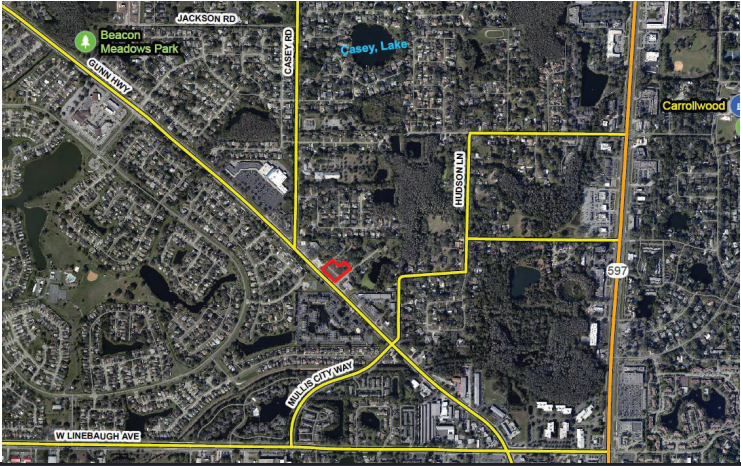


PD Modification Application: PRS 22-0730
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: October 11, 2022
1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP
FLU Category: RES-4
Service Area: Urban
Site Acreage: 1.12 +/-
Community Plan Area: Greater Carrollwood Northdale
Overlay: None


Introduction Summary:

The subject site is zoned PD 05-1102 and approved for 7,500 sf of CG (Commercial General) zoning district uses. The certified site plan is specifically designed for a convenience store with gas sales and an accessory carwash. Buildings are to be designed to resemble residential structures, including use of a pitched roof. Car wash hours of operation are limited. The applicant requests to utilize the property for a free-standing, automated carwash with vacuum spaces. Given the detail of the approved site plan, a site plan modification is needed to reflect a modified layout for the permitted use. This application was continued by the BOCC at their September 13, 2022 BOCC Land Use meeting to provide staff and the applicant additional time to modify and review the request. The applicant has now revised the request and layout to comply with required buffering and screening and the Suburban Scenic Corridor standards. Additionally, the applicant has removed the request to not be subject to the residential appearance requirement.

Existing Approval(s):	Proposed Modification(s):
Site plan design for a convenience store with gas sales and a carwash.	Site plan design for a free-standing, automated carwash.
Accessory car wash hours operation limited to 7:00am – 10:00pm.	To modify the car wash hours to 7:30am – 7:00pm Monday-Saturday and 9:00am – 6:00pm on Sundays
Six foot wide buffer with 6-foot high masonry wall along the northeast (adjacent to folio 23564.0200).	20- foot wide buffer with Type B screening, to include a 6-foot high masonry wall.
Fifteen foot wide buffer with a 6-foot high masonry wall along the east (adjacent to folio 23597.0000).	20-foot wide buffer with Type B screening, to include a 6-foot high masonry wall.
Eight-foot high landscape berm to be provided from the access point on Perez Drive to the northern PD boundary and from the access point on Hubert Street to the northern PD boundary.	No landscape berm to be provided.
Two full access points (Perez Drive and Hubert Avenue)	Car Wash use only: Full access on Perez Drive, and emergency by-pass only on Hubert Avenue.

Additional Information:

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

APPLICATION NUMBER: PRS 22-0730

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:

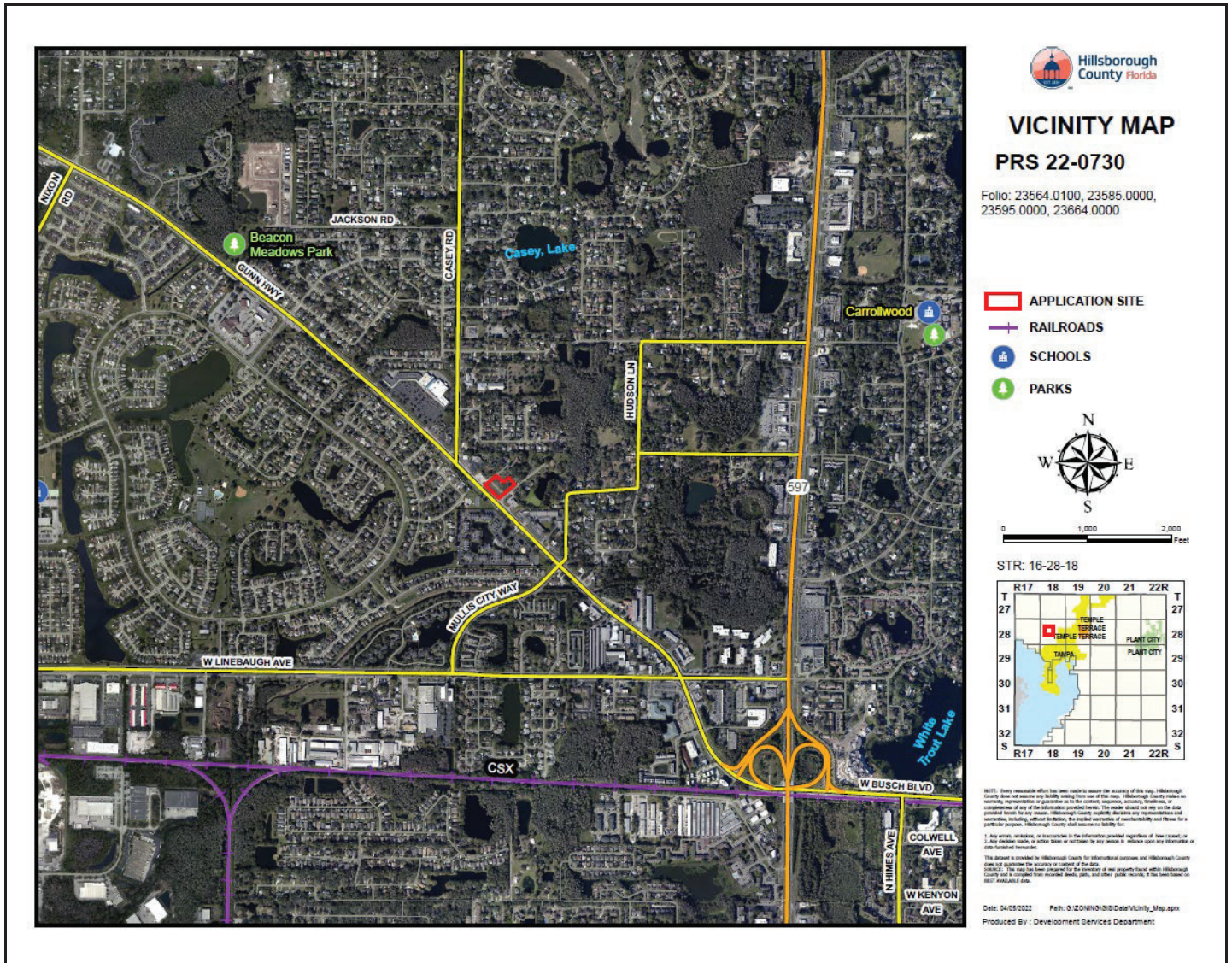
N/A

Development Services Recommendation:

Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

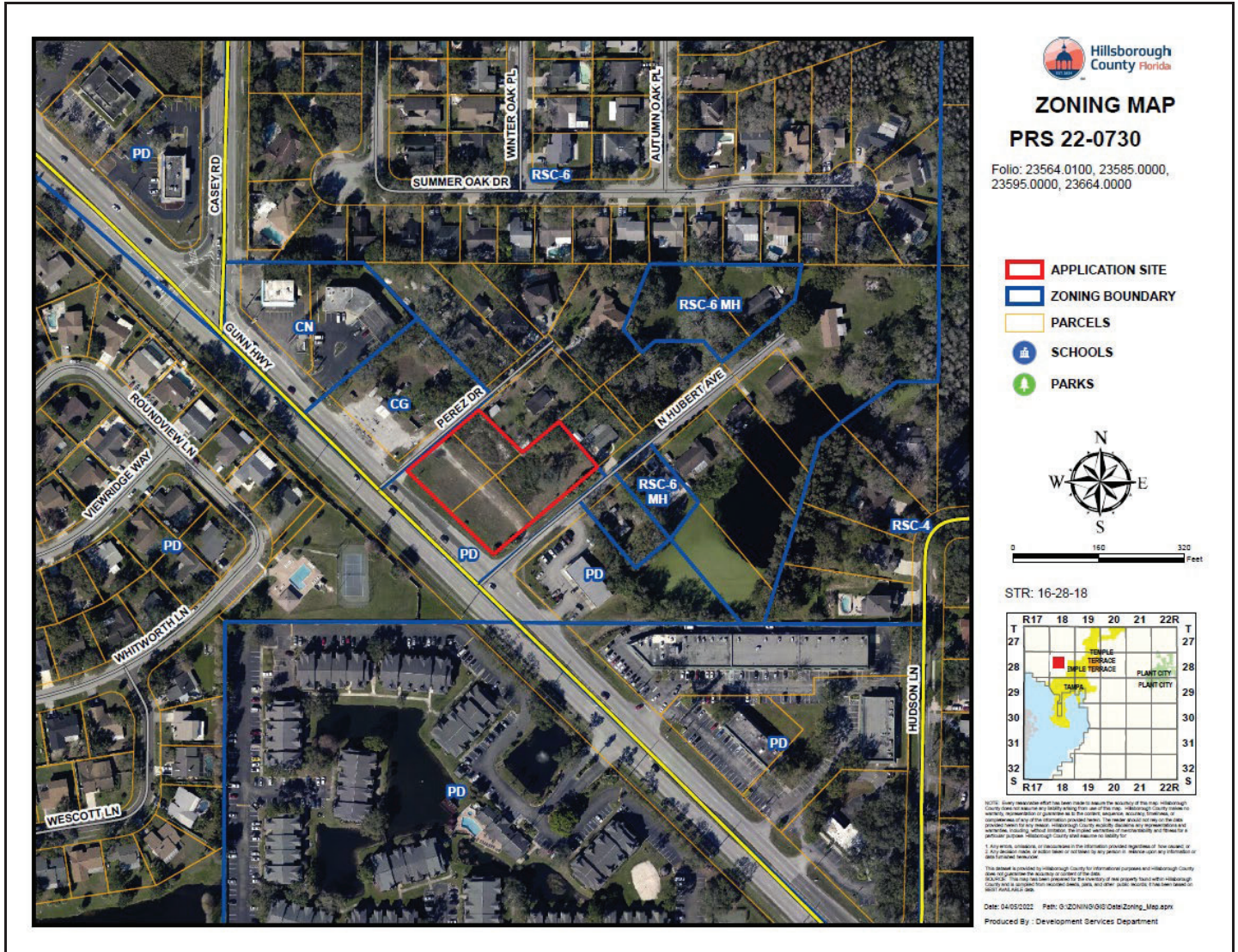


Context of Surrounding Area:

The site is located on the north side of Gunn Highway in the Greater Carrollwood-Northdale Community Plan Area, south of the Casey Road and Gunn Highway intersection. The general area is developed in a suburban manner with commercial and residential uses. Both residential and commercial uses are present on Gunn Highway.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

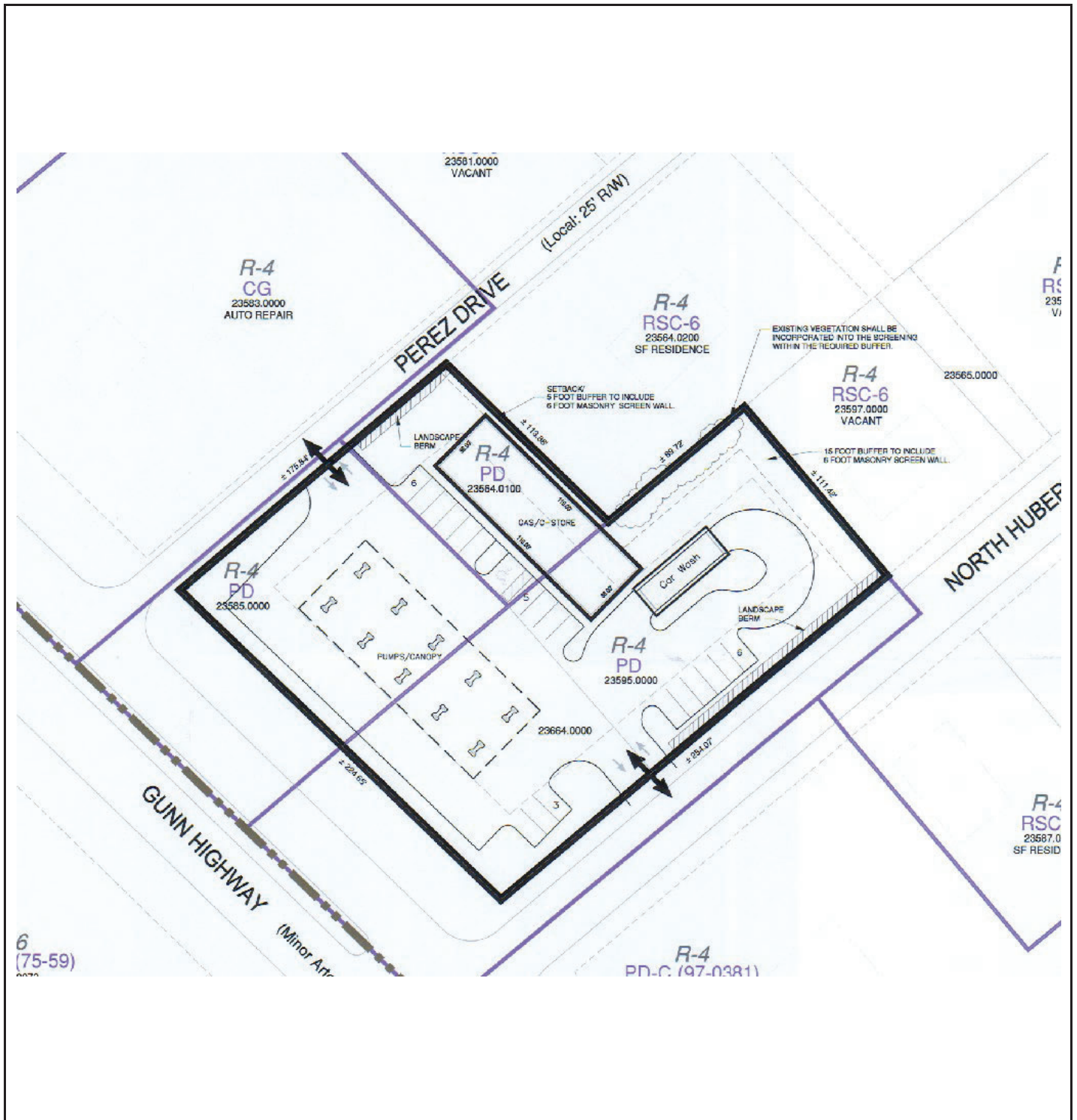


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 MH	6 units per acre	Single-Family Residential	Single-Family Residential
South	PD	6 units per acre	Single-Family Residential	Neighborhood Recreation Area
East	PD & RSC-6 MH	PD: 0.10 FAR RSC-6 MH: 6 units per acre	PD: Commercial Neighborhood and Minor Vehicle Repair RSC-6 MH: Single-Family Residential	PD: Auto Repair RSC-6 MH: Single-Family Residential
West	CG	0.25 FAR	Commercial General Uses	Microbrewery

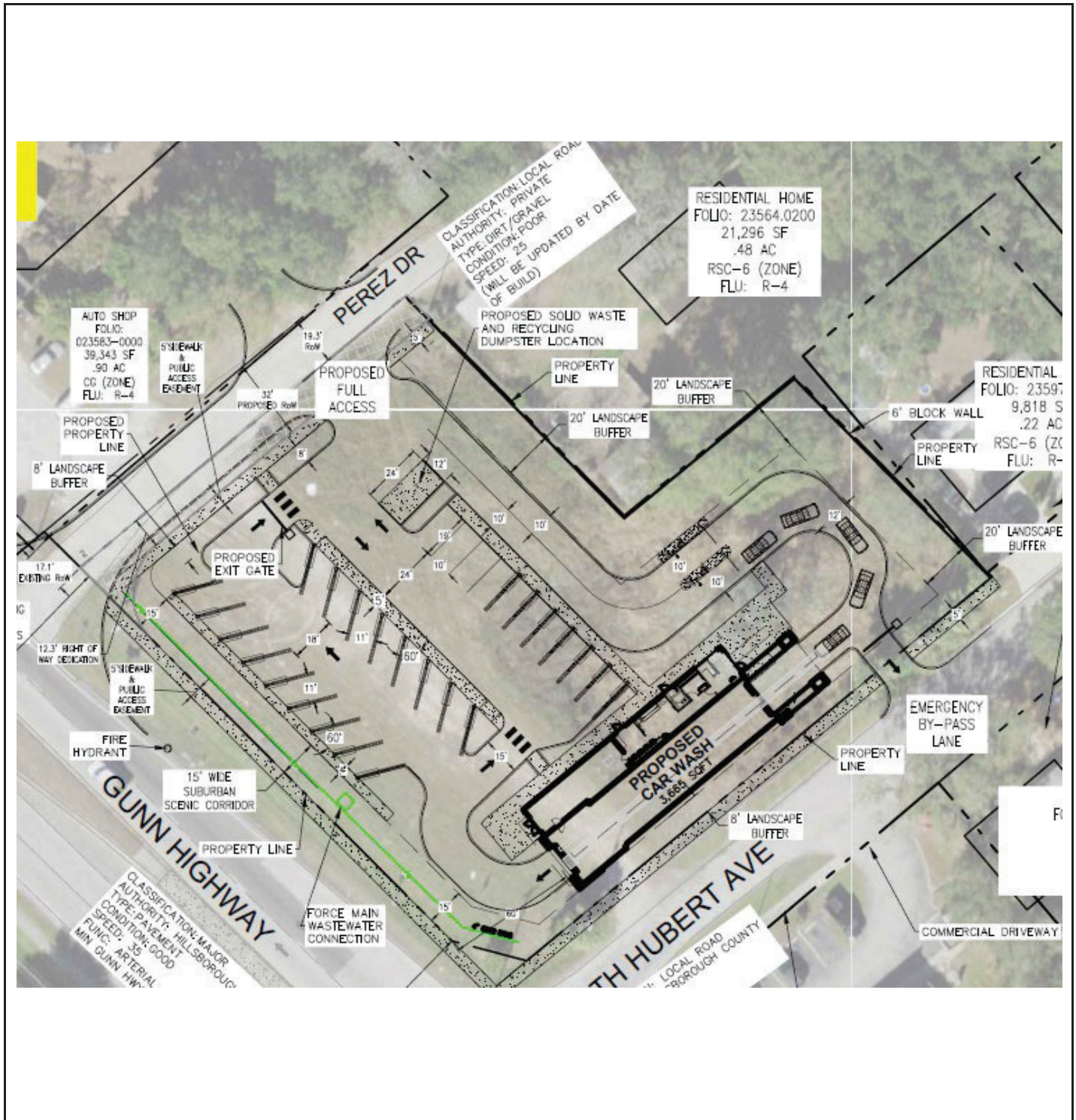
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Perez Drive	Private	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
Hubert Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Gunn Hwy	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,267	324	270
Proposed	N/A	78	78
Difference (+/-)	-3,267	+324	+348

*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	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: The access to the south is a bypass exit only.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Perez Drive/ Substandard Road	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 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	
Conservation & Environ. Lands Mgmt.	<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	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
N/A				
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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests a revised layout specifically designed to accommodate a free-standing, automated carwash. The car wash building will be located along the eastern area of the PD (along N. Hubert Avenue). Two queuing lanes are proposed, which will be accessed via Perez Drive and will queue vehicles along the northern PD boundary. Cars will exit the site via Perez Drive after the car wash process. The Hubert Avenue access point will serve as an exit only. A significant portion of the site will be used for vacuum spaces and internal drives. Per the applicant, an attendant will be on-site to assist customers; however, no car detailing services will be provided.

Residential development is located to the north of the site, while commercial uses are located to the east and west. The proposed layout provides buffering and screening along the north, which exceeds what is currently required under the convenience store site plan and meets Land Development Code requirements. The required 8-foot-high landscape berms along Perez Drive and Hubert Avenue are no longer proposed. These areas are oriented towards commercial development found to the east and west and were required in conjunction with alternative buffering and screening along the north. The alternative buffering and screening consists of a 6-foot wide buffer with a masonry wall, as opposed to the Land Development Code required 20 foot wide buffer with Type B screening. With the provision of a 20-foot-wide buffer and Type B screening along the north, the appropriate areas of the site are addressed, and screening along Perez Drive and Hubert Avenue is no longer needed to compensate for the alternative buffering and screening along the north.

Previously approved requirements to enhance the development will remain. The project will maintain the requirement to have structures be residential in appearance, which includes the use of a pitched roof. Furthermore, the Suburban Scenic Corridor along Gunn Highway will be provided. This will provide a 15-foot-wide buffer with tree plantings, which can be modified to accommodate overhead electric utility lines.

Lastly, the proposed use is currently permitted under PD 05-1120 and no intensity of the site is proposed. The proposed square footage results in a 0.08 FAR.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 19, 2022.

1. The project shall be limited to 7,500 square feet of Commercial General zoning district uses.

The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

1.1 Ground Signs shall be limited to Monument Signs.

1.2 Billboards, pennants and banners shall be prohibited.

2. The maximum height of the project shall be ~~35~~ 30 feet and two stories. The minimum building setbacks shall be as follows:

Front yards: 15 60 feet minimum

Rear yards: 15 60 feet minimum ~~except a 5 foot building setback may be permitted adjacent to Folio No. 23564.0200 as depicted on the site plan dated July 26, 2005.~~

Side yard (north): 160 feet minimum

Side yard (south): 8 feet minimum

All project buildings shall be designed to resemble a residential structure, including a pitched roof. ~~Otherwise,~~ ~~the project shall be developed in accordance to with the standards of the CG zoning district, unless otherwise stated.~~ Car wash hours of operation shall be limited to ~~7:00 a.m. to 10:00 p.m.~~ 7:30am to 7:00pm Monday through Saturday and 9:00am to 6:00pm on Sundays. Parking lot cleaning between the hours of midnight and 6:00 a.m. shall be prohibited. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m.

3. ~~Along the northern and eastern property boundaries, Where adjacent to the lots identified by folio numbers 23564.0200 and 23597.0000-, the developer shall provide a masonry wall, located within the required buffer, with a minimum height of six (6) feet and if a block wall, it shall be painted on all sides a 20 foot wide buffer with Type B screening. A 6-foot high concrete masonry wall shall be utilized to meet the Type A component of the Type B screening. Buffers shall be as depicted on the site plan dated June 29, 2005.~~

4. A 15-foot-wide buffer (Suburban Scenic Corridor) shall be provided along Gunn Highway. The following plantings within this corridor shall be as provided unless otherwise recommended by Natural Resources staff: four canopy trees and four understory trees per 100 linear feet. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.


5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development, as proposed, will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

6. The construction and location of any proposed environmental impacts are not approved under this application (PRS 22-0730) and shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
47. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
5. ~~From the access point on North Hubert Street northeast to the project line, and from the access point on Perez Drive northeast to the project line, a berm and planting combination shall be provided with the berm and average height of four (4) feet and dense plantings which will, when combined with the berm, achieve a minimum height of eight (8) feet and 75% opacity within two years of planting.~~
6. ~~An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan through the Site Development Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid the removal of these trees.~~
78. ~~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 too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. If PRS 22-0730 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Perez Drive. The developer shall construct improvements to Perez Drive consistent with the Design Exception (dated August 8, 2022) and found approvable by the County Engineer (August 26, 2022). Specifically, the developer shall:~~
- a. Provide 11.5-foot travel lanes
 - b. 4.5-foot grass strip
 - c. 5-foot sidewalk. The sidewalk on the south side of Perez Drive will require a sidewalk easement. No modification to the northern sidewalk easement will be made.
8. ~~Based on an approved transportation methodology and prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where turn lanes are provided. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
9. ~~Where applicable, the developer shall provide for cross access to the adjacent parcels. These shall be required, as determined by County staff, in accordance with the Hillsborough County Land Development Code (L.D.C. 6.04.03 Q) prior to final site plan approval.~~
10. ~~As analyzed by staff, based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection (50 – 1,500 trip ends per day). The Land Development Code requires that~~

~~all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If developed as other than specialty retail, County staff will determine the throat depth during the final site plan review.~~

- ~~11. All cross-access shall be paved to the project boundary and designed to County standards.~~
- ~~12. The Developer shall improve the intersection of Hubert Avenue @ Gunn Highway to include, but not limited too; additional left turn storage on Gunn Highway onto Hubert Avenue, a left turn lane and a right turn lane on Hubert Avenue onto Gunn Highway. An analysis shall be submitted by the developer to show the extent of the improvements required as a result of this development.~~
- ~~13. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.~~
- ~~14. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (05-1102), whichever comes first, up to 74 feet of right-of-way from the existing center line of right-of-way on Gunn Highway, to accommodate for the right-of-way as needed for a six lane divided urban major arterial with bike lanes. This shall be up to 9 feet from the existing right-of-way. The developer may reduce the depth of the front landscape buffer area by the amount of the required right-of-way dedication, except that a minimum depth, as determined by the Natural Resources Dept. to be necessary to sustain an adequate landscape buffer, shall be required.~~
- ~~158. The height of all security and parking lights shall not exceed 20 feet and shall be full cut-off light fixtures.~~
- ~~169. 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.~~
- ~~1710. 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.~~
- ~~1811. 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.~~
- ~~1912. Within 90 days of approval of the petition by the 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 to the notes and graphics of the plan and 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.~~

Zoning Administrator Sign Off:



J. Brian Grady
Tue Sep 27 2022 11:00:19

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

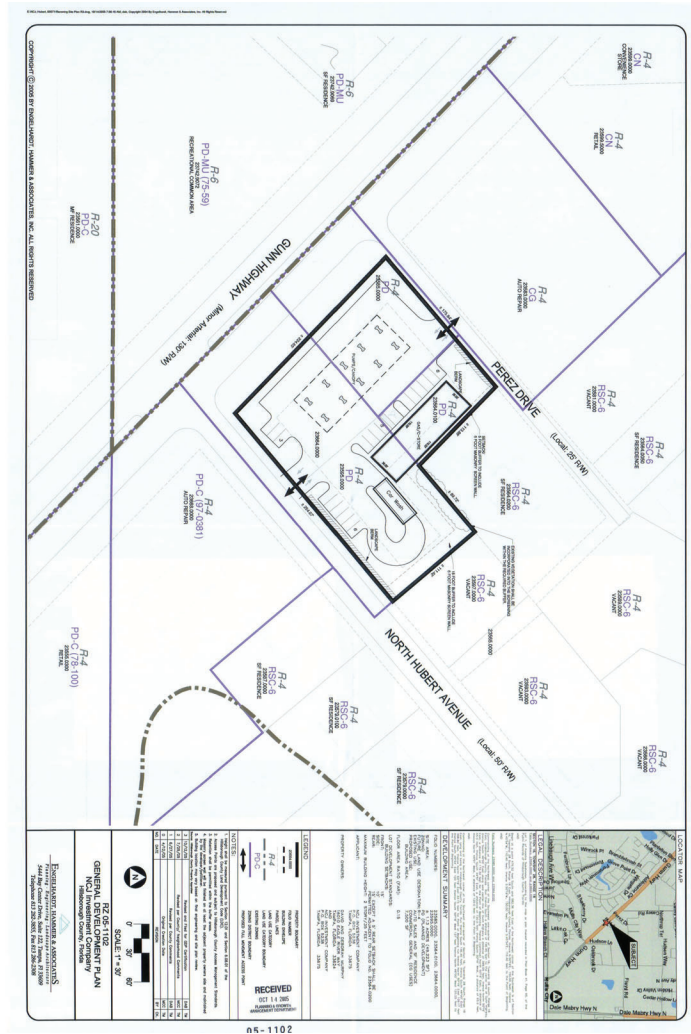
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

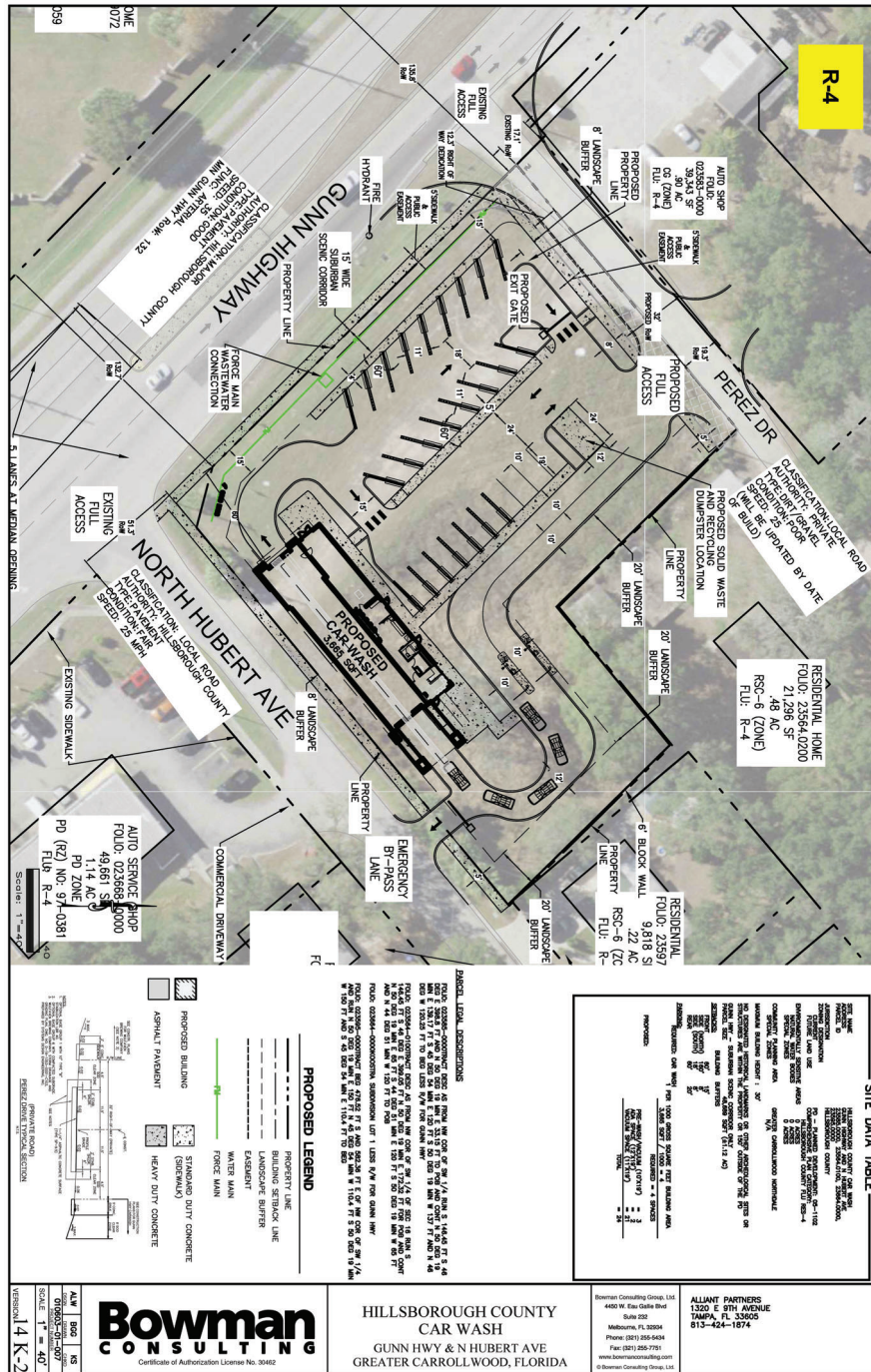
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/29/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: PRS 22-0730

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed minor modification would result in a decrease of trips potentially generated by development of the subject site by 3,267 daily trips, 246 trips in the a.m. peak hour, and 270 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the listed condition.

NEW CONDITION

- If PD 22-0730 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Perez Drive. The developer shall construct improvements to Perez Drive consistent with the Design Exception (dated August 8, 2022) and found approvable by the County Engineer (August 26, 2022). Specifically, the developer shall:
 - a. Provide 11.5-foot travel lanes
 - b. 4.5-foot grass strip
 - c. 5-foot sidewalk. The sidewalk on the south side of Perez Drive will require a sidewalk easement. No modification to the northern sidewalk easement will be made.

REVISED CONDITIONS

~~7. 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.~~
[Staff is proposing to delete this condition because of outdated wording.]

~~8. Based on an approved transportation methodology and prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where turn lanes are provided. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the~~

~~submitted analysis.~~

~~[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]~~

~~9. Where applicable, the developer shall provide for cross access to the adjacent parcels. These shall be required, as determined by County staff, in accordance with the Hillsborough County Land Development Code (L.D.C. 6.04.03 Q) prior to final site plan approval.~~

~~[Staff is proposing to delete this condition because of current practice concerning LDC Section 6.04.04.Q.]~~

~~10. As analyzed by staff, based on the projected trip generation to the site, access onto the public road would be via "Type 11" Minor Roadway Connection (50—1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If developed as other than specialty retail, County staff will determine the throat depth during the final site plan review.~~

~~[Staff is proposing to delete this condition because the proposed access points comply with LDC requirements.]~~

~~11. All cross access shall be paved to the project boundary and designed to County standards.~~

~~[Staff is proposing to delete this condition because of current practice concerning LDC Section 6.04.04.Q.]~~

~~12. The Developer shall improve the intersection of Hubert Avenue @ Gunn Highway to include, but not limited too; additional left turn storage on Gunn Highway onto Hubert Avenue, a left turn lane and a right turn lane on Hubert Avenue onto Gunn Highway. An analysis shall be submitted by the developer to show the extent of the improvements required as a result of this development.~~

~~[Staff is proposing to delete this condition because site access is not proposed on Hubert Avenue.]~~

~~13. The Developer shall construct and maintain sidewalks within the right of way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.~~

~~[Staff is proposing to delete this condition because the proposed site plan does not include multiple uses and the site plan includes sidewalks that comply LDC requirements]~~

~~14. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (05-1102), whichever comes first, up to 74 feet of right of way from the existing center line of right of way on Gunn Highway, to accommodate for the right of way as needed for a six lane divided urban major arterial with bike lanes. This shall be up to 9 feet from the existing right of way. The developer may reduce the depth of the front landscape buffer area by the amount of the required right of way dedication, except that a minimum depth, as determined by the Natural Resources Dept, to be necessary to sustain an adequate landscape buffer, shall be required.~~

~~[Staff is proposing to delete this condition because additional ROW is not required based on existing ROW.]~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #05-1102. The existing PD is approved for CG uses up to 7,500 square feet including a carwash. The PRS request proposes to revise the site plan to include a 3,665 sf one tunnel carwash. The PRS also is modifying access to the site to include one full access to Perez Drive and one Emergency Bypass exit only access on to Hubert Avenue. The proposed minor modification will decrease impact on the transportation network compared to the existing entitlements and as such Transportation Staff has no objection to the requested modification, subject to the listed condition.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 3,900 sf Gas Station (ITE Code 960)	3,267	324	270
PD, 1 Tunnel Car Wash (ITE 948)	N/A*	78**	78
Subtotal	3,267	324	348

* The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition does not include Daily trip generation for Automated Car Washes. As such information was not available to assess daily trip generation.

**There is no AM peak hour information available in the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition. As such, the PM Peak hour was assumed as the AM peak hour trip generation for comparison purposes.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Tunnel Car Wash (ITE Code 948)	N/A*	78**	78

* The ITE Trip Generation Manual, 10th Edition does not include Daily trip generation information for Automated Car Washes. As such information was not available to assess daily trip generation.

**There is no AM peak hour trip generation data available in the ITE Trip Generation Manual, 10th Edition. As such, the PM Peak hour was assumed as the AM peak hour trip generation for comparison purposes.

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-3,267	-246	-270

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Perez Drive, North Hubert Avenue, and Gunn Highway. Perez Drive is a 2 lane, substandard, private local road +/- 18 feet wide. Perez Drive does not have sidewalk, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project. North Hubert Avenue is a 2-lane, undivided, Hillsborough County maintained, local roadway with +/- 10-foot lanes. North Hubert Avenue doesn’t have sidewalk, bike lanes or curb and gutter on the north side of the roadway in the vicinity of the project. Gun Hwy is a 2-lane, divided, Hillsborough County maintained, arterial roadway with +/- 12-foot lanes. Gun Hwy does not have sidewalks or curb and gutter on the western side of the roadway within the vicinity of the project.

SITE ACCESS

The vehicular and pedestrian access for PD 22-0730 will be via a full access on Perez Drive. The site also proposes an Emergency Bypass Lane on North Hubert that will be an exit only for patrons who must make an emergency exit from the site.

REQUESTED DESIGN EXCEPTION – Perez Drive

As Perez Drive is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated August 8, 2022) 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 August 26, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

- a. Provide 11.5-foot travel lanes,
- b. 4.5-foot grass strip
- c. 5-foot sidewalk. The sidewalk on the south side of Perez Drive will require a sidewalk easement. No modification to the northern sidewalk easement will be made.

LEVEL OF SERVICE (LOS) INFORMATION

Perez Drive and Hubert Avenue are both not included as regulated roads and as such are not included in the Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
GUNN HWY	CASEY RD	DALE MABRY OVERPASS	E	C

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

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
Perez Drive	Private	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
Hubert Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Gunn Hwy	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,267	324	270
Proposed	N/A	78	78
Difference (+/-)	-3,267	+324	+348

*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	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: The access to the south is a bypass exit only.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Perez Drive/ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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

From: Williams, Michael
Sent: Friday, August 26, 2022 12:13 PM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Tirado, Sheida; PW-CEIntake; Ashley Phillips; Heinrich, Michelle; Steady, Alex
Subject: FW: PRS 22-0730 - Design Exception Review
Attachments: 22-0730 DEReq 08-25-22.pdf

Importance: High

Michael/Vicki –

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0730 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation Staff 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: Friday, August 26, 2022 11:27 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: PRS 22-0730 - Design Exception Review
Importance: High

Hello Mike,

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

myates@palmtraffic.com
vcastro@palmtraffic.com
ashleyp@jpfirm.com
heinrichm@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

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

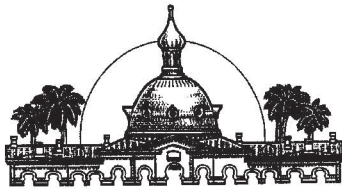
P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

September 30, 2005

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Mark Bentley, Esquire
201 N. Franklin St. #2200
Tampa, Fl. 33605

RE: PETITION NO. RZ 05-1102 CW

Dear Applicant:

At the regularly scheduled public meeting on September 27, 2005 the Board of County Commissioners approved your request for a Planned Development with the following attached 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 Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Christian Robertson at (813) 276-8368.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

CR

cc: NCJ Investment Company
RZ 05-1102 CW

Approval - RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLAN RECEIVED JULY 26, 2005.

1. The project shall be limited to 7,500 square feet of Commercial General zoning district uses.

The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

1.1 Ground Signs shall be limited to Monument Signs.

1.2 Billboards, pennants and banners shall be prohibited.

2. The maximum height of the project shall be 35 feet and two stories. The minimum building setbacks shall be as follows:

Front yards 15 feet

Rear yards 15 feet except a 5 foot building setback may be permitted adjacent to Folio No. 23564.0200 as depicted on the site plan dated July 26, 2005.

All project buildings shall be designed to resemble a residential structure, including a pitched roof. Otherwise, the project shall be developed in accordance to the standards of the CG zoning district. Car wash hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. Parking lot cleaning between the hours of midnight and 6:00 a.m. shall be prohibited. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m.

3. Along the northern and eastern property boundaries, adjacent to the lots identified by folio numbers 23564.0200 and 23597.0000., the developer shall provide a masonry wall, located within the required buffer, with a minimum height of six (6) feet and if a block wall, it shall be painted on all sides. Buffers shall be as depicted on the site plan dated June 29, 2005.
4. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
5. From the access point on North Hubert Street northeast to the project line, and from the access point on Perez Drive northeast to the project line, a berm and planting combination shall be provided with the berm and average height of four (4) feet and dense plantings which will, when combined with the berm, achieve a minimum height of eight (8) feet and 75% opacity within two years of planting.

6. An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan through the Site Development Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid the removal of these trees.
7. 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 too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
8. Based on an approved transportation methodology and prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where turn lanes are provided. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
9. Where applicable, the developer shall provide for cross access to the adjacent parcels. These shall be required, as determined by County staff, in accordance with the Hillsborough County Land Development Code (L.D.C. 6.04.03 Q) prior to final site plan approval.
10. As analyzed by staff, based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection (50 - 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If developed as other than specialty retail, County staff will determine the throat depth during the final site plan review.
11. All cross-access shall be paved to the project boundary and designed to County standards.
12. The Developer shall improve the intersection of Hubert Avenue @ Gunn Highway to include, but not limited too; additional left turn storage on Gunn Highway onto Hubert Avenue, a left turn lane and a right turn lane on Hubert Avenue onto Gunn Highway. An analysis shall be submitted by the developer to show the extent of the improvements required as a result of this development.

13. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
14. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (05-1102), whichever comes first, up to 74 feet of right-of-way from the existing center line of right-of-way on Gunn Highway, to accommodate for the right-of-way as needed for a six lane divided urban major arterial with bike lanes. This shall be up to 9 feet from the existing right-of-way. The developer may reduce the depth of the front landscape buffer area by the amount of the required right-of-way dedication, except that a minimum depth, as determined by the Natural Resources Dept. to be necessary to sustain an adequate landscape buffer, shall be required.
15. The height of all security and parking lights shall not exceed 20 feet and shall be full cut-off light fixtures.
16. 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.
17. 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.
18. 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.
19. Within 90 days of approval of the petition by the 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 to the notes and graphics of the plan and 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/29/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: PRS 22-0730

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed minor modification would result in a decrease of trips potentially generated by development of the subject site by 3,267 daily trips, 246 trips in the a.m. peak hour, and 270 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the listed condition.

NEW CONDITION

- If PD 22-0730 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Perez Drive. The developer shall construct improvements to Perez Drive consistent with the Design Exception (dated August 8, 2022) and found approvable by the County Engineer (August 26, 2022). Specifically, the developer shall:
 - a. Provide 11.5-foot travel lanes
 - b. 4.5-foot grass strip
 - c. 5-foot sidewalk. The sidewalk on the south side of Perez Drive will require a sidewalk easement. No modification to the northern sidewalk easement will be made.

REVISED CONDITIONS

~~7. 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.~~
[Staff is proposing to delete this condition because of outdated wording.]

~~8. Based on an approved transportation methodology and prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where turn lanes are provided. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the~~

~~submitted analysis.~~

~~[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]~~

~~9. Where applicable, the developer shall provide for cross access to the adjacent parcels. These shall be required, as determined by County staff, in accordance with the Hillsborough County Land Development Code (L.D.C. 6.04.03 Q) prior to final site plan approval.~~

~~[Staff is proposing to delete this condition because of current practice concerning LDC Section 6.04.04.Q.]~~

~~10. As analyzed by staff, based on the projected trip generation to the site, access onto the public road would be via "Type 11" Minor Roadway Connection (50—1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. If developed as other than specialty retail, County staff will determine the throat depth during the final site plan review.~~

~~[Staff is proposing to delete this condition because the proposed access points comply with LDC requirements.]~~

~~11. All cross access shall be paved to the project boundary and designed to County standards.~~

~~[Staff is proposing to delete this condition because of current practice concerning LDC Section 6.04.04.Q.]~~

~~12. The Developer shall improve the intersection of Hubert Avenue @ Gunn Highway to include, but not limited too; additional left turn storage on Gunn Highway onto Hubert Avenue, a left turn lane and a right turn lane on Hubert Avenue onto Gunn Highway. An analysis shall be submitted by the developer to show the extent of the improvements required as a result of this development.~~

~~[Staff is proposing to delete this condition because site access is not proposed on Hubert Avenue.]~~

~~13. The Developer shall construct and maintain sidewalks within the right of way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.~~

~~[Staff is proposing to delete this condition because the proposed site plan does not include multiple uses and the site plan includes sidewalks that comply LDC requirements]~~

~~14. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (05-1102), whichever comes first, up to 74 feet of right of way from the existing center line of right of way on Gunn Highway, to accommodate for the right of way as needed for a six lane divided urban major arterial with bike lanes. This shall be up to 9 feet from the existing right of way. The developer may reduce the depth of the front landscape buffer area by the amount of the required right of way dedication, except that a minimum depth, as determined by the Natural Resources Dept, to be necessary to sustain an adequate landscape buffer, shall be required.~~

~~[Staff is proposing to delete this condition because additional ROW is not required based on existing ROW.]~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #05-1102. The existing PD is approved for CG uses up to 7,500 square feet including a carwash. The PRS request proposes to revise the site plan to include a 3,665 sf one tunnel carwash. The PRS also is modifying access to the site to include one full access to Perez Drive and one Emergency Bypass exit only access on to Hubert Avenue. The proposed minor modification will decrease impact on the transportation network compared to the existing entitlements and as such Transportation Staff has no objection to the requested modification, subject to the listed condition.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 3,900 sf Gas Station (ITE Code 960)	3,267	324	270
PD, 1 Tunnel Car Wash (ITE 948)	N/A*	78**	78
Subtotal	3,267	324	348

* The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition does not include Daily trip generation for Automated Car Washes. As such information was not available to assess daily trip generation.

**There is no AM peak hour information available in the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition. As such, the PM Peak hour was assumed as the AM peak hour trip generation for comparison purposes.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Tunnel Car Wash (ITE Code 948)	N/A*	78**	78

* The ITE Trip Generation Manual, 10th Edition does not include Daily trip generation information for Automated Car Washes. As such information was not available to assess daily trip generation.

**There is no AM peak hour trip generation data available in the ITE Trip Generation Manual, 10th Edition. As such, the PM Peak hour was assumed as the AM peak hour trip generation for comparison purposes.

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-3,267	-246	-270

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Perez Drive, North Hubert Avenue, and Gunn Highway. Perez Drive is a 2 lane, substandard, private local road +/- 18 feet wide. Perez Drive does not have sidewalk, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project. North Hubert Avenue is a 2-lane, undivided, Hillsborough County maintained, local roadway with +/- 10-foot lanes. North Hubert Avenue doesn’t have sidewalk, bike lanes or curb and gutter on the north side of the roadway in the vicinity of the project. Gun Hwy is a 2-lane, divided, Hillsborough County maintained, arterial roadway with +/- 12-foot lanes. Gun Hwy does not have sidewalks or curb and gutter on the western side of the roadway within the vicinity of the project.

SITE ACCESS

The vehicular and pedestrian access for PD 22-0730 will be via a full access on Perez Drive. The site also proposes an Emergency Bypass Lane on North Hubert that will be an exit only for patrons who must make an emergency exit from the site.

REQUESTED DESIGN EXCEPTION – Perez Drive

As Perez Drive is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated August 8, 2022) 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 August 26, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

- a. Provide 11.5-foot travel lanes,
- b. 4.5-foot grass strip
- c. 5-foot sidewalk. The sidewalk on the south side of Perez Drive will require a sidewalk easement. No modification to the northern sidewalk easement will be made.

LEVEL OF SERVICE (LOS) INFORMATION

Perez Drive and Hubert Avenue are both not included as regulated roads and as such are not included in the Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
GUNN HWY	CASEY RD	DALE MABRY OVERPASS	E	C

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

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
Perez Drive	Private	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
Hubert Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Gunn Hwy	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,267	324	270
Proposed	N/A	78	78
Difference (+/-)	-3,267	+324	+348

*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	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: The access to the south is a bypass exit only.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Perez Drive/ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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

From: Williams, Michael
Sent: Friday, August 26, 2022 12:13 PM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Tirado, Sheida; PW-CEIntake; Ashley Phillips; Heinrich, Michelle; Steady, Alex
Subject: FW: PRS 22-0730 - Design Exception Review
Attachments: 22-0730 DEReq 08-25-22.pdf

Importance: High

Michael/Vicki –

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0730 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation Staff 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: Friday, August 26, 2022 11:27 AM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: PRS 22-0730 - Design Exception Review
Importance: High

Hello Mike,

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

myates@palmtraffic.com
vcastro@palmtraffic.com
ashleyp@jpfirm.com
heinrichm@hillsboroughcounty.org
steadya@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

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

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 6/7/2022</p> <p>PETITION NO.: 22-0730</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 5/5/2022</p> <p>PROPERTY ADDRESS: 4421 Gunn Hwy, 10809 Perez Dr, and 10804 N Hubert Dr, Tampa, FL 33618</p> <p>FOLIO #: 0235850000, 0235950000, 0236640000 and 0635640100</p> <p>STR: 16-28S-18E</p>
<p>REQUESTED ZONING: Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	04/26/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst

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

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

PETITION NO.: PRS22-0730 REVIEWED BY: Randy Rochelle DATE: 6/3/2022

FOLIO NO.: 23564.0100, 23585.0000, 23595.0000 & 23664.0000

WATER

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

- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the northeast Right-of-Way of Gunn Highway. This will be the likely point-of-Connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

- A 4 inch wastewater force main exists (adjacent to the site), (approximately 90 feet from the site) and is located within southeast Right-of-Way of N. Hubert Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** August 29, 2022

Agency: Natural Resources **Petition #:** 22-0730

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. The revised request and site plans submitted on August 25, 2022, address the Natural Resources landscaping concerns.
2. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. **This statement should be identified as a condition of the rezoning.**
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development, as proposed, will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. 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.