |
|  | existing right-of-way line |
|  | existing pavement |
|  | existing building/structure |
|  | existing trip case/step case unit |

LOCATION MAP

LAND USE SUMMARY

- PARENT PARCEL = 6.51 ACRES,
TRAC 97-0026 (NW 03-1606)
- PARCEL ONE: (FPOD #67792.0144)
= 18.21 ACRES
EXISTING VETERINARY HOSPITAL/CLINIC
EXISTING KENNEL FACILITY
- PROPOSED PROPRIETARY VETERINARY HOSPITAL
PROPOSED SECOND FLOOR ON KENNEL
PROPOSED ONE-STORY VETERINARY CLINIC BLDG = 21,700 SQ. FT.
= 2,900 SQ. FT.
- (A.K.A. SHOWN = 0.21)
- * (DEVELOPMENT LIMITED TO VETERINARY HOSPITAL/CLINIC, OFFICE.)

ADOLF TUNIC,
AND KENNEL, GROOMING AND TRAINING]

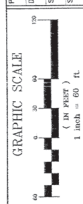
- EXISTING FINANCIAL INSTITUTION TO MEDICAL OFFICES
PROPOSED MEDICAL OFFICES
FOLIO #077621.0132
EXISTING AND PROPOSED PROFESSIONAL OFFICES
FOLIO #077621.0134
FOLIO #077621.0138
FOLIO #077621.0140
FOLIO #077621.0142

PROPERTY DESCRIPTION

- [illegible]

N: (FOLIO 8077621.0144)

- PARCEL B, BOYETTE PROFESSIONAL PARK PLATTED SUBDIVISION -- NO IMPROVEMENTS, AS RECORDED IN PLAT BOOK 102, PAGE 201, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- TRACT CONTAINS 2.41 ACRES, MORE OR LESS.



PRES 08-1209 RV
 PLANNED DEVELOPMENT - MIXED USE (U2 RV-0026-BW) (ADM 03-1606)
GENERAL SITE DEVELOPMENT PLAN
 HILLSBOROUGH COUNTY, FLORIDA
 ROYETTE ANIMAL HOSPITAL OF RIVERVIEW

BOYETTE PROFESSIONAL, PARK I LLC
10931 BOYETTE ROAD
RIVERVIEW, FLORIDA 33569-8001

DESIGNED BY	CBV	PREPARED FOR:
DRAWN BY	CBV	
CHECKED BY		
DATE	12-11-80	BY

ISSUING CERTIFICATION

 mcgraw-hill	9/18/08	A	9/18/08	SUBMITTED

BROOKS AND AMADEN, INC.
civil engineering • land surveying
105 RIDGEWOOD AVENUE • BRANDON, FLORIDA 33511
H13-653-1125 • F: 813-653-1679 • www.brooksandamaden.com

by

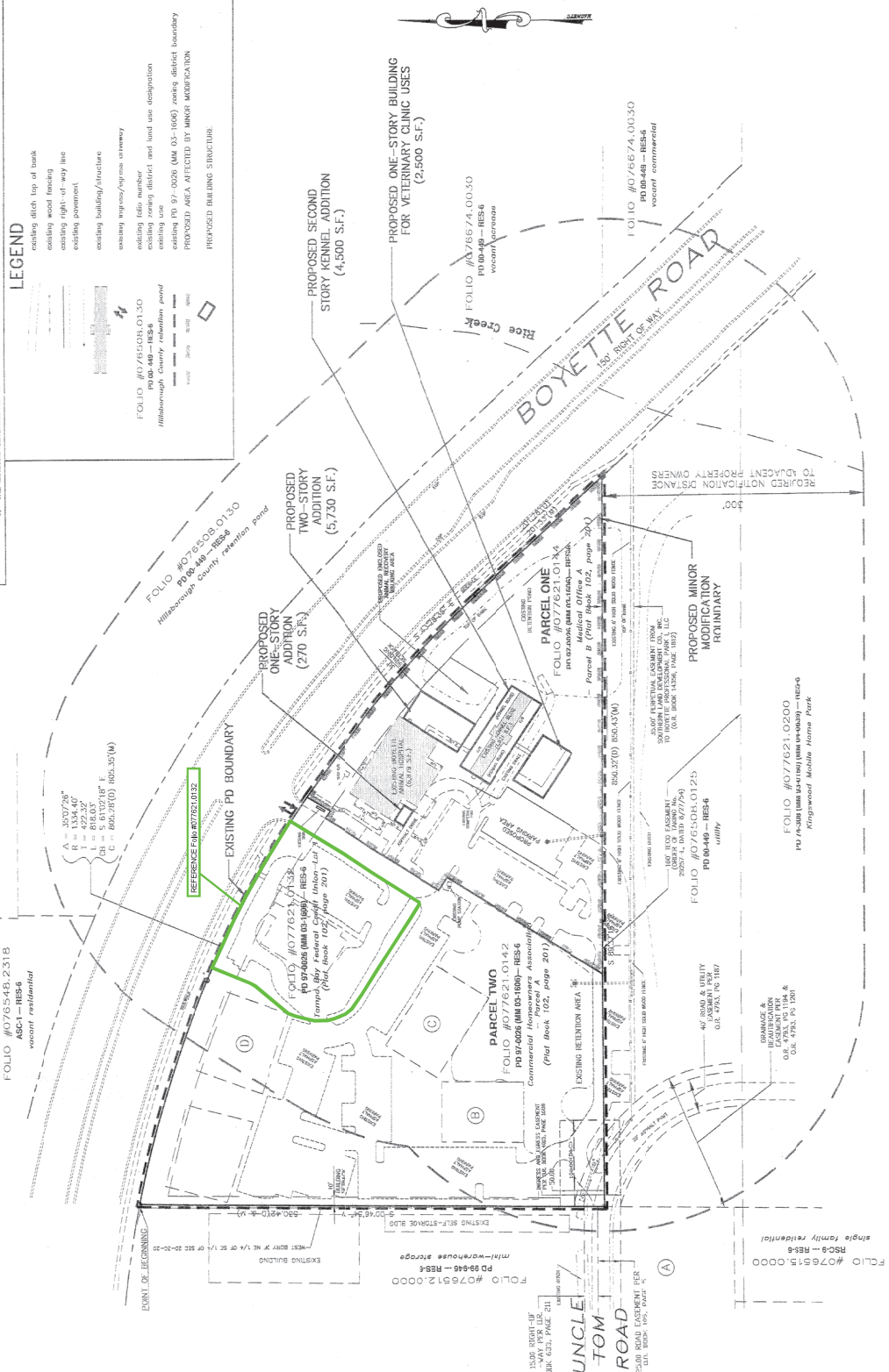


TABLE 1. Trip Generation Comparison

<u>Tract</u>	<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily <u>Trip Ends (1)</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
1 - Existing	Drive-In Bank	912	5,149 SF	517	30	21	51	54	54	108
1 - Proposed	Medical Office	720	6,600 SF	<u>238</u>	<u>17</u>	<u>4</u>	<u>21</u>	<u>7</u>	<u>17</u>	<u>24</u>
			Difference	(279)	(13)	(17)	(30)	(47)	(37)	(84)

(1) Source: ITE Trip Generation, 11th Edition, 2021.

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
Boyette Rd.	County Arterial - Urban	6 Lanes <input 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
Tom Rd.	County Local - 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

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	2,146	229	305
Proposed	2,204	234	314
Difference (+/-)	(+) 58	(+) 5	(+) 9

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	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 <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Tom Rd. / Substandard Rd.	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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Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 5/9/2023	COMMENT DATE: 4/6/2023
PETITION NO.: 23-0317	PROPERTY ADDRESS: 10845 Boyette Rod, Riverview, FL 33569
EPC REVIEWER: Melissa Yañez	FOLIO #: 0776210132
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 20-30S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA – Desktop Review
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) 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. 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.	

My/cb

Ec: Billy Holland, billh1972@hotmail.com
Robert J Norton, Rob@5Nortons.com

Environmental Excellence in a Changing World

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