

**PD Modification Application:
MM 23-0269**

Zoning Hearing Master Date: 07/24/23

BOCC Land Use Meeting Date: 09/12/23



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Amber Dickerson
 FLU Category: Residential-4
 Service Area: Urban
 Site Acreage: +/- 2.61 acres
 Community Plan Area: Thonotosassa
 Overlay: None



Introduction Summary:

PD 21-0701 was approved in 2022 to allow the subject property to be developed with a maximum of 20,538.2 square feet of limited retail and office uses.

The applicant is requesting a major modification to the previously approved Plan Development (21-0701) to accommodate two alternative designs for a health practitioner’s office, clinic, apothecary, or a combination of the above and an adult day care and/or child day care in one 18,500-square-foot building.

Existing Approval(s):	Proposed Modification(s):
1. Maximum of 20,538.2 square feet of limited retail uses. 2. Uses allowed are limited to General office and specified retail uses. Medical Office use is not permitted.	1. Reduce maximum square feet to 18,500 sf. 2. Revise uses allowed to be limited to Health Practitioner’s Office, Clinic, Apothecary, and a Daycare for either children or adults.
3. Maximum building height of 26 feet	3. Decrease the building height to a maximum of 24 feet to allow an entrance architectural feature with most of the building being 20 feet.
Front Setback: 15 ft. east / 80 ft. north Side Setback: 20 ft. west / 60 ft. south	Front Setback: 30 feet (east / north) Side Setback: 20 feet (west / south)

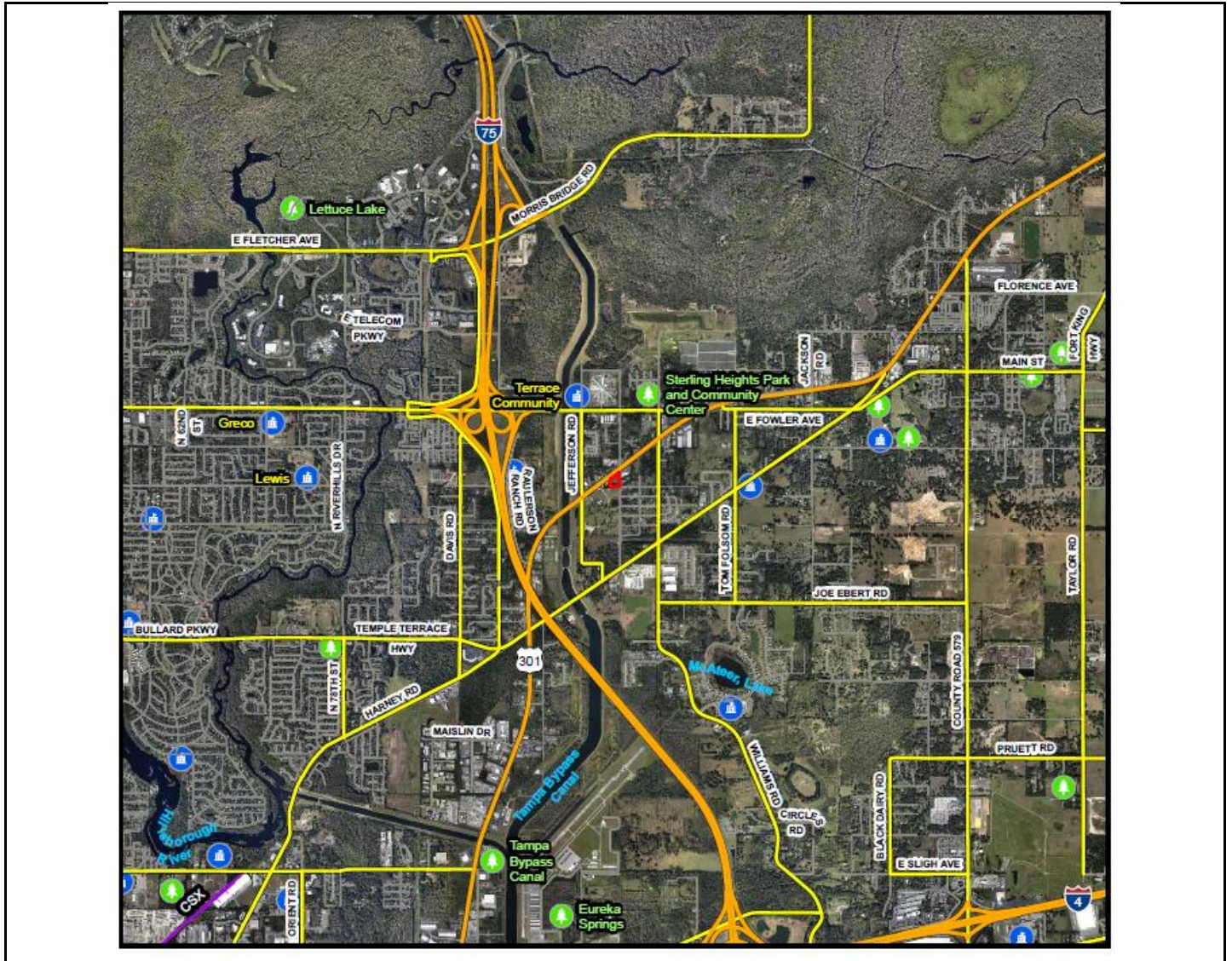
Additional Information:

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

Planning Commission Recommendation: Consistent	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

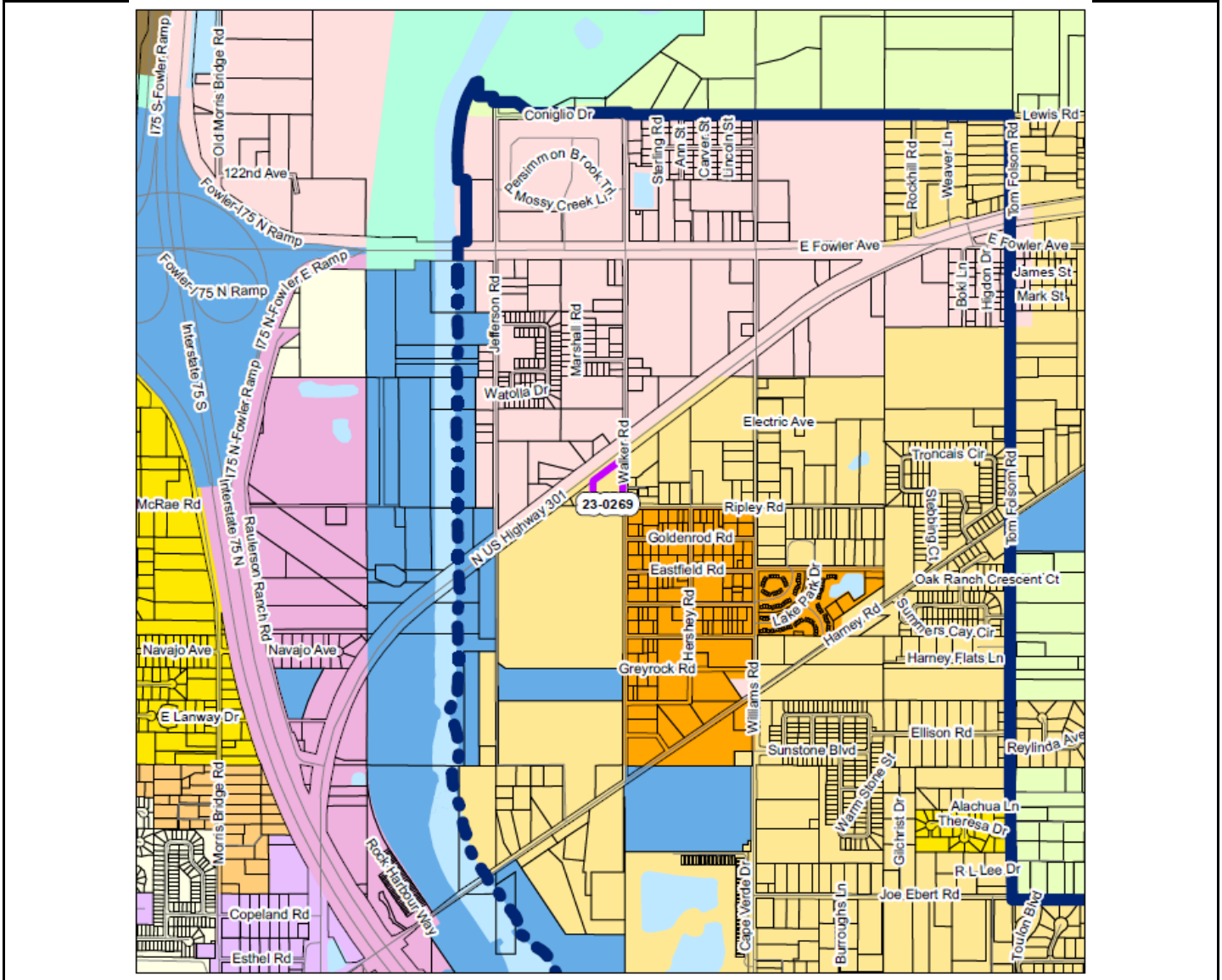


Context of Surrounding Area:

The subject property is currently undeveloped and located on the southwest corner of the Walker Road and U.S. Highway 301 intersection. Existing land uses within the area include a cemetery to the immediate south of the subject site and a mobile home park located to the west of the site. Additional uses nearby include commercial, office and single-family residential. Commercial Neighborhood (CN) abuts the subject property directly to the northeast across Walker Road. Agricultural Rural (AR) is located east and west. North of US Highway 301 is Business, Professional Office (BPO).

2.0 LAND USE MAP SET AND SUMMARY DATA

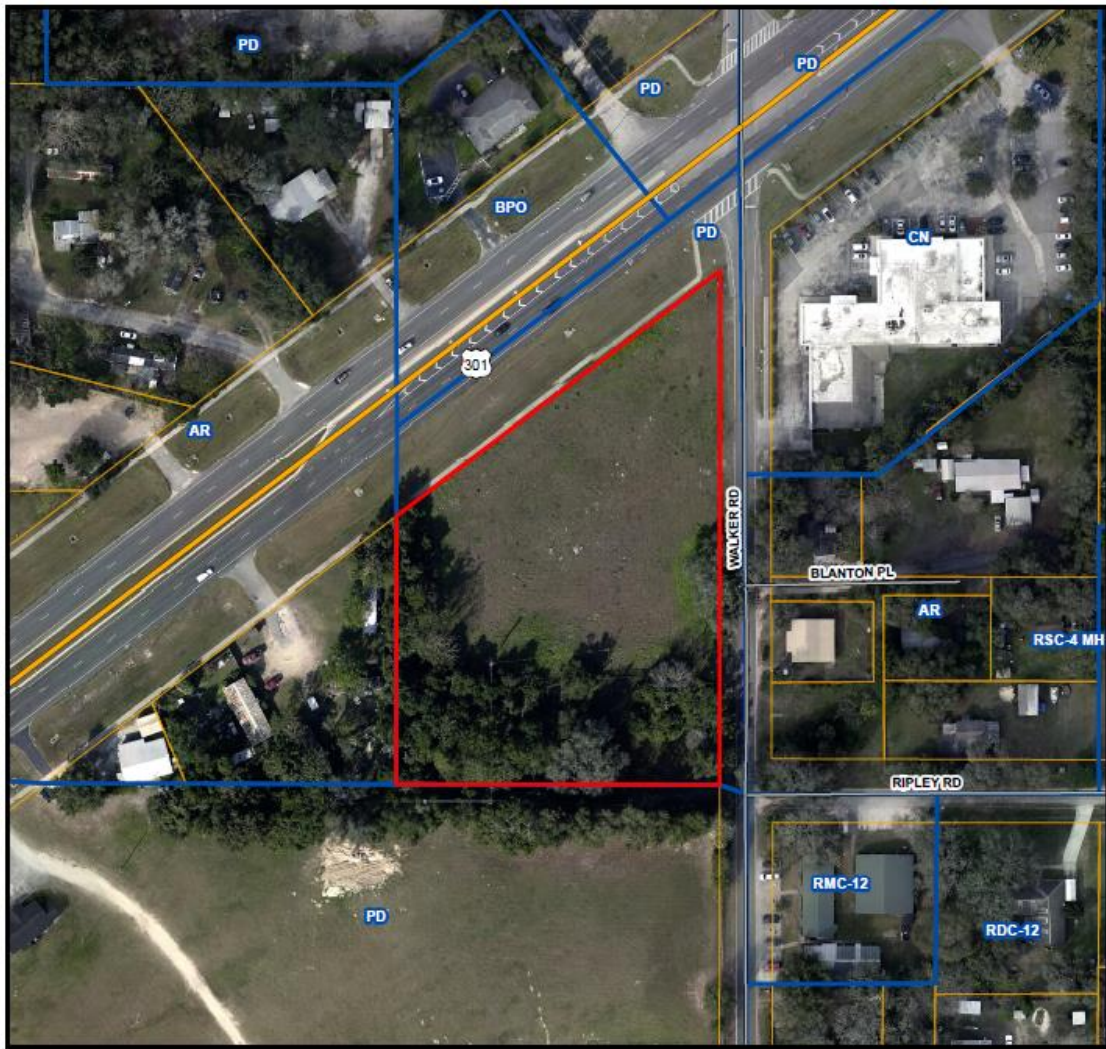
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 dwelling units per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

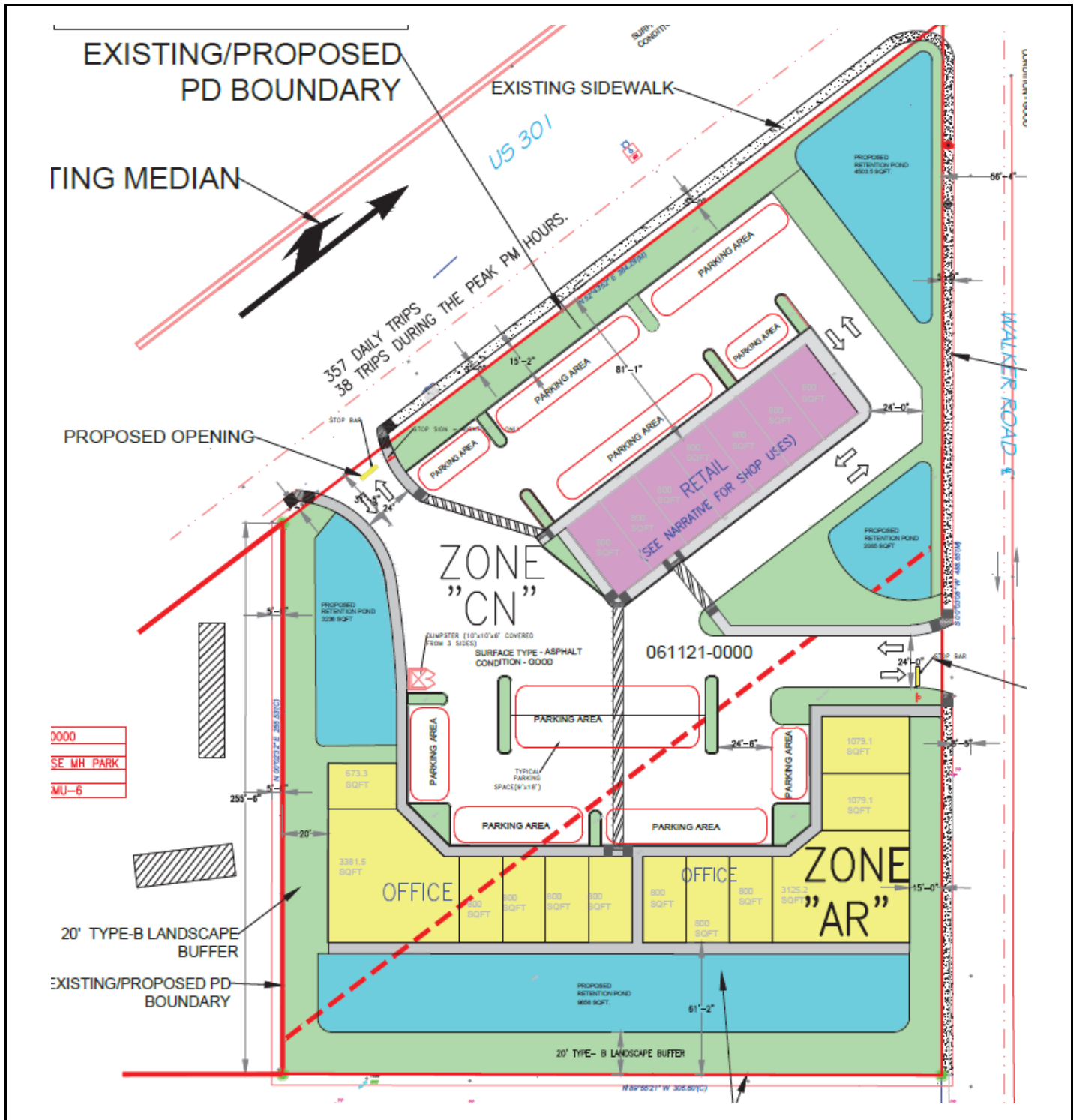


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	BPO	Max. 0.20 FAR	Office development uses per LDC Section 2.02.02	North US Highway 301 right-of-way, Office, and Single-family Residential
South	PD 89-0001 PD 22-0105	8,000 sf for Funeral Parlor (22-0105)	Cemetery and Funeral Parlor	Sunset Memorial Gardens Cemetery with Funeral Parlor
East	CN and AR	CN: Max. 0.20 FAR AR: Min. 217,800 sf/du	CN: Retail / Commercial AR: Agricultural and agricultural-related uses	Walker Road right-of-way, Office, & Single-family Residential
West	AR	Min. 217,800 sf/du	Agricultural and agricultural-related uses	Mobile Home Park

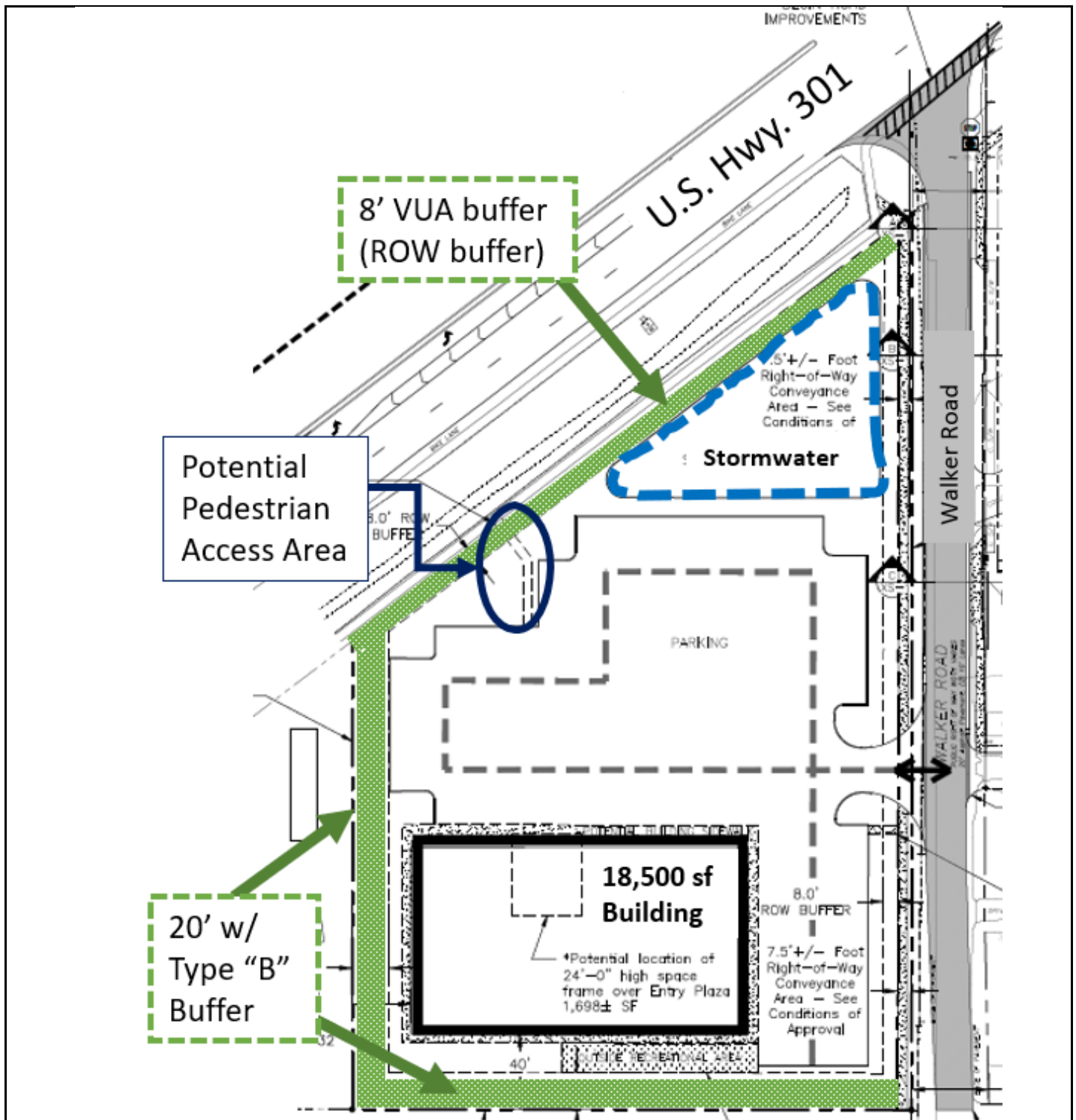
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Walker 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	528	47	61
Proposed	850	111	121
Difference (+/-)	(+) 322	(+) 64	(+) 60

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		None	None	Meets LDC
East	X	Vehicular & Pedestrian	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
Walker Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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 checked="" 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 checked="" type="checkbox"/> Other <u>Airport Height Restriction Area</u>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See "Transportation Summary Report"
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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	Comments rec'd for PD 21-0701 for same property. The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service. A 12 inch water main exists (approximately 2850 feet from the site) and is located south of the subject property within the south Right-of-Way of Harney Road. An 8 inch wastewater force main exists approx. 1370 feet from the site).
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

Clinic (Per 1,000 s.f.)	Day Care (Per 1,000 s.f.)
Mobility: \$33,345	Mobility: \$8,336
Fire: \$158	Fire: \$95

Option A
 Mobility: $\$33,345 * 18.5 = \$616,882.50$
 Fire: $\$158 * 18.5 = \$2,923.00$

Option B
 Mobility: $(\$33,345 * 12.2) + (\$8,336 * 6.3) = \$406,809 + \$52,516.80 = \$459,325.80$
 Fire: $(\$158 * 12.2) + (\$95 * 6.3) = \$1,927.60 + \$598.50 = \$2,526.10$

Urban Mobility, Northeast Fire - Option A) 18,500 sq ft clinic; Option B) 12,200 sq ft med office/clinic, 6,300 sq ft day care (adult and/or child care).

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Commission staff at this time recommends that the Board of County Commissioners grant a waiver to the CLC.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is currently undeveloped and located on the southwest corner of the Walker Road and U.S. Highway 301 intersection. Existing land uses within the area include a cemetery to the immediate south of the subject site and a mobile home park located to the west of the site. Additional uses nearby include commercial, office and single-family residential. Commercial Neighborhood (CN) abuts the subject property directly to the northeast across Walker Road. Agricultural Rural (AR) is located east and west. North of US Highway 301 is Business, Professional Office (BPO).

The applicant is requesting a major modification to the previously approved Plan Development (21-0701) to accommodate two alternative designs. Option One would allow an 18,500-square-foot building with any combination of a health practitioner's office, clinic, or apothecary. Option Two allows for any combination of the above comprising 12,200-square-foot for a health practitioner's office, clinic, or apothecary and a 6,300-square-foot adult day care and/or child day care in one 18,500-square-foot building. The proposal is decreasing the maximum square feet by approximately 2,038 square feet with the building footprint reducing from +/-20,538 sf to 18,500 sf creating a less intense development adjacent to the mobile home park.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 20 ft. buffer with Type "B" screening adjacent to the mobile home property located to the west of the subject property. The applicant proposes a condition to ensure compatibility requiring screening along the western boundary shall consist of a six-foot high PVC privacy fencing and alternating tree groupings spaced 40 feet apart. The tree groupings shall consist of either 3 live oak trees, 5 ornamental trees or pine tree groupings containing a minimum of 6 pine trees. The oak and pine trees shall be a minimum of 10-feet high at the time of planting, with a minimum of 2-inch caliper.

In addition to the required enhanced buffer and the natural vegetation, pursuant to discussions with staff, the applicant re-aligned the 18,500-square-foot building 40 feet from the south property boundary to allow for an outside area to further mitigate impacts to the surrounding development. The proposed 18,500-square-foot building is an additional 12 feet from the enhanced 20-foot buffer creating a setback of 32 feet from the property boundary. The applicant proposes to decrease the building height by 2 feet for a maximum building height of 24 feet to keep the development in character with the nearby development. Additionally, the predominance of the structure will be 20 feet with a proposed portion of the building entrance to be 24 feet to accommodate architectural features, yet to be determined. Pursuant to the location of the 24-foot portion of the building, the Site Plan complies with the 2:1 compatibility setback requirement.

Transportation Design Exception

Walker Rd. is a substandard local roadway, and the applicant's Engineer of Record (EOR) submitted a Design Exception request for Walker Rd. (dated June 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 7, 2023). If MM 23-0269 is approved, the County Engineer will approve the above reference Design Exception request. **A detailed review of the proposed design exception may be found in the transportation "Agency Review Comment" sheet dated July 14, 2023.**

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area. The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Based on the above, staff finds the request approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 30, 2023.

1. The development shall be approved for a maximum of 18,500 ~~20,538.20~~ square feet of:
 - a. ~~Retail uses as follows: Locksmith; sporting good store; pet shop; rental and leasing, light equipment; appliance store; hardware store; optician/optical supplies; apparel and shoe store; radio and tv sales; automotive supply store; vehicle part sales; vehicle part sales used; art supply store; and~~
 - a. Option 1: 18,500 square feet of Health Practitioner's Office/Clinic/Apothecary
 - b. ~~General office uses.~~
 - b. Option 2: 12,200 square feet of Health Practitioner's Office/Clinic/ Apothecary and 6,300-square feet of Adult Daycare or Child Daycare (maximum 100 attendees).
 - e. ~~Prohibited use includes a medical office use.~~
2. The project shall be developed in accordance with the certified site development plan and the following standards:

Maximum Building Area:	20,538.20 <u>18,500</u> square feet
Minimum Front Setback:	15 <u>30</u> feet (east / west)
	80 feet (north)
Minimum Side Setback:	20 feet (west / <u>south</u>)
	60 feet (south)
Maximum Building Height:	26 <u>24</u> feet
Maximum Impervious Surface:	60 <u>68</u> %
4. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, unless specified otherwise.
 - a. The location of the 24-foot portion of the building shall comply with the additional 2:1 setback.
4. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.
5. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.
6. The project shall be served by (and limited to) ~~one (1) right in/right out access to US Highway 301 and~~ one (1) full access connection to Walker Road. The Walker Road access shall align with Blanton Place.
7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. Notwithstanding anything on the PD site plan to the contrary, the developer shall be permitted to reconfigure internal pedestrian design/routing and parking lot areas as necessary to design a pedestrian system which can be approved during the plat/site/construction plan review process.

9. Compatibility conditions include the following:

9.1 Hours of Operation will be limited to Monday-Friday from 7:00 AM to 6:00 PM.

9.2 The Type "B" buffer along on the western property boundary where residential mobile homes are abutting the southwestern portion of the subject site shall include enhanced screening:

- Screening along the western boundary shall consist of a six-foot high PVC privacy fencing and alternating tree groupings spaced 40 feet apart. The tree groupings shall consist of either 3 live oak trees, 5 ornamental trees or pine tree groupings containing a minimum of 6 pine trees. The oak and pine trees shall be a minimum of 10-feet high at the time of planting, with a minimum of 2-inch caliper.

9.3 The apothecary use will be walk-in only, with no drive-through permitted.

9.4 The outdoor recreational area shall be placed along the southeast area of the building per the site plan.

9.5 If the project is developed under Option 2, the plan must meet all requirements of LDC Sec. 6.11.24 (Child Care Center) and LDC Sec. 6.11.05 (Adult Care Facility), as applicable.

10. ~~As Walker Road is a substandard local roadway, prior to or concurrent with the initial increment of development the developer shall improve Walker Road, between the project access and US Highway 301, to the TS 3 (non-residential subtype) or TS 7 Typical Section standard as found within the Hillsborough County Transportation Technical Manual.~~ 9. If MM 23-0269 is approved, the County Engineer will approve a Design Exception request (dated June 5, 2023) which was found approvable by the County Engineer (on June 7, 2023) for the Walker Rd. substandard road improvements. As Walker Rd. is a substandard local roadway, the developer will be required to make certain improvements to Walker Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvements within each of three segments of the roadway consistent with requirements of the Design Exception.


For purposes of this condition, Segment A shall be defined as that portion of Walker Rd. between US 301 and a point +/- 115-feet to its south, Segment B shall be defined as that portion of Walker Rd. between the southern terminus of Segment A and continuing a further +/- 125 feet south, and Segment C shall be defined as that portion of Walker Rd. between the southern terminus of Segment B and the southern project boundary (i.e. a distance of +/- 290 feet). Specifically:

- a. Within Segment A the developer shall:
 - i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
 - ii. Install Type-F curbing along both sides of the roadway; and,
 - iii. Construct minimum 5-foot-wide sidewalk along both sides of Walker Rd.
- b. Within Segment B the developer shall:
 - i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
 - ii. Install Type-F curbing along both sides of the roadway; and,
 - iii. Construct minimum 5-foot-wide sidewalk along the west side of Walker Rd.

- c. Within Segment C the developer shall:
- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
 - ii. Install Type-F curbing along both sides of the roadway;
 - iii. Construct a minimum 5-foot-wide sidewalk along the west side of Walker Rd.; and,
 - iv. Construct a 6-foot-wide sidewalk along the east side of Walker Rd.

11. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's Walker Rd. frontage as necessary to construct the substandard improvements specified within the approved Design Exception and summarized in condition 10, hereinabove.
12. Unless otherwise approved by the Florida Department of Transportation (FDOT), concurrent with the initial increment of development the developer shall construct a directional median at the intersection of US 301 and Walker Rd. such that northbound and southbound through and left turning movements through the intersection are prohibited.
- ~~13.~~ Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
- ~~14.~~ Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~15.~~ 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.
- ~~16.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. 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

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jul 17 2023 07:57:54

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: MM 23-0269

ZHM HEARING DATE: July 24, 2023

BOCC LUM MEETING DATE: September 12, 2023

Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 07/14/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/ TH

PETITION NO: MM 23-0269

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached grounds.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

6. The project shall be served by (and limited to) ~~one (1) right in/right out access to US 301 and~~ one (1) full access connection to Walker Rd. The Walker Rd. access shall align with Blanton Pl.

[Transportation Review Section staff recommends modification of this condition to reflect the applicant's requested changes.]

9. ~~As Walker Rd. is a substandard local roadway, prior to or concurrent with the initial increment of development the developer shall improve Walker Rd., between the project access and US 301, to the TS-3 (non-residential subtype) or TS-7 Typical Section standard as found within the Hillsborough County Transportation Technical Manual. If MM 23-0269 is approved, the County Engineer will approve a Design Exception request (dated June 5, 2023) which was found approvable by the County Engineer (on June 7, 2023) for the Walker Rd. substandard road improvements. As Walker Rd. is a substandard local roadway, the developer will be required to make certain improvements to Walker Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvements within each of three segments of the roadway consistent with requirements of the Design Exception.~~

For purposes of this condition, Segment A shall be defined as that portion of Walker Rd. between US 301 and a point +/- 115-feet to its south, Segment B shall be defined as that portion of Walker Rd. between the southern terminus of Segment A and continuing a further +/- 125 feet south, and Segment C shall be defined as that portion of Walker Rd. between the southern terminus of Segment B and the southern project boundary (i.e. a distance of +/- 290 feet).

Specifically:

- a. Within Segment A the developer shall:
- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
 - ii. Install Type-F curbing along both sides of the roadway; and,
 - iii. Construct minimum 5-foot-wide sidewalk along both sides of Walker Rd.
- b. Within Segment B the developer shall:
- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;

- ii. Install Type-F curbing along both sides of the roadway; and,
- iii. Construct minimum 5-foot-wide sidewalk along the west side of Walker Rd.

c. Within Segment C the developer shall:

- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
- ii. Install Type-F curbing along both sides of the roadway;
- iii. Construct a minimum 5-foot-wide sidewalk along the west side of Walker Rd.;
and,
- iv. Construct a 6-foot-wide sidewalk along the east side of Walker Rd.

[Transportation Review Section staff recommends modification of this condition to reflect the Design Exception request which was found approvable by the County Engineer.]

New Conditions

- The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's Walker Rd. frontage as necessary to construct the substandard improvements specified within the approved Design Exception and summarized in **condition 9**, hereinabove.
- Unless otherwise approved by the Florida Department of Transportation (FDOT), concurrent with the initial increment of development the developer shall construct a directional median at the intersection of US 301 and Walker Rd. such that northbound and southbound through and left turning movements through the intersection are prohibited.
- If the project is developed under Option 2, the plan must meet all requirements of LDC Sec. 6.11.24 (Child Care Center) and LDC Sec. 6.11.05 (Adult Care Facility), as applicable.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting to a Major Modification to existing Planned Development (PD) 21-0701, consisting of a +/- 2.6 ac. parcel. The existing PD is approved for a total of 20,538.2 s.f., consisting of 14,938.2. s.f. of general office uses and 5,600 s.f. of selected commercial uses consisting of a locksmith, sporting goods store, pet shop, rental and leasing of light equipment, appliance store, hardware store, optician/optical suppose, apparel and shore store, radio and tv sales, automotive supply stores, vehicle part sales (new or used) and/or and art supply store. Other commercial uses and medial office uses are prohibited under the existing PD.

The applicant is proposing to modify the PD to allow two development options. Option 1 would permit up to 18,500 s.f. of Health Practitioner's Office/ Clinic/ Apothecary uses. Option 2 would permit up to 12,200 s.f. of Health Practitioner's Office/ Clinic/ Apothecary uses and up to 6,300 s.f. of Child Care Center or Adult Care Facility Uses with a maximum of 100 attendees. The applicant is also proposed changes to proposed access and substandard road improvement requirements, as further described hereinbelow.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject site. Staff prepared a comparison of the maximum trip generation potential of the subject site utilizing the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below was obtained from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, 14,938 s.f. general office uses (ITE LUC 710)	222	33	34
PD, 5,600 s.f. selected retail uses – see above (ITE LUC 843)	306	14	27
Subtotal:	528	47	61

Proposed Zoning (Option 2 – Worst Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	A.M. Peak Hour Trips	P.M. Peak Hour Trips
PD, 12,200 s.f. medical office uses (ITE LUC 720)	440	37	47
PD, 100 Attendee Child Care Center (ITE LUC 565)	410	74	74
Subtotal:	850	111	121

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	Total Peak Hour Trips
		AM	PM
Difference	(+) 322	(+) 64	(+) 60

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Walker Rd. is a 2-lane, publicly maintained, substandard, local, rural roadway. The roadway is characterized by +/- 9 to 10-foot-wide travel lanes in average condition. The roadway appears to lie within a +/- 42-foot wide right-of-way along the project’s frontage, although more research is needed to confirm available right-of-way along the east side of the roadway. There are +/- 5-foot wide sidewalks along a portion of the east side of Walker Rd. in the vicinity of the proposed project. There are no bicycle facilities on Walker Rd. in the vicinity of the proposed project. The applicant’s traffic study indicated that with existing and project traffic the roadway will not exceed the 5,000 AADT traffic capacity for a local roadway (after which it would be considered to be a collector roadway).

US 301 is a 4-lane, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot wide travel lanes in average condition. The roadway appears to lie within a +/- 200-foot wide right-of-way along the project’s frontage. There are +/- 5-foot wide sidewalks along both sides of US 301 in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) on US 301 in the vicinity of the proposed project.

The segment of US 301 along which the project fronts is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway; however, as there is sufficient existing right-of-way and the roadway is in its ultimate configuration, no additional right-of-way preservation is required.

SITE ACCESS/ CROSS-ACCESS

The existing PD has vehicular and pedestrian access to both US 301 and Walker Rd. The applicant is seeking to eliminate the proposed access to US 301. As such, sole vehicular access will be to/from Walker Rd. FDOT had previously reviewed a different iteration of project and offered no objections; however, the applicant failed to

obtain updated information from FDOT regarding this new entitlement plan and access proposal. Staff notes that consistent with Section 6.04.03.I. of the LDC, one access connection is sufficient to serve the project.

Transportation Review Section staff consulted with FDOT District 7 personnel to review and case, and determine what their position would be. FDOT staff indicated that due to the increased pressures at the Walker Rd. intersection, it was likely the applicant would be required to directionalize the median opening (i.e. prohibit through and left turning movements); however, a final determination would be made after further review and analysis. As such, staff has proposed a condition which requires them to add the directional median unless otherwise approved by FDOT.

The project access to Walker Rd. remains unchanged and will be a full access connection, aligning with Blanton Pl.

No additional site access improvements are warranted pursuant to Section 6.04.04.D. of the LDC.

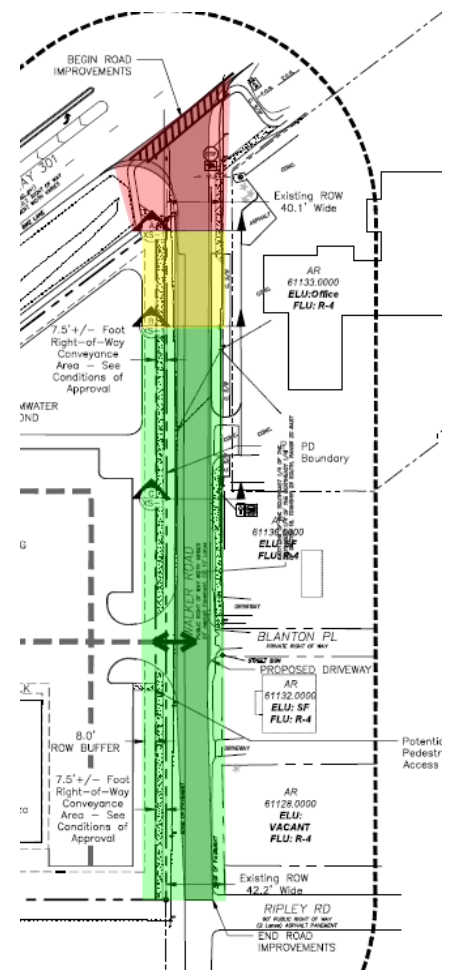
Neither vehicular nor pedestrian cross access is warranted, pursuant to Section 6.04.03.Q. of the LDC.

DESIGN EXCEPTION REQUEST

The existing PD requires the developer to improve Walker Rd., between the project access and US 301 to current County standards. The applicant submitted a design exception request to reduce the level of improvements required as outlined below.

As Walker Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Walker Rd. (dated June 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 7, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 non-residential subtype (for 2-Lane Urban Local Roadways) include the following. For purposes of the Design Exception, the roadway was split into three sections. Segment A (shown in red below) consisting of the portion of Walker Rd. between US 301 and a point +/- 115-feet to its south, Segment B (shown in yellow below) consisting of that portion of Walker Rd. between the southern terminus of Segment A and continuing a further +/- 125 feet south, and Segment C (shown in green below) consisting of that portion of Walker Rd. between the southern terminus of Segment B and the southern project boundary (i.e a distance of +/- 290 feet).

1. Within Segment A:
 - a. The developer will be permitted to widen the road to 11-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required per TS-3;
 - b. The developer will be permitted to utilize F-type curb in lieu of Miami curb required per TS-3; and,
 - c. The developer will be permitted to reduce the grass strip on the east side of Walker Rd. to 3 feet in lieu of the 8-foot-wide grass strip required per TS-3.



The applicant's EOR noted that the developer is proposing to construct 5-foot-wide sidewalks along both sides of Walker Rd. and proffered to dedicate and convey +/- 7.5 feet of right-of-way along its frontage within this segment.

2. Within Segment B:
 - a. The developer will be permitted to widen the road to 11-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required per TS-3; and,
 - b. The developer will be permitted to utilize F-type curb in lieu of Miami curb required per TS-3.

The applicant’s EOR noted that the developer is proposing to construct 5-foot-wide sidewalks along their project frontage as required by the LDC and proffered to dedicate and convey +/- 7.5 feet of right-of-way along its frontage within this segment. The EOR noted there is an existing sidewalk along the east side of Walker Rd. within the segment (but that it is located outside of the existing right-of-way).

3. Within Segment C:
 - a. The developer will be permitted to widen the road to 11-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required per TS-3;
 - b. The developer will be permitted to utilize F-type curb in lieu of Miami curb required per TS-3; and,
 - c. The developer is proposing to construct a 6-foot-wide sidewalk along the back of curb along the east side of the roadway (in lieu a sidewalk separated from the travel lane with an 8-foot-wide grass strip). Staff notes that the developer is not required construct a sidewalk along the east side per the LDC but has proffered this improvement as a part of its Design Exception request.

The applicant’s EOR noted that the developer is proposing to construct 5-foot-wide sidewalks along their project frontage as required by the LDC and proffered to dedicate and convey +/- 7.5 feet of right-of-way along its frontage within this segment.

If MM 23-0269 is approved, the County Engineer will approve the above reference Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Walker Rd. is not a regulated roadway and was not included in the 2020 Level of Service (LOS) Report. As such, staff is unable to provide LOS information for this facility. Information for US 301 is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Fowler Ave.	Harney Rd. South	D	F

Source: Hillsborough County 2020 Level of Service Report

Ratliff, James

From: Williams, Michael
Sent: Wednesday, June 7, 2023 10:44 AM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: amber.dickerson@urbanplanninginnovations.com; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: MM 23-0269 - Design Exception Review
Attachments: 23-0269 DReq 06-05-23.pdf

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 23-0269 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](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, June 6, 2023 8:08 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: MM 23-0269 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your email response:

vcastro@palmtraffic.com
myates@palmtraffic.com
amber.dickerson@urbanplanninginnovations.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

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

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 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 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.	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.
		<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
		<input type="checkbox"/> 6.	
<p>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.</p>			
Project Name/ Phase			
<p>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.</p>			
Folio Number(s)			
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers			
<p>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").</p>			
Name of Person Submitting Request			
<p>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.</p>			
Current Property Zoning Designation			
<p>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.</p>			
Pending Zoning Application Number			
<p>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.</p>			
Related Project Identification Number (Site/Subdivision Application Number)			
<p>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".</p>			



June 05, 2023

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

RE: SCHC Thonotosassa (PD 23-0269)
Folio: 61121-0000
Design Exception – Walker Road
Palm Traffic Project No. T23003

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of a 18,500 square foot medical office/clinic with an alternative scenario for a 12,500 square foot medical office/clinic and a 100 student child/senior day care facility on the property located south of US 301 and west of Walker Road, as shown in Figure 1. This request is made based on our virtual meeting on April 17, 2023, with Hillsborough County staff.

The project proposes to have one (1) full access to Walker Road. Walker Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. Walker Road has a posted speed limit of 35 mph with approximately 757 daily trip ends and 80 PM peak hour trip ends. Walker Road currently has 10-foot travel lanes, a 5-foot sidewalk on the east side of Walker Road for approximately 160 feet of the roadway (outside the existing ROW) within approximately 40 feet of right of way. No bike lanes currently exist on either side of Walker Road.

The segment is broken into three parts due to design constraints along the east side of Walker Road.

- Section A – From US 301 south to where the sidewalk begins on the east side of Walker Road (Approximately 110 feet)
- Section B – From Section A south to where the sidewalk currently exists on the east side of Walker Road (approximately 160 feet)
- Section C – From where the sidewalk ends on the east side of Walker Road south to Project Driveway/Blanton Place (approximately 110 feet).

This request is a design exception to the TS-3 typical section of the Hillsborough County Transportation Technical Manual for Walker Road.

For Section A, the requested exceptions to the TS-3 typical section and the justification are as follows:

1. The existing ROW along Walker Road is approximately 40 feet. The typical TS-3 section for an urban, two-lane undivided roadway requires a minimum of 54 feet of ROW (non-residential) with 12-foot lanes, Miami curb, and a 5-foot sidewalk.
2. The request is to provide the 11-foot travel lanes, provide F-type curb in lieu of Miami curb, reduce the grass strip on the east side of Walker Road to 3 feet in lieu of 8 feet, and provide a 5-foot sidewalk on both sides of the road. The reduced grass strip on the east side is requested since there is no additional ROW on the east side and this segment is where Walker Road intersects US 301. The reduced green space still allows for sidewalk connectivity from Project Driveway/Blanton Place to US 301 on both sides of the roadway. This section will require approximately 7.5 feet of ROW dedication. Based on Table 210.2.1 of the FDOT Design Manual, 10-foot travel lanes and turn lanes are identified as acceptable. However, 11-foot travel lanes are recommended when truck traffic exceeds 10%. We are proposing to provide 11-foot travel lanes although truck traffic is not anticipated to exceed 10%.

The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For Section B, the requested exceptions to the TS-3 typical section and the justification are as follows:

1. The existing ROW along Walker Road is approximately 40 feet. The typical TS-3 section for an urban, two-lane undivided roadway requires a minimum of 54 feet of ROW (non-residential) with 12-foot lanes, Miami curb, and a 5-foot sidewalk.
2. The request is to provide the 11-foot travel lanes, provide F-type curb in lieu of Miami curb, provide the 8-foot grass strip, and provide a 5-foot sidewalk on both sides of the road. The sidewalk on the east side of Walker Road is existing but located outside of the existing ROW. This section will require approximately 7.5 feet of ROW dedication. Based on Table 210.2.1 of the FDOT Design Manual, 10-foot travel lanes and turn lanes are identified as acceptable. However, 11-foot travel lanes are recommended when truck traffic exceeds 10%. We are proposing to provide 11-foot travel lanes although truck traffic is not anticipated to exceed 10%.

The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For Section C, the requested exceptions to the TS-3 typical section and the justification are as follows:

1. The existing ROW along Walker Road is approximately 40 feet. The typical TS-3 section for an urban, two-lane undivided roadway requires a minimum of 54 feet of ROW (non-residential) with 12-foot lanes, Miami curb, and a 5-foot sidewalk.
2. The request is to provide the 11-foot travel lanes, provide F-type curb in lieu of Miami curb, construct a 6-foot sidewalk at the back of curb on the east side and provide a 5-foot sidewalk on the west side. Placing the larger sidewalk at the back of curb on the east side is requested since there is no additional ROW on the east side and this segment has significant utility constraints that cannot be relocated. This section will

require approximately 7.5 feet of ROW dedication. Based on Table 210.2.1 of the FDOT Design Manual, 10-foot travel lanes and turn lanes are identified as acceptable. However, 11-foot travel lanes are recommended when truck traffic exceeds 10%. We are proposing to provide 11-foot travel lanes although truck traffic is not anticipated to exceed 10%.

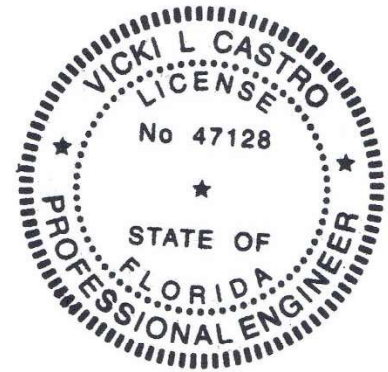
The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

Based on the above, the proposed modified typical sections still provide the desired travel lanes and the sidewalk connectivity along Walker Road to US 301 on both sides of the roadway.

Sincerely,

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2023.06.05 13:06:39 -04'00'



Vicki L Castro, P.E.
Principal

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

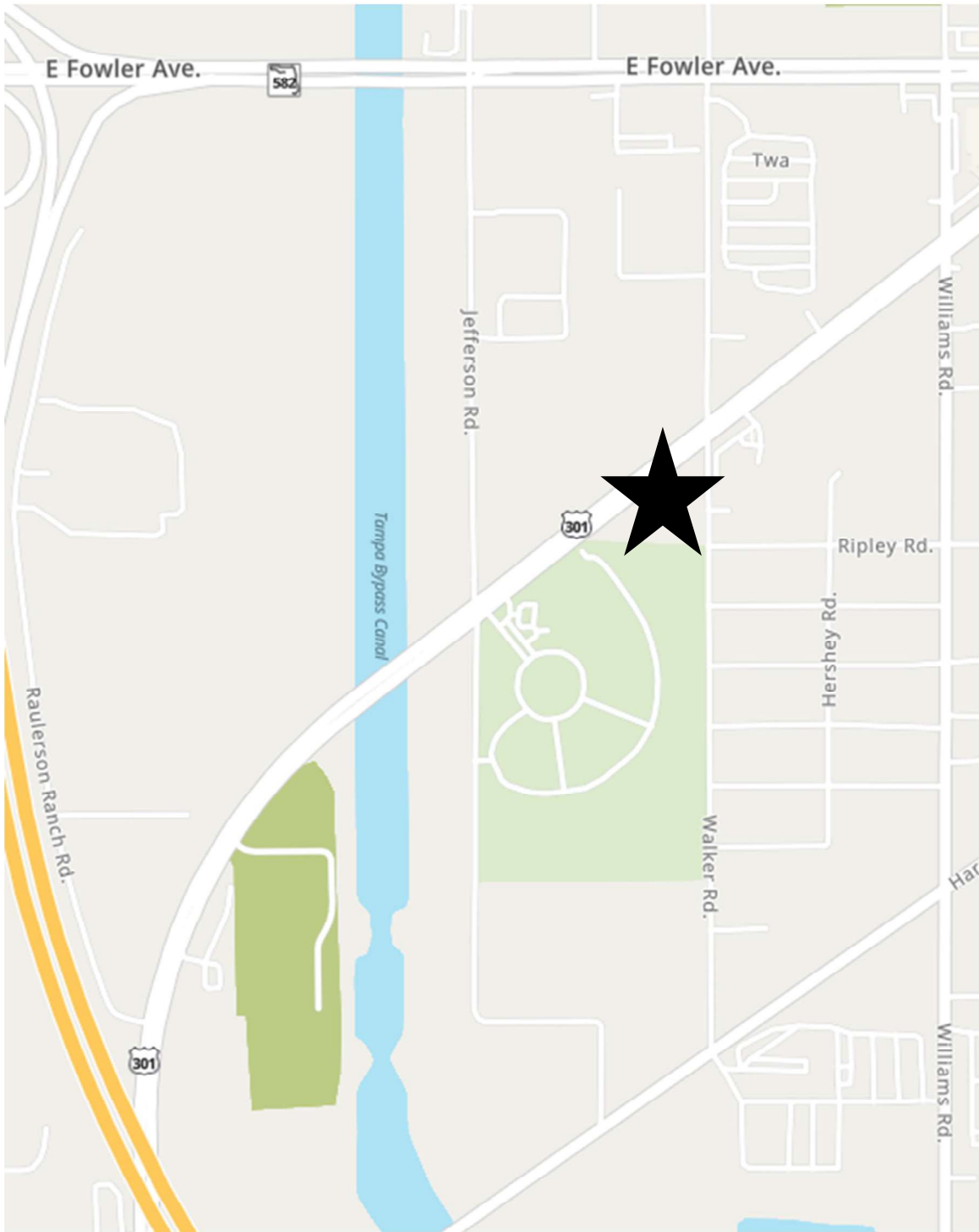
_____ Disapproved _____ Approved with Conditions _____ Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP



DESIGN CRITERIA

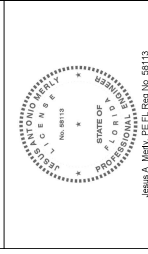
- BOTH SIDES WIDENING IN ACCORDANCE WITH FDOT FDM 1100.000 HILLSBOROUGH COUNTY T.M.
- DESIGN SPEED 40 MPH (POSTED SPEED IS 35 MPH PLUS 5 MPH).
- MINIMUM LANE WIDTH: 11 FEET.

COUNTY	COMMISSION	DATE
HILLSBOROUGH	NO. 50722	08/11/2023

Elevations shown within this plan shall be based on both American Vertical Datum (NAVD 83)

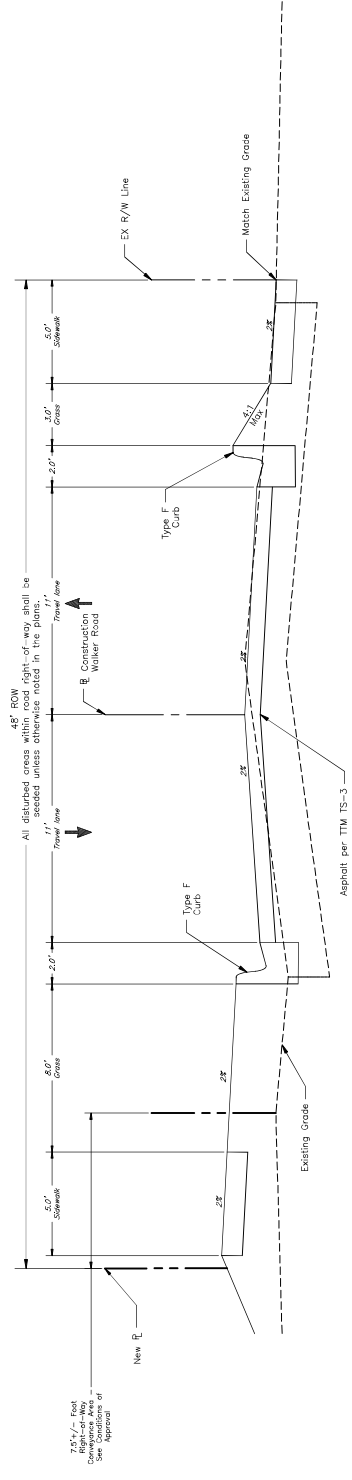


SM CIVIL LLC
 15264 FORT THONOTOSAS BLVD
 #1813 #448972 - smcivil.com
 1078 Reg No. 2929

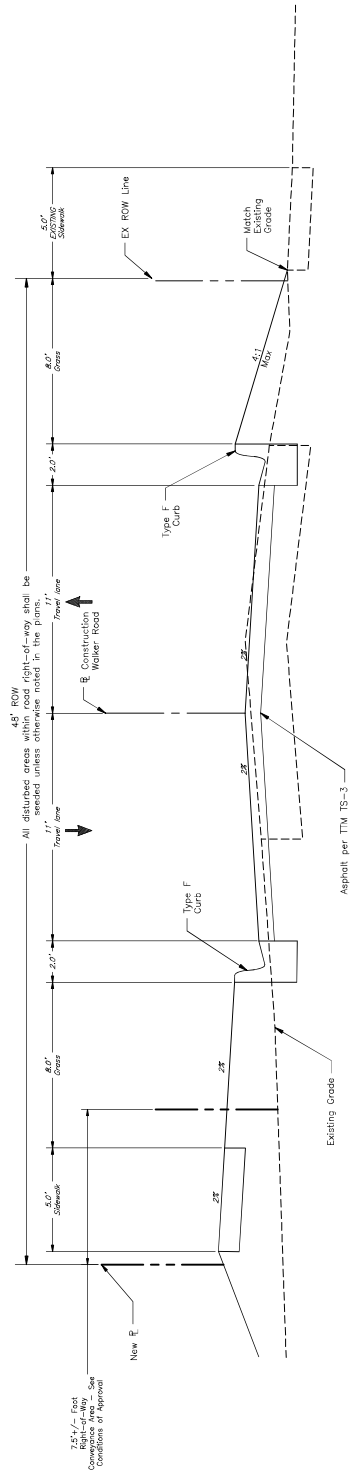


Received June 5, 2023
 Development Services

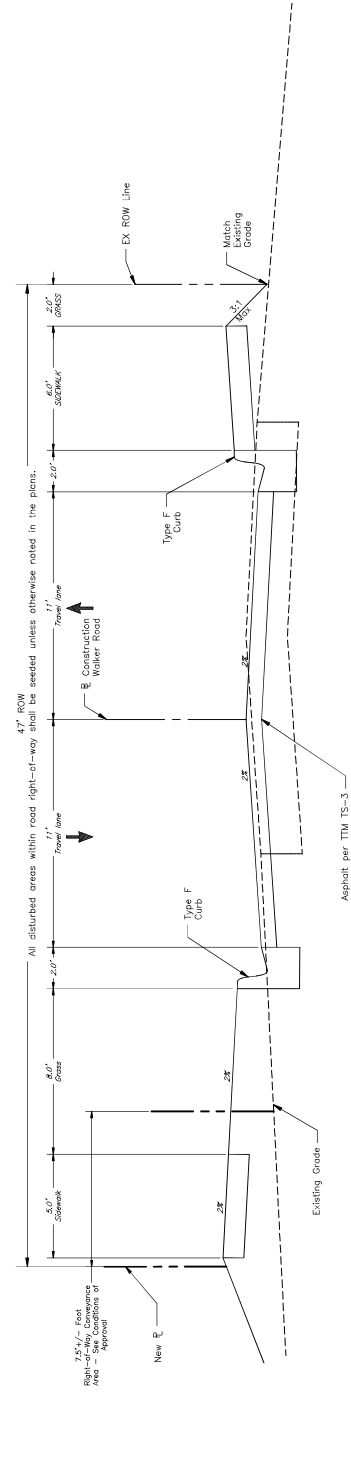
WALKER ROAD IMPROVEMENTS
 SCHC THONOTOSAS
 Suncoast Community Health Centers, Inc.



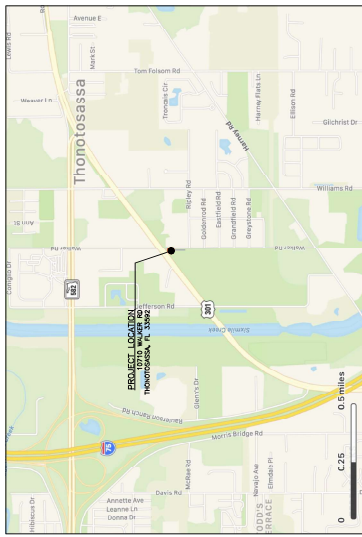
SECTION A



SECTION B



SECTION C



VICINITY MAP
HILLSBOROUGH COUNTY, FLORIDA
Section 18, Township 28S, Range 20E

SITE DEVELOPMENT TABLE		Total For Project
Required Information		1071.0 WALKER RD
Address		6121.0000
Folio		2.53 ACRES
Community Planning Area		Thonotosassa
Overlay District		None
Special Zone		Airport Height Restriction Area
Special Corridor		Potable Water Buffer Area
Existing Zoning		None
Proposed Zoning		PD 21-0701
Existing Use		MM PD
Proposed Use		Vacant
Existing Square Footage		SEE SITE PLAN NOTE 19
Proposed Square Footage		N/A
Existing FAR		18.000
Maximum FAR		0.02
Proposed Parking		Parking to be provided per LDC
Maximum number of Dwelling Units		N/A
Minimum setbacks		Front (North and East) 30 FEET Side (West) 20 FEET Side (South) 20 FEET
Buffering and Screening		North 8' West 20 FEET TYPE B East 8' South 20 FEET TYPE B
Minimum Lot Width		N/A
Minimum Lot Size		N/A
Maximum Building Height		20 FEET*
Maximum Impervious Surface		66.0%
Future Land Use Designation(s) (FLU)		R-4
FLEX Request		N/A
Environmentally Sensitive Area(s) Acreage		NONE
Natural Water Body(s) Acreage		NONE
Open Space/Recreation Area(s) Acreage		NONE
Public Park Land(s) Acreage		NONE
Public School Site(s) Acreage		N/A

MAJOR MODIFICATION PLAN
SCHC THONOTOSASSA
Suncoast Community Health Centers, Inc.



DATE: 5/15/23
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

SM CIVIL LLC
12506 BUONICO DI TOMPO FL 34206
P: (813) 694-8872 - www.smcivil.com
BPR Registry No.: 28799

- SCALE: 1" = 50'
- LEGEND**
- MAJOR MODIFICATION AREA BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING EOP
 - PARCEL LINES
 - MAJOR MODIFICATION AREA BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING EOP
 - POTENTIAL CIRCULATION PATTERN
 - ACCESS
 - EXISTING BUILDINGS
 - ZONING
 - FOLIO NO.
 - EXISTING/FUTURE LAND USE
- NOTES**
- OWNER/Developer: Suncoast Community Health Centers, Inc.
 - Stairwells will be provided as shown on the PD site plan and in accordance with Section 6.03.02 of the LDC
 - Public transit facilities are not required per sec. 6.03.09 of the LDC.
 - Parking and slope staking will comply with Technical Detail - 2 (TD-2) and other applicable sections of the Transportation Technical Manual and LDC.
 - Mechanical equipment shall be screened per Section 6.06.C.9 of the LDC.
 - Solid waste storage areas shall be screened per Section 6.06.C.8 of the LDC.
 - Project will comply with Section 6.11.24 and 6.11.02 of the LDC.
 - There are not any easements on the subject site.
 - Project will not be phased.
 - Architectural style is not proposed.
 - There are no historic landmarks and other historical or archaeological sites and structures.
 - No preservation areas, upland habitat area and no preservation area are on the subject site.
 - LEGAL DESCRIPTION: (OPTIONAL RECORDS BOOK 24822, PAGE 1083) PART OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LIVING SOUTH OF STATE ROAD 41, AS SHOWN ON THE PLAT OF SECTION 18, TOWNSHIP 28, RANGE 20, PAGE 558, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 - FLOOD DATA SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD ELEVATION DATA FROM COUNTY PANEL NO. FEMA 12057/02ADH BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.
 - UTILITY DATA POTABLE: HILLSBOROUGH COUNTY SANITARY: HILLSBOROUGH COUNTY SOLID WASTE: ON-SITE DUMPSTER FIRE: PRIVATE HYDRANT
 - SCREENING along the western boundary shall consist of six-foot high PVC privacy fencing and alternating tree groupings spaced 40 feet apart. The tree groupings shall consist of either 3 line oak trees, ornamental trees or shrubs. The screening shall be a minimum of 10-feet high at the time of planting, with a minimum of 2-inch caliper.
 - EMBEDDED USES Option 1: 18,350 sq ft Health Practitioner's Office/Clinic/Apothecary Option 2: 12,200 sq ft Health Practitioner's Office/Clinic/Apothecary 6,300 SF Child Care Center or Adult Care Facility (100 attendees)
 - Child care center/ outdoor play area shall comply with sec. 6.11.24 of the LDC.

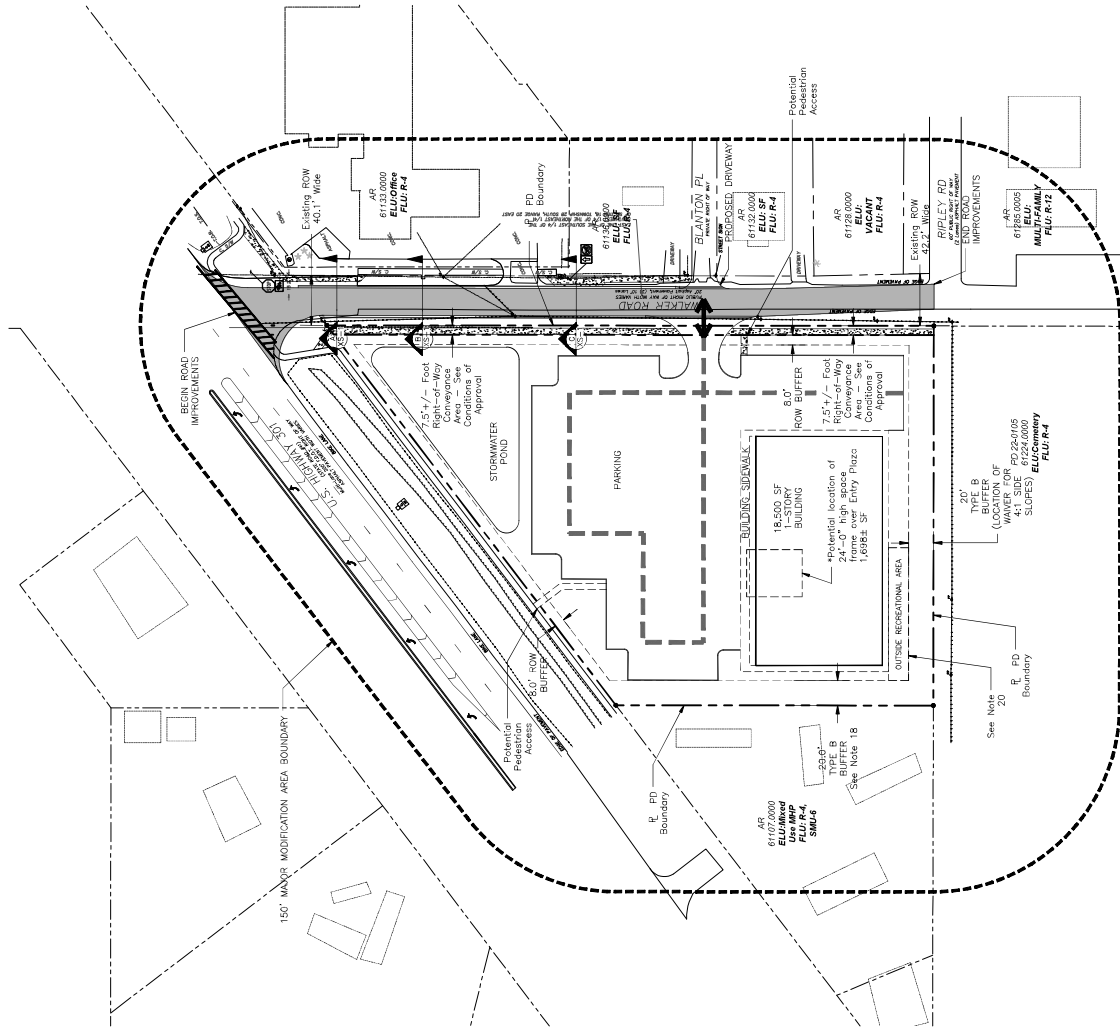


Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

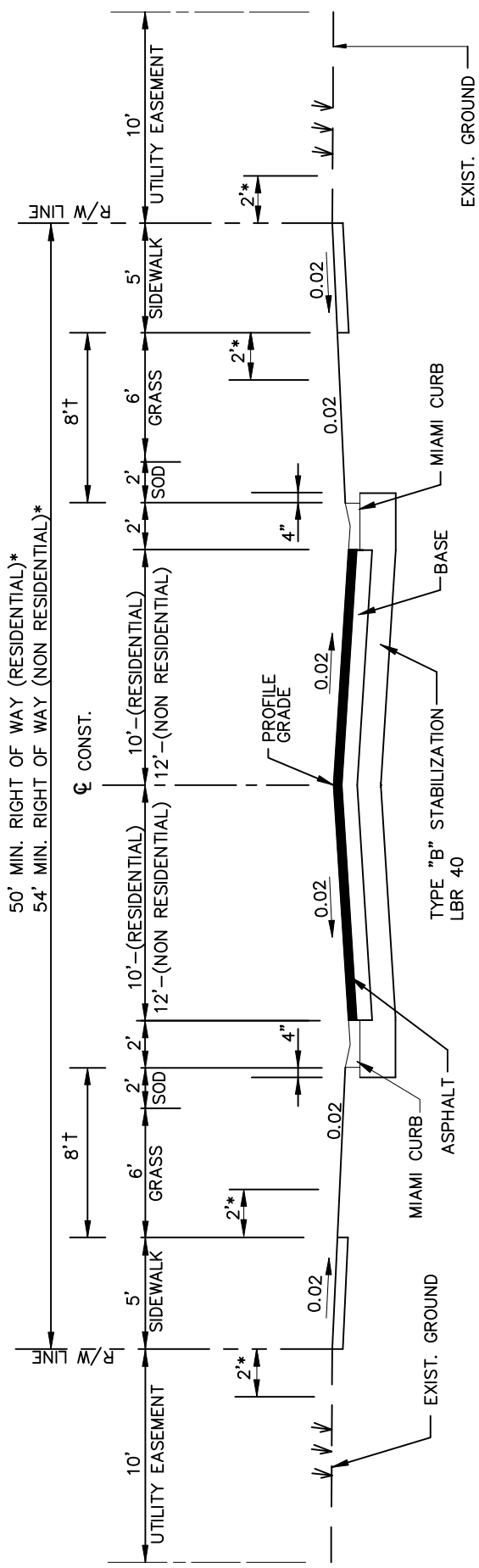
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

Auxiliary Lanes:

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
 - Dual left turn lanes
 - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

Two-way Left Turn Lanes:

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



TYPICAL SECTION

N.T.S.

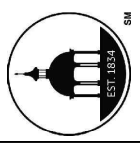
LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

**LOCAL URBAN ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-3**
SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Walker 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 checked="" 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	528	47	61
Proposed	850	111	121
Difference (+/-)	(+) 322	(+) 64	(+) 60

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		None	None	Meets LDC
East	X	Vehicular & Pedestrian	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
Walker Rd./ Substandard Rd.	Design Exception 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 checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 24, 2023 Report Prepared: July 12, 2023	Petition: MM 23-0269 10710 Walker Road <i>Southwest corner of Walker Road and U.S. Highway 301</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	Thonotosassa
Request	Major Modification to Planned Development (21-0701) to modify the proposed uses with two alternative designs for a health practitioner's office, clinic, apothecary, adult day care facility, and/or child day care in one 18,500 sq. ft. building.
Parcel Size	2.61 ± acres (113,256 sq. ft.)
Street Functional Classification	US Highway 301 – State Principal Arterial Walker Road – Local
Locational Criteria	Does not meet; waiver request received
Evacuation Zone	None



Context

- The 2.61 ± acre subject site is located on the southwest corner of the Walker Road and U.S. Highway 301 intersection.
- The site is located within the Urban Service Area and is within the limits of the Thonotosassa Community Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. RES-4 allows for a maximum consideration of up to 4.0 dwelling units per gross acre, and 0.25 Floor Area Ratio (FAR). Typical allowable uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-4 surrounds the subject site directly to the east, northeast, south, southwest, and west. Directly to the southeast is the Residential-12 (RES-12) Future Land Use Category. Further north across U.S. Highway 301 is the Suburban-Mixed Use 6 (SMU-6) Future Land Use category. Further south and west is the Public/Quasi Public (P/QP) Future Land Use category.
- The subject site has a vacant existing land-use. Additional vacant uses are located further north, northeast, east, south, and southeast. Light commercial existing land uses abut the subject site to the east, as well as to the north, and northeast. There is a mobile home park abutting the site to the west. There are also single-family residential uses to the east, southeast, further west, northwest, and north from the subject site. Public/quasi-public/institution existing land uses abut the subject site directly south and are present further west and southwest. There is also multi-family, and two family uses southeast of the subject site.
- The subject site is currently zoned as a Planned Development (PD). PD zoning surrounds the immediate area to the north, south, Commercial Neighborhood (CN) abuts the subject site directly to the northeast and Agricultural Rural (AR) is located directly east and west. North past US Highway 301 is Business, Professional Office (BPO). To the southeast, there is Residential, Multi-Family Conventional (RMC-12) zoning, as well as Residential, Duplex Conventional (RDC-12) and Residential, Single-Family Conventional-4 (RSC-4) further east.
- The applicant is requesting a major modification to the previously approved Plan Development (21-0701) to accommodate two alternative designs for a health practitioner's office, clinic, apothecary, adult day care, and/or child day care in one 18, 5000 sq. ft. building.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

Relationship To Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

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

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

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

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Neighborhood and Community Serving Uses

Objective 17: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria: The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The

table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

Livable Communities Element: Thonotosassa Community Plan

Goals

3. *Sense of Community* – Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.

4. *Rural Character, Open Space and Agriculture* – Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.

5. Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

Staff Analysis of Goals, Objectives and Policies:

The ± 2.61-acre subject property is located southwest of the Walker Road and U.S. Highway 301 intersection. The site is located within the Urban Service Area and is within the limits of the Thonotosassa Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting a major modification to an existing Plan Development (21-0701) to accommodate two alternative proposed options with the first for a medical practitioner's office, clinic, apothecary equaling a total of 18, 500 square feet and the second for a medical practitioner's office, clinic, apothecary, equaling a total of 12,200 square feet with an adult day care, and/or child day care limited to a maximum capacity of 100 occupants of 6,300 square feet totaling 18, 500 square feet.

The subject site sits within the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 of the FLUE defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. It is not defined to mean "the same as", but rather it refers to the sensitivity of development proposals in maintaining the character of existing development. The proposed major modification is consistent with this objective.

Objective 16 of the FLUE seeks to protect existing neighborhoods and communities, and to force new developments to conform to the surrounding development pattern. Policy 16.1 establishes that planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as locational criteria for non-residential uses, limiting commercial development to neighborhood scale, and requiring buffers and screening devices. The previous Plan Development (21-0701) on the subject site was approved but excluded the possibility for medical uses. Per the revised narrative uploaded into Optix on June 30, 2023, the applicant will limit operating hours for the proposed options from 7am-6pm Monday through Friday only. The proposed apothecary use will be a pharmacy that is not drive-through. Policies 16.2 and 16.3 touch upon the importance of gradual transitions between different land uses through the usage of mechanisms that mitigate the adverse impacts of development. The applicant has addressed Planning Commission staff's concerns by taking proactive measures to mitigating potential adverse impacts of the proposed major modification. The applicant submitted a revised site-plan on June 30, 2023, in which the outdoor recreational area was moved further southeast away from the residential uses to the west. The applicant in their site plan also demonstrated the inclusion enhanced the required Type "B" buffer along the western portion of the subject site that is adjacent to residential mobile homes.

Objective 17 of the FLUE states that certain non-residential land uses shall be allowed within residential neighborhoods to directly serve the population. The proposed development shall be located and designed in a manner that is compatible with the surrounding residential development pattern. Policy 17.1 argues that residential support uses must be of a design, intensity, and scale that is compatible with the surrounding land

uses. The operational hours that the applicant has stated ensures that the intensity of the intended usage on the site is minimized. Policy 17.7 establishes that new development mitigates any adverse noise or impacts that may be created. The applicant's willingness to relocate the outdoor recreational area to the southeast corner of the subject site secures an additional buffer to limit any adverse impacts that may be generated by the new development. In addition to the enhanced type "B" buffer alongside the western portion of the site.

The Comprehensive Plan states that under the RES-4 Future Land Use Category, all non-residential uses shall meet locational criteria for specific land use. Objective 22 requires locational criteria for neighborhood serving commercial uses. The subject property is located at the southwestern corner of Walker Road and US Highway 301, the site does not meet Commercial Locational Criteria (CLC). CLC is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). Williams/U.S. Highway 301 is a qualifying intersection but, the site is not located within 900 feet of the intersection. Walker Road is a major local roadway. A major local roadway must connect to at least two or more collector or higher roadways, and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway. Due to Walker Road being a major local roadway, Walker Road is also a qualifying intersection. Per Policy 22.2, commercial uses need to be located within 300 feet of the Walker Road and U.S. Highway 301 intersections. 75% of the subject property is located more than 300 feet outside the intersection node. Consequently, the site does not meet CLC and per FLUE Policy 22.8 a waiver request was required.

The applicant submitted a waiver request. Per their narrative, the applicant states that the proposed use is neighborhood-serving that is limited to an intersection. The addition of the Health Practitioner's Office/Clinic/Apothecary/Adult Car Facility/Child Care Center would be limited to an intersection and would not create sprawl. Planning Commission staff at this time recommends that the Board of County Commissioners grant a waiver.

The Community Design Component of the Future Land Use Element Goal 17 states that commercial areas be developed in a manner that enhances the county's character. Objective 17-1 and Policy 17-1.4 urge the need for facilitation of site developments that appear purposeful and organized in character for the whole commercial environment. Planning Commission staff agrees that the applicant's proposal is aligned with this component of the Unincorporated Hillsborough County Comprehensive plan.

The Thonotosassa Community Plan goals 3, 4, and 5 all seek to ensure that new development occurs in a manner that maintains and enhances the area. It also aims to improve and provide a balance of residential, commercial, and other land uses while simultaneously maintaining the rural nature of the Thonotosassa area. Finally, it also strives to protect the community identity by limiting the type of new businesses to fit the surrounding area. Planning Commission staff believes that the applicant has addressed these goals through the office hour restrictions, enhanced buffering, and mitigation efforts that the applicant has taken to minimize any adverse impacts that the proposed development may have on the surrounding area.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 23-0269

<all other values>

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

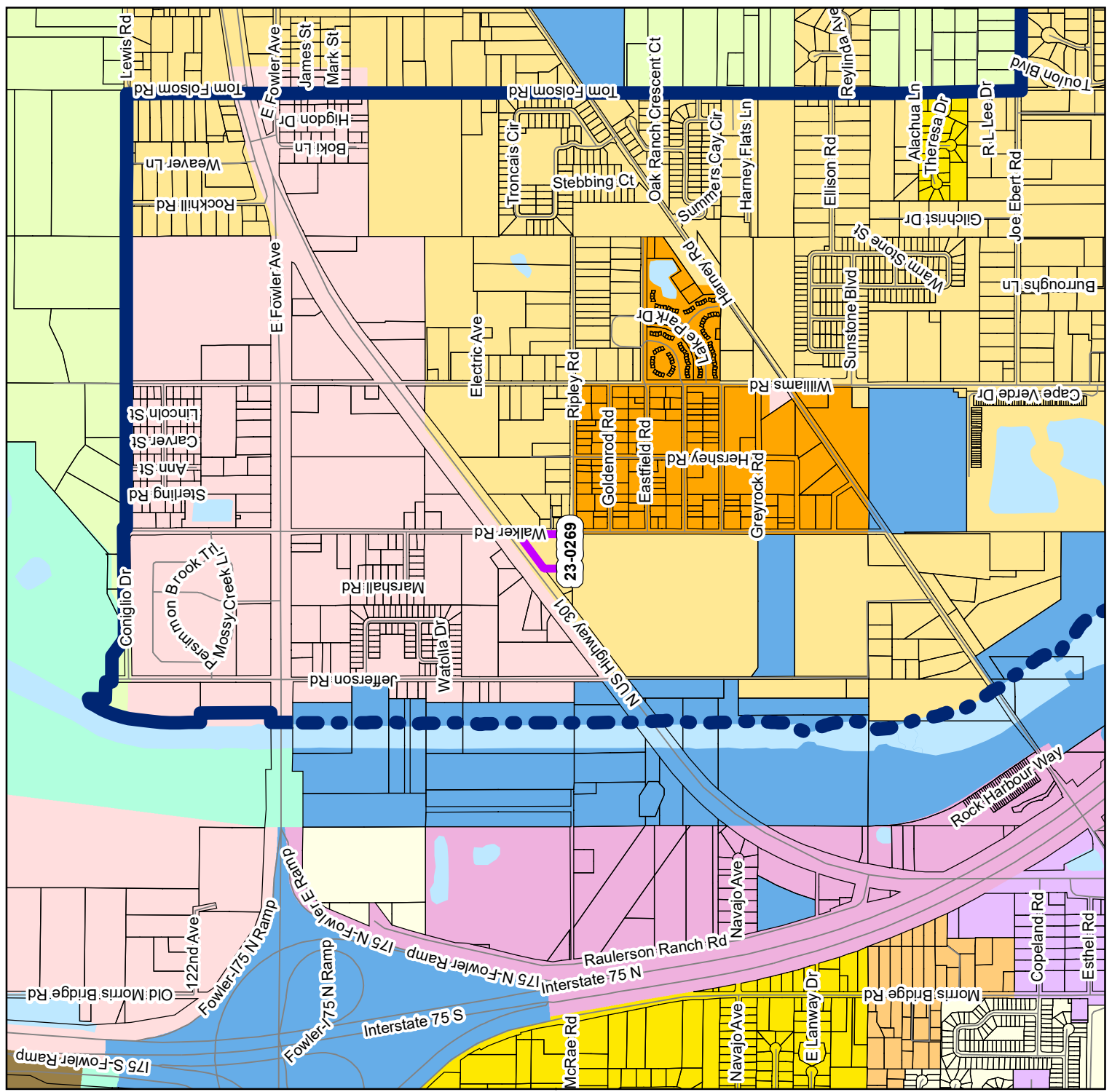
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

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



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning data is for use by the Hillsborough County Planning Commission and is not for use by any other entity without specific approval of the Hillsborough County Planning Commission. ACCURACY: It is intended that the rezoning data be used in conjunction with the official maps of Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 3/20/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCO\Reg_LandRezoning_Copy.mxd



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