



PD Modification Application: PRS 23-0510

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: September 12, 2023

1.0 APPLICATION SUMMARY

Applicant: Wal-Mart Stores East, LP

FLU Category: CMU-12

Service Area: Urban

Site Acreage: 28.19 Acres

**Community
Plan Area:** Brandon

Overlay: SR 60 Overlay



Introduction Summary:

PD 00-0538 was approved in 2001 to allow for a mix of retail, residential, lodging, recreational, self-storage, and assisted living uses over five parcels. Within PD 00-0538, Parcel A was approved for up to 205,350 square-foot (SF) of big box retail with a 20,800 SF garden center, a 600 SF gasoline station, and up to 30,000 SF of additional retail to be located on no more than three outparcels. The applicant requests modifications to Parcel A to allow for a net increase of 7,689 SF to accommodate online grocery services for their customers. The modification would also include a reduction in parking and a reduction in garden center gross floor area (GFA).

Existing Approval(s):	Proposed Modification(s):
Parcel A: Big Box Retail: 205,350 SF Garden Center: 20,8000 SF Gasoline Lot: 600 SF Outparcels: 30,000	Parcel A: Big Box Retail: 211,856 SF Garden Center: 12,723 SF Gasoline Lot: 600 SF Outparcels: 30,000
Minimum Required Parking: 4.25 spaces per 1,000 SF GFA (955 Total)	Minimum Required Parking: 3.98 spaces per 1,000 SF GFA (893 Total)

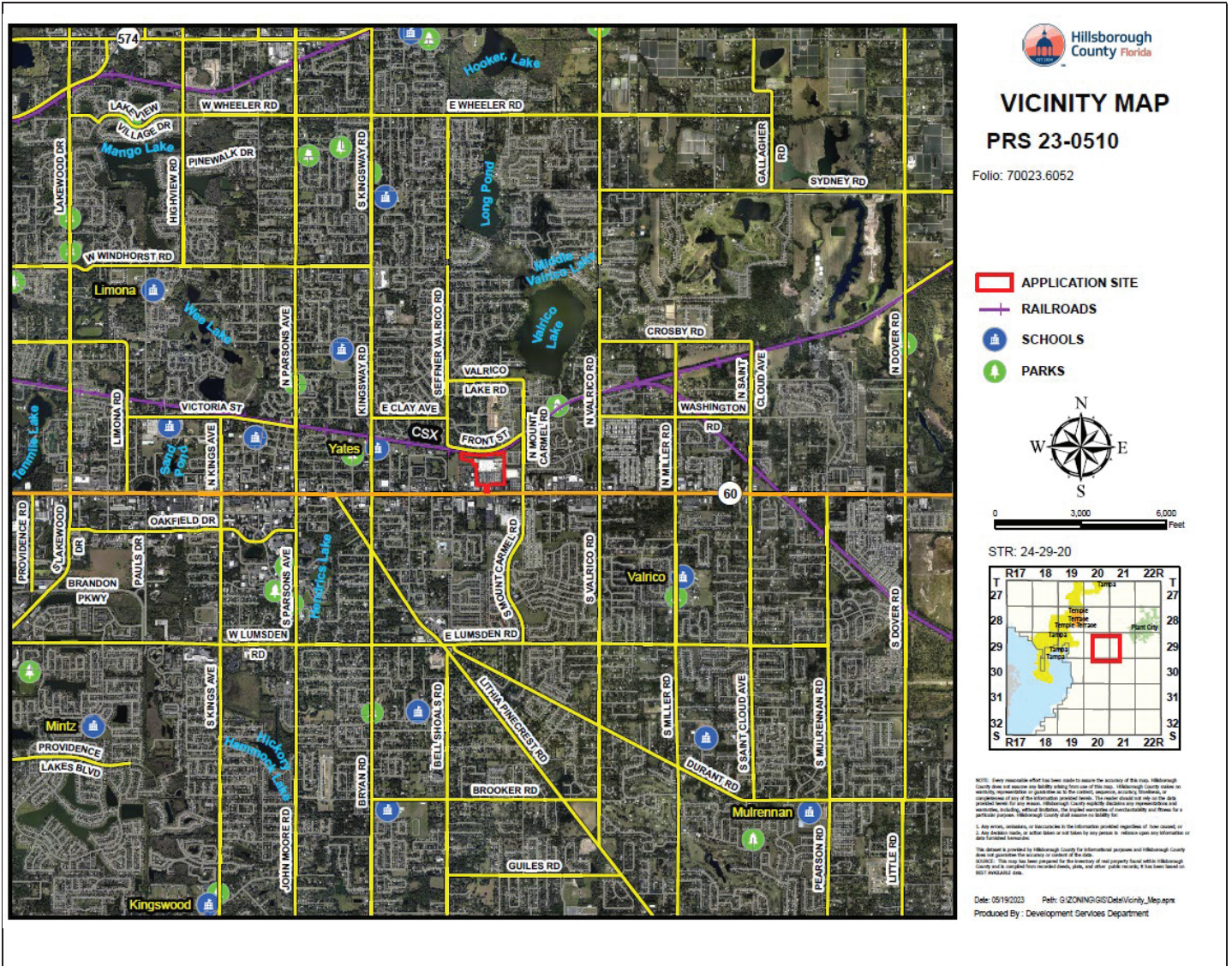
Additional Information:

PD Variation(s):	LDC Part 6.05.00 (Parking/Loading) Reduce required parking from 4.25 to 3.98 spaces per 1,000 SF of GFA
Waiver(s) to the Land Development Code:	

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

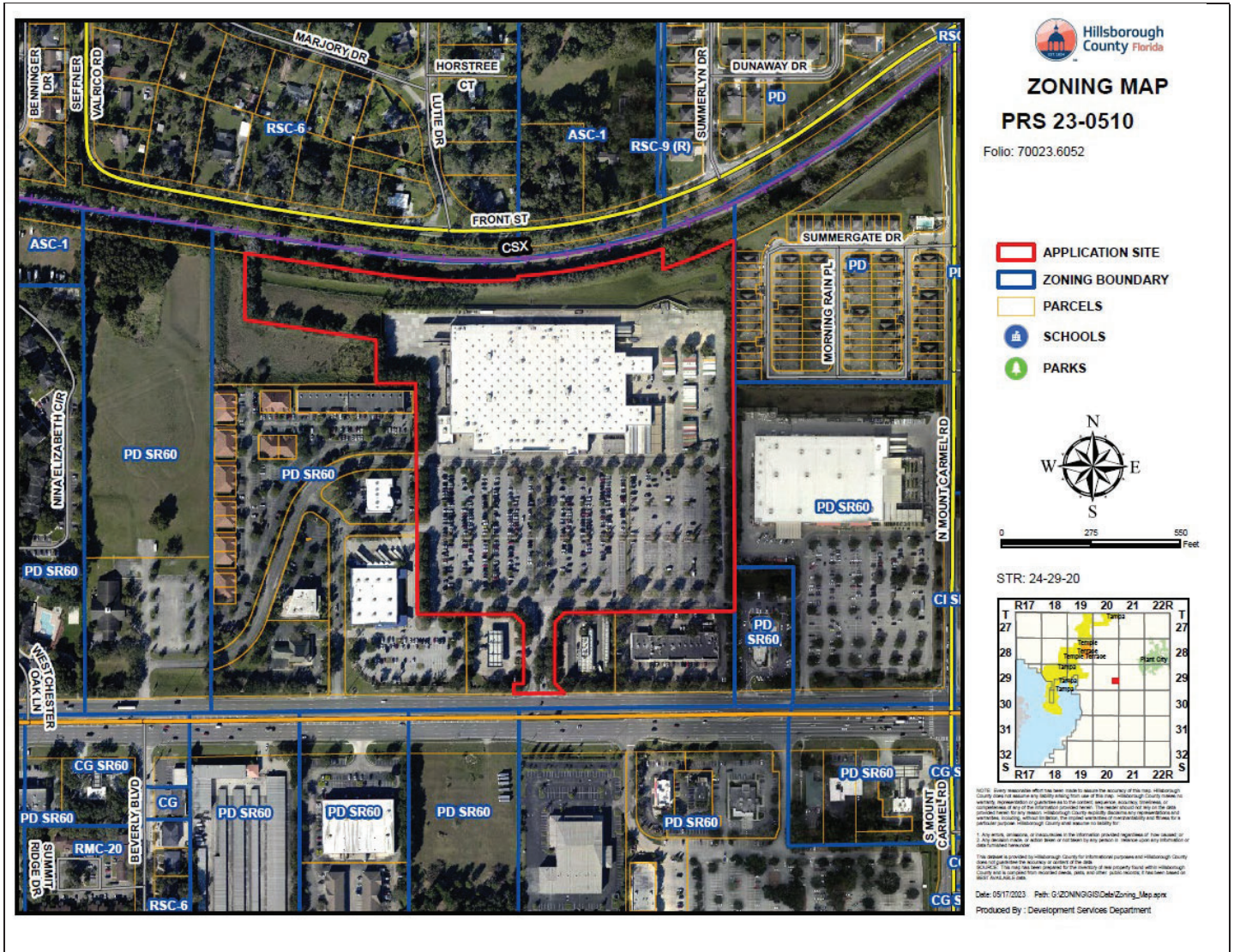


Context of Surrounding Area:

The subject property is located along the north side of State Road 60 – Brandon Boulevard between N Valrico Road and Kingsway Road. The property is generally surrounded by single-family residential, railroad right-of-way (ROW) office, and general commercial uses. The properties to the immediate east of the proposed customer pick-up area include two developments: The northern is zoned PD and is developed for single-family use, and the southern property is a planned development that is developed as a Home Depot. The adjoining lands to the north of the area of impact are an existing CSX railroad ROW and the Front Street ROW. The properties beyond the CSX ROW and Front Street to north are zoned RSC-6, Planned Development, and ASC-1, all of which are developed for single-family use. The neighboring properties to the south of State Road 60 – Brandon Boulevard are zoned planned development are developed for general commercial use. The properties to the west of the subject property are located within the same PD and are developed for office park, medical office, and retail use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Max. Density/FAR Permitted by Zoning District	Allowable Use	Existing Uses
North	ASC-1	1 DU per GA/FAR: NA	Agriculture & Single-Family	CSX ROW, Single-Family Residential
	RSC-6	6 DU per GA/FAR: NA	Single-Family	CSX ROW, Single-Family Residential
	PD 04-0400	3.29 DU per GA/FAR: NA	136 Single-Family Dwellings	CSX ROW, Single Family Residential
South	PD 18-1374	NA/FAR: 0.33	Mini-Warehouse, Outdoor Storage, Retail	Mini-Warehouse, Retail
	PD 00-0536	NA/FAR: 0.17	Big Box, Commercial, General, Vehicle Sales & Service	Vehicle Sales, Big Box Retail, Motor Vehicle Sales & Service
	PD 03-0645	NA/FAR: 0.21	Commercial, General, Business Professional Office	Retail, Office

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: September 12, 2023

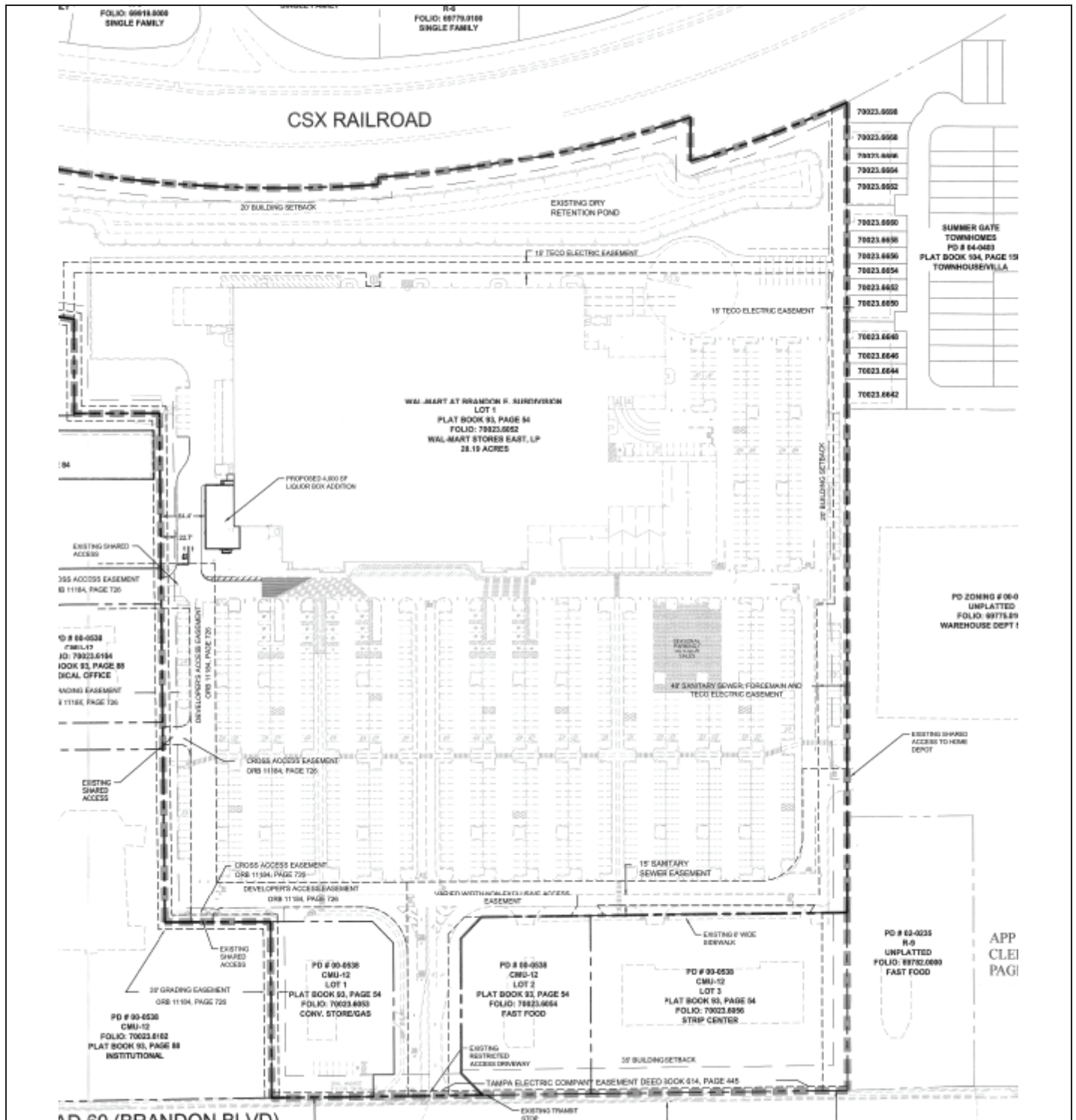
Case Reviewer: Sam Ball

Adjacent Zonings and Uses (Continued)

Location	Zoning	Max. Density/FAR Permitted by Zoning District	Allowable Use	Existing Uses
East	PD 02-0235	NA/FAR: 0.27	Commercial, General	Single-Family Residential
	PD 98-0363	NA/FAR: 0.25	Building Supply/Hardware Store, Ancillary Garden Center	Retail
	PD 04-0403	10.8 DU per GA/FAR: NA	Residential, Townhomes	Single-Family Attached
West	PD 00-0538	12 DU per GA/FAR: 0.5	Lodging, Office, Retail, Mini-Warehouse, Assisted Living Facility, Recreation, Financial Institution.	Office Park, Medical Office, Retail

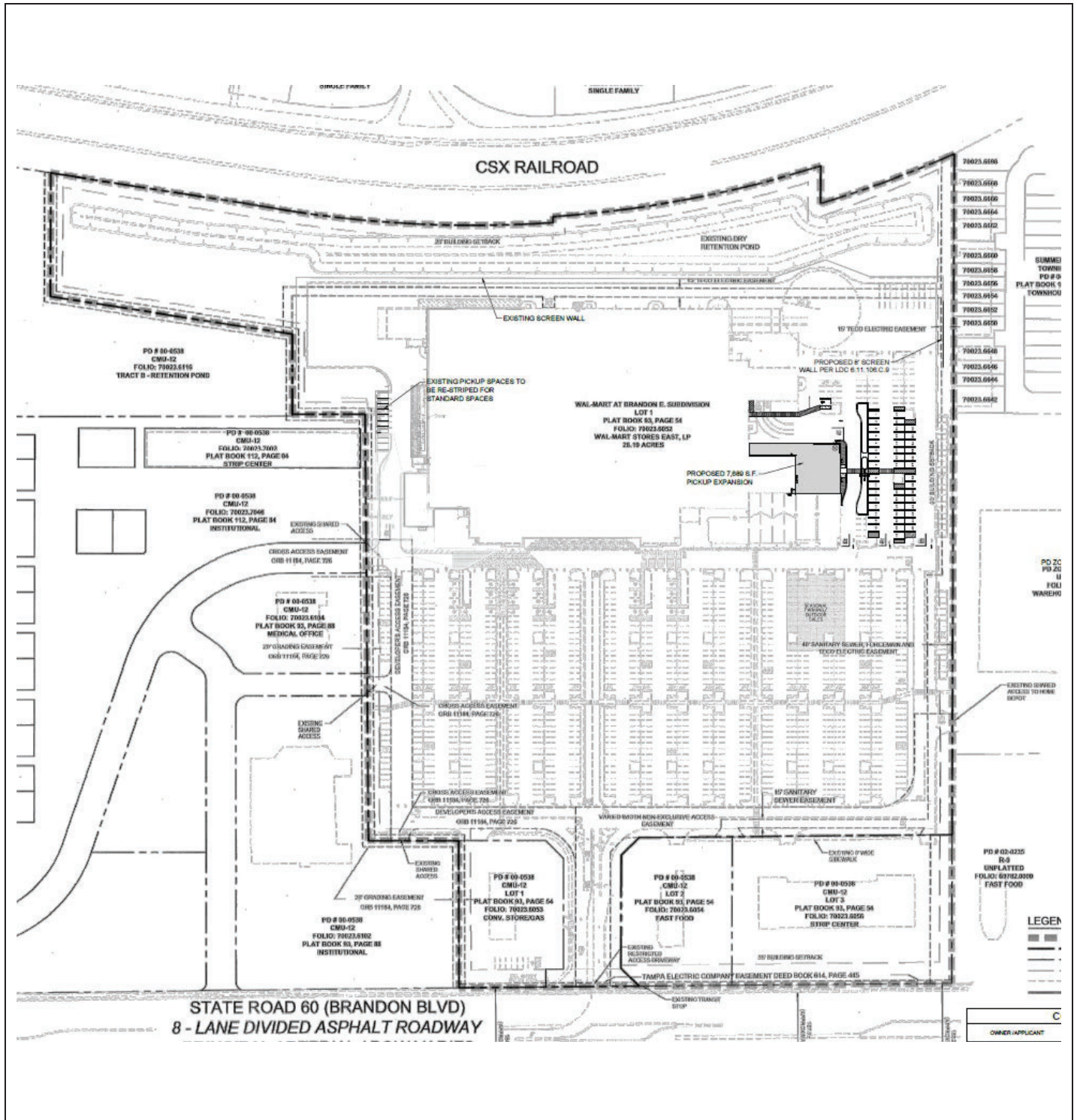
2.0 LAND USE MAP SET AND SUMMARY DATA

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)



APPLICATION NUMBER: MM 23-0510

ZHM HEARING DATE: NA

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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Brandon Blvd.	FDOT Principal Arterial - Urban	8 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 Not applicable for this request

	Average Annual Daily Trips	P.M. Peak Hour Trips
Existing	10,314	884
Proposed	10,704	918
Difference (+/1)	+390	+24

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed variation to reduce the minimum number of parking spaces to 3.98 spaces per 1,000 SF is supported by a parking study that the County Engineering Department found approvable. The plans proposed an 8-foot-tall screen wall that would screen the existing loading area and part of the additional floor area from the neighboring residential property. Staff finds the impacts of the additional gross floor area to accommodate the proposed customer pick up service compatible with the surrounding development pattern.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~June 17, 2014~~ August 24, 2023.

1. Parcel A shall be permitted the following uses:

- ~~205,350~~11,856 square foot big-box retailer
- ~~20,800~~12,723 square foot garden center
- 4,000 square foot liquor store
- 600 square foot lot to be used for gasoline sales
- 30,000 square foot area to be developed with no more than four outparcels.

Parcel B shall be developed with one or more of the following uses:

- 100 residential units
- 75,000 square feet of warehouse/showroom uses (Showroom/display area shall be limited to a maximum of ten (10) percent of the total gross floor area of any warehouse building)
- 6.84 acres of recreation services
- 60,000 square feet of Business, Professional Office (BPO) uses
- 120,000 square feet of self-storage
- Commercial (i.e. dance, martial arts, swim, music, etc.) vocational, technical, business and/or trade schools
- In addition to the above, Parcel B-2 is permitted –specialty retail uses for the following: pet store, book store, interior décor store, telephone store, office supply store, florist shop
- Permit 2-story mixed use building provided residential use on top. Residential units shall come from 100 units permitted or comply with Apartment/Commercial Standards (LDC Section 6.11.1b)

Parcel C-1 shall be developed with one or more of the following uses:

- 25,000 square feet of retail uses
- 40,000 square feet of professional office uses
- 200 room hotel/motel
- 25,000 square feet of recreation services

Parcel C-2 shall be developed with one or more of the following uses:

- 8,000 square feet of retail uses
- 10,000 square feet of professional office uses
- 40,000 square feet of self-storage
- 10,000 square feet of recreation services
- 10,000 square feet of financial institution uses;

Parcel D shall be developed with one or more of the following uses:

- 10,000 square feet of residential support uses
- 20,000 square feet of financial institution uses
- 200 bed community residential home
- 20,000 square feet of professional office uses

- 200 bed nursing, convalescent and extended care facility

Development on Parcels A, B, C-1, C-2 or D shall not exceed the maximum allowable density (12 units per acre) or the maximum allowable intensity (0.5 FAR) of the CMU-12 Future Land Use classification. Any two parcels within Parcels B, C-1, C-2 or D can be reconfigured or combined for the development of a single building, provided that the use is consistent with the land uses permitted in this condition.

2. The maximum building height in Parcel A shall be 35 feet.
3. Excluding FAR and building height, the project shall be developed in accordance with the CG zoning district design standards. The minimum lot size for all CG uses shall be 2,100 square feet and a lot width of 35 feet. If Parcel B is developed with residential uses, the residential uses, excluding building height, shall be developed in accordance with the RSC-9 zoning district design standards for single-family development and the RMC-12 zoning district standards for multi-family development.
4. The buffers in Parcel A shall be constructed as part of the big box retail development. The buffers in Parcels B, C-1, C-2 and D shall be constructed in conjunction with adjacent developments. Buffering and screening shall be provided in accordance with the Land Development Code except as otherwise specified herein.
 - 4.1 A buffer area of 10 feet in width shall be provided along the northern project boundary, adjacent to the railroad right-of-way. Within the buffer area, the developer shall provide a double row of street oaks or live oak trees a minimum of 10 feet in height at the time of planting. The trees shall be spaced in each row not more than 30 feet apart, and the trees shall be offset in a manner to provide one tree every 15 feet.
 - 4.2 A buffer area of 30 feet in width shall be provided along the southern project boundary abutting State Road 60. Screening within the buffer area shall be provided in accordance with the Scenic Corridor requirements of the Land Development and comparable to the landscaping provided on Folio 69775.0100 (Home Depot), unless otherwise referenced herein (see Condition 22.2). The developer shall also provide the following within the buffer:
 - 4.2.1 Evergreen shade trees every 40 feet that are 2 to 3 inches in caliber (D.B.H.) and 10 to 12 foot minimum height at the time of planting; 2) five understory flowering trees every 40 feet that are a minimum height of 8 feet at the time of planting, and; 3) a continuous hedge of three gallon containerized evergreen shrubs spaced not more than 3 feet apart on center, unless otherwise referenced herein (see Condition 22.2).
5. A maximum of four out parcels shall be permitted on Parcel A. Outparcel development on Parcel A shall provide for interconnected parking lot driveways. If more than two outparcels are developed on the southeastern portion of Parcel A, the outparcels, excluding outparcel # 4, shall have staggered setbacks as follows:
 - 5.1 The westernmost and easternmost outparcels shall have a minimum setback of 50 feet.
 - 5.2 The middle outparcel shall have a maximum setback of 35 feet.

6. In Parcel A, the big box retailer shall be architecturally finished on the south, west, and east sides. The exterior color of the big box retailer shall be of a natural tone or earth tone. Buildings in Parcels B, C-1, C-2 and D are to be architecturally finished on all sides.
7. Seasonal trailer parking shall be permitted in the northeast portion of Parcel A as shown on the general site plan. The seasonal parking area shall be screened on the north, west and east side. Screening shall consist of the following:
 - 7.1 An 8 foot high masonry wall with split block face.
 - 7.2 Photinia fraseri 'Red Tip' trees FG 8 to 12 feet BB planted every eight feet.
8. A retention area shall be provided along the entire northern boundary of the site as generally shown on the general development plan.
9. A maximum of two site access points shall be permitted onto State Road 60. A "boulevard" type entrance shall be provided on Parcel "A" as generally shown on the general development plan. This boulevard shall be tree lined with trees meeting Condition 16.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County and FDOT, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, onto Mount Carmel Road, from State Road 60, and at each access to the project where a left turn is permitted along both Mt. Carmel and State Road 60. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department and FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
11. Any combination of approved uses in Parcels B, C-1, C-2 and D may be built on the site provided that the external P.M. peak hour trips do not exceed the number shown in the transportation analysis (647 P.M. peak hour) based on current ITE Trip Generation rates or other approved studies. Should the land uses consist of any other than those shown in the transportation analysis, a revised trip generation analysis shall be provided, prior to detailed site plan approval, showing that the total number of trips for Parcels B, C-1, C-2 and D do not exceed 647 P.M. peak hour trip ends. If, as a result of the revised trip generation analysis, it is determined that the trip generation exceeds that which has been analyzed within the submitted transportation analysis, then the developer shall provide Hillsborough County with an updated detailed transportation analysis showing the impact of that development along the adjacent roadway network.
12. The development shall provide two cross access connections along the western project boundary of Parcel A. Said cross access connections shall be located as generally depicted on the site plan.
13. The developer shall establish cross access to all outparcels or properties that are part of the parent tract, including proposed apartment sites. The developer shall provide legally recorded cross-access easement agreements with adjacent outparcels to the Florida Department of Transportation (FDOT) prior to final site plan approval. The proposed location and configuration of the direct access connections to State Road 60 are subject to approval and permitting by the FDOT.

14. The development shall provide access connection to the Home Depot site to the east.
15. 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 the development traffic for which approval is requested. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, to meet concurrency for the proposed development, the Developer at his expense, consistent with requirements of the Land Development Code, may be required to construct the following:
 - 15.1 Southbound right turn lane on Mt Carmel @ SR 60,
 - 15.2 Northbound dual left turn lanes on Mt Carmel @ SR 60,
 - 15.3 Northbound left turn lane on Mt Carmel @ Front St,
 - 15.4 Eastbound right turn lane on Front St @ Mt. Carmel,
 - 15.5 Add Southbound left turn lane storage to Kingsway @ SR 60,
 - 15.6 Add Eastbound left turn lane storage on SR 60 @ each project access,
 - 15.7 Add Northbound & Southbound turn lane storage on Mt Carmel @ project access.
16. The above improvements shall be proportional to the impact of the project. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 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 100 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 the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.
17. Cross-access shall be provided between all developments within Parcel "B", unless otherwise stated in the Land Development Code.
18. The Developer shall construct sidewalks within the right-of-way of Tract A as platted. The sidewalks shall be a minimum width of five (5) feet. The Developer shall also provide sidewalk connections from the developments to sidewalks within the right-of-way of Tract A.
19. Parking shall be in accordance with the Land Development Code, except within Parcel A where a parking ratio of ~~4.253~~4.98 parking spaces per 1,000 GFA shall be used.
20. Shade trees to meet parking lot interior landscaping requirements shall be a minimum 2.5 to 3 inch caliper D.B.H. measuring 12 feet in height at time of planting. To the greatest extent possible, tree plantings shall not be pruned for the purposes of "drive-by visibility" from State Road 60 into the site. However, necessary pruning required for the general health, safety, and welfare for operational traffic characteristics within the parking lot is permissible.
21. Lighting within the project shall be shielded to diffuse glare offsite.

- 21.1 Outdoor security parking pole lighting shall be a minimum 50 feet from the entire eastern and western property boundaries, with the exception of the easternmost out parcel. In the event like uses are developed on the abutting eastern property, this condition shall not apply.
- 21.2 In addition to the above, Parcel B outdoor lighting shall be full-cutoff light fixtures.
22. Signage shall be approved through a Master Sign Plan in accordance with Land Development Code Section 7.04.03. Project signage shall be mounted on or supported by materials that are consistent with the common design elements and finishes of the main shopping center. No pylon signs for the project shall be erected along Mount Carmel Road. Unless otherwise referenced herein.
 - 22.1 Parcel B shall not be permitted billboards or pole signs. However, valid sign permits in effect prior to approval of MM 04-809 may be constructed in accordance with the conditions of said permit.
 - 22.2 Per PRS 04-1286, the parcel identified as tax folio # 70023.6056 shall be permitted one monument sign subject to the State Road (SR) 60 (Brandon Boulevard) Overlay District standards, in conformance with the Master Sign Plan, as amended herein, with oversight by Natural Resources staff. The sign may be placed within the 30-foot buffer, be a maximum of 8 feet in height and be setback a minimum of 10-feet from the SR 60 right-of-way.
23. The development shall include a pedestrian connection between Parcel A and Parcels B, C-1, C-2 and D. The design of Parcels A, B, C-1, C-2 and D shall incorporate the continuation of this pedestrian connection. The pedestrian crossing areas shall be clearly identified and marked within the parking and drive areas. The connection shall be demarcated from the parking lot through the use of landscaping and/or architectural baseplane treatment(s).
24. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
25. 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.
26. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
27. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
28. 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

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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
Fri Aug 25 2023 08:31:07

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.

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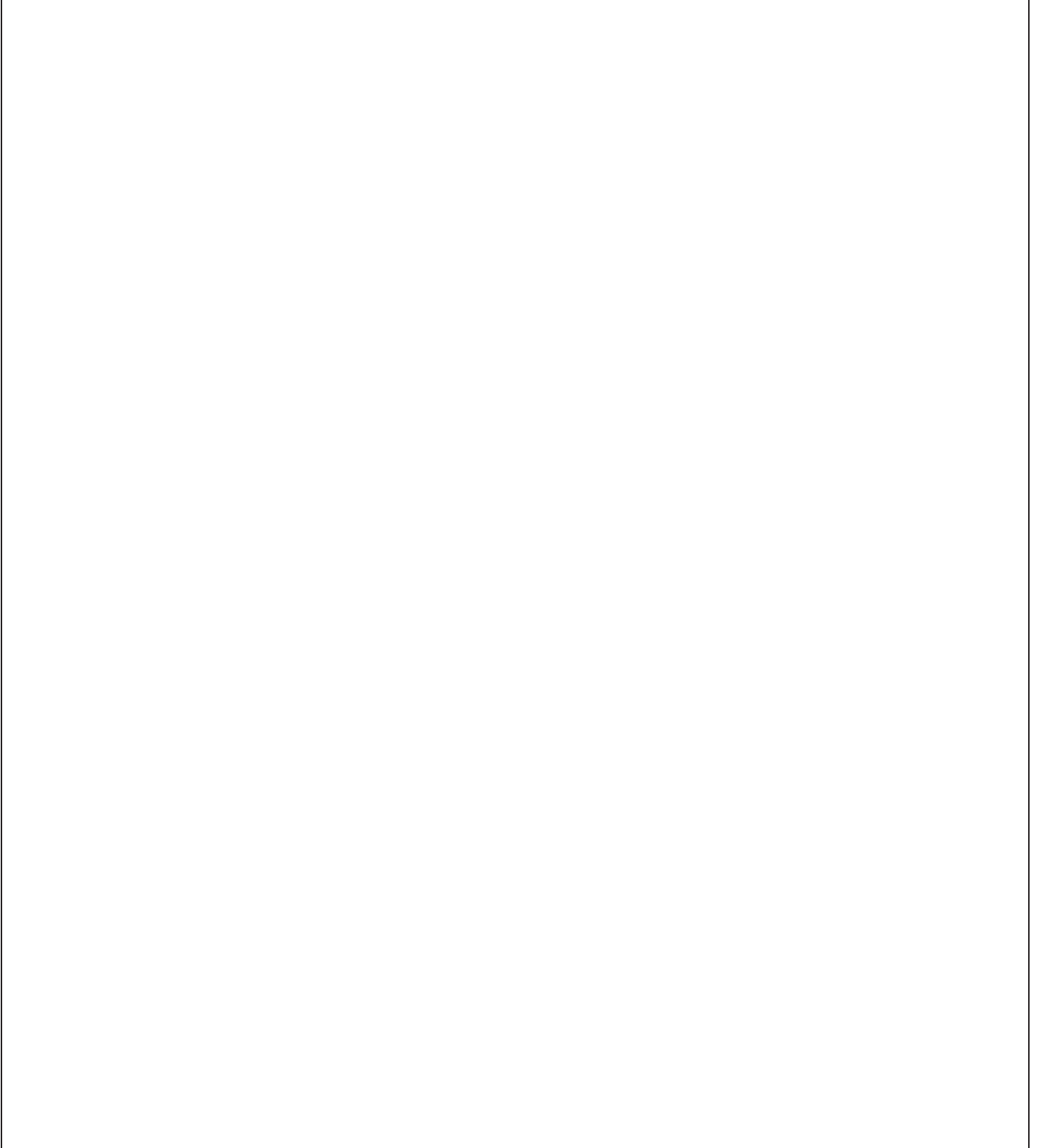
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

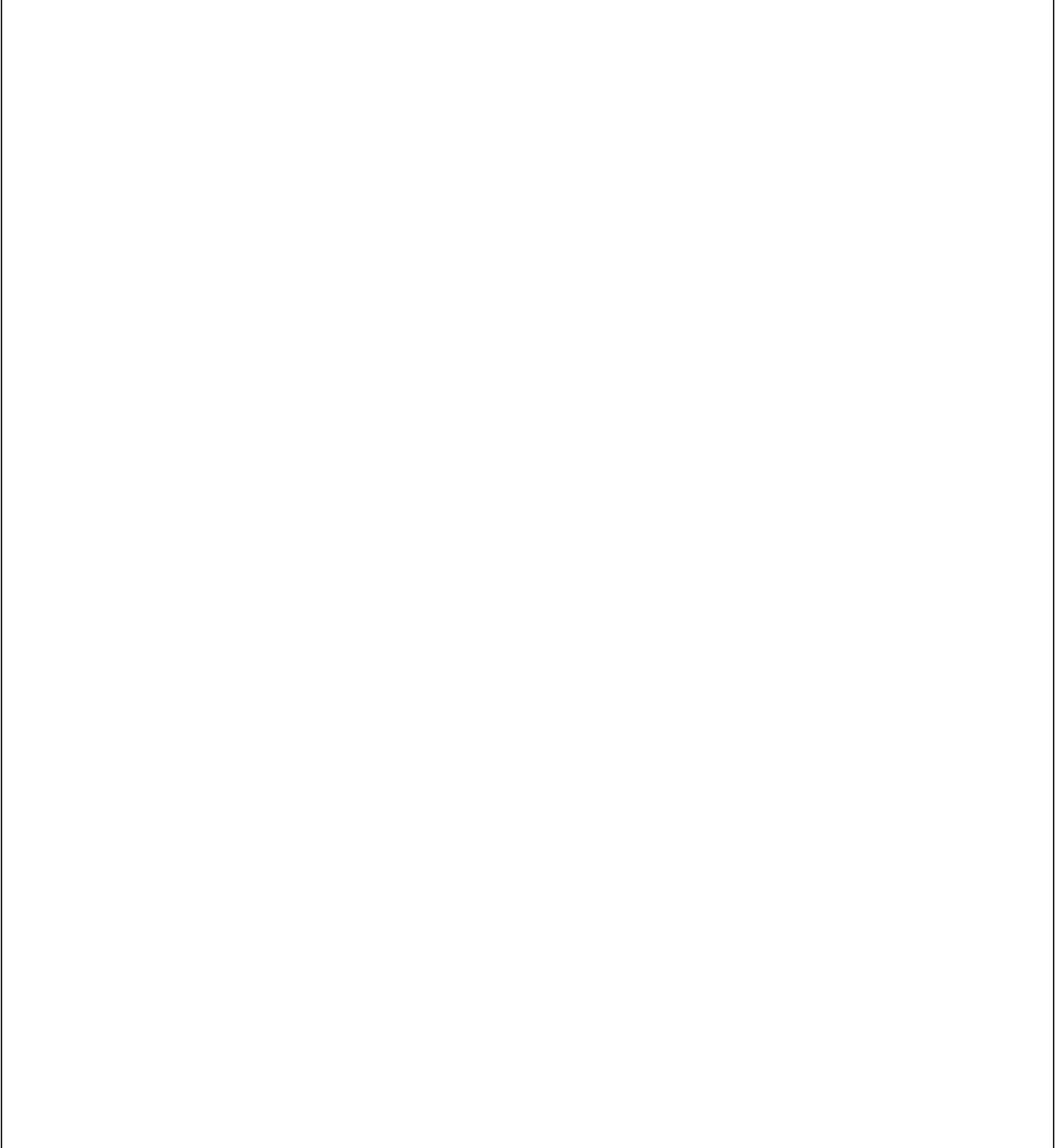
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



No.	Date	Revision
1		Initial Issue
2		Revised
3		Revised
4		Revised
5		Revised

Walmart
MINOR MODIFICATION GENERAL SITE PLAN
1208 E BRANDON BOULEVARD, BRANDON FL

LOCATION MAP
SCALE 1:3,000
HILLSBOROUGH COUNTY, FLORIDA
SECTION 24 - TOWNSHIP 29 SOUTH - RANGE 20 EAST

ENVIRONMENTAL INFORMATION MAP
SCALE 1:1,000

PROJECT DATA TABLE

PROPOSED ZONING	UNPLATTED
PROPOSED PARCEL AREAS	2,903.57 SF
REQUIRED PARKING	22 SPACES
REQUIRED VEHICLE STORAGE	22 SPACES
MAXIMUM BUILDING HEIGHT	38' 0"
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.90
MAXIMUM IMPERVIOUS SURFACE	10%
MINIMUM LOT SIZE	2,903.57 SF
MINIMUM FRONT YARD SETBACK	5' 0"
MINIMUM SIDE YARD SETBACK	5' 0"
MINIMUM REAR YARD SETBACK	5' 0"
MINIMUM SETBACK FROM ADJACENT ALLEYS	5' 0"
MINIMUM SETBACK FROM RAILROAD TRACKS	10' 0"
MINIMUM SETBACK FROM OVERHEAD POWER LINES	10' 0"
MINIMUM SETBACK FROM OTHER STRUCTURES	5' 0"
MINIMUM SETBACK FROM WETLANDS	5' 0"
MINIMUM SETBACK FROM FLOOD ZONES	5' 0"
MINIMUM SETBACK FROM AIRCRAFT OBSTRUCTION	10' 0"
MINIMUM SETBACK FROM OTHER REGULATIONS	5' 0"

PARKING REQUIREMENTS

REQUIRED PARKING	22 SPACES
REQUIRED VEHICLE STORAGE	22 SPACES
MAXIMUM BUILDING HEIGHT	38' 0"
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.90
MAXIMUM IMPERVIOUS SURFACE	10%

LEGEND

- PROPOSED ZONING
- PROPOSED PARCEL AREAS
- REQUIRED PARKING
- REQUIRED VEHICLE STORAGE
- MAXIMUM BUILDING HEIGHT
- MAXIMUM FLOOR AREA RATIO (F.A.R.)
- MAXIMUM IMPERVIOUS SURFACE
- MINIMUM LOT SIZE
- MINIMUM FRONT YARD SETBACK
- MINIMUM SIDE YARD SETBACK
- MINIMUM REAR YARD SETBACK
- MINIMUM SETBACK FROM ADJACENT ALLEYS
- MINIMUM SETBACK FROM RAILROAD TRACKS
- MINIMUM SETBACK FROM OVERHEAD POWER LINES
- MINIMUM SETBACK FROM OTHER STRUCTURES
- MINIMUM SETBACK FROM WETLANDS
- MINIMUM SETBACK FROM FLOOD ZONES
- MINIMUM SETBACK FROM AIRCRAFT OBSTRUCTION
- MINIMUM SETBACK FROM OTHER REGULATIONS

CONSULTANTS

OWNER/DEVELOPER	WALMART STORES EAST, LP 3001 BE 17181 BENTONVILLE ANKENY RD BENTONVILLE, MO 64080
ENGINEER	2714 TAYLOR AVE, GAITHERSBURG, MD 20878
ARCHITECT	14555 WOODBURN BLVD, SUITE 200 DALLAS, TX 75244

LOT LEGAL DESCRIPTION

STATE ROAD 60 (BRANDON BLVD)
8 - LANE DIVIDED ASPHALT ROADWAY
PRINCIPAL ARTERIAL / ROW VARIES

LOT LEGAL DESCRIPTION
WALMART STORES EAST, LP
3001 BE 17181 BENTONVILLE ANKENY RD
BENTONVILLE, MO 64080
2714 TAYLOR AVE, GAITHERSBURG, MD 20878
14555 WOODBURN BLVD, SUITE 200
DALLAS, TX 75244

CONTRACT INFORMATION

PROJECT NO.	110222
DATE	11/19/2022
CLIENT	Walmart
PROJECT NAME	1208 E BRANDON BOULEVARD, BRANDON FL
PROJECT TYPE	MINOR MODIFICATION GENERAL SITE PLAN
PROJECT LOCATION	1208 E BRANDON BOULEVARD, BRANDON FL
PROJECT STATUS	PLANNED DEVELOPMENT
PROJECT PHASE	PRELIMINARY
PROJECT BUDGET	100,000
PROJECT RISK	Low
PROJECT COMPLIANCE	100%
PROJECT SCHEDULE	3 Months
PROJECT CONTACT	John Smith, Project Manager
PROJECT PHONE	555-555-5555
PROJECT EMAIL	john.smith@walmart.com

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: September 12, 2023

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 07/05/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Brandon/ Central

PETITION NO: PRS 23-0510

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed revised condition.

- This agency objects, based on the listed or attached conditions.

REVISED CONDITION

19. Parking shall be in accordance with the Land Development Code, except within Parcel A where a parking ratio of ~~4.25~~ 3.98 parking spaces per 1,000 GFA shall be used.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification, also called a Personal Appearance (PRS) to PD 00-0538 to expand the existing Walmart store and to revise condition #19 to reduce the required parking rate for parcel A. The applicant submitted a PD variation and parking study that includes technical justification for the parking rate reduction. The applicant also submitted FDOT preliminary comments regarding the proposed modification. Staff notes that FDOT operations has not reviewed the project and could have additional requirements during site development. Based on the submitted PD variation justification and the submitted parking study, transportation staff does not object to the subject modification.

PARKING STUDY

The subject minor modification proposes modification to condition #19 to reduce the required parking rate for Parcel A from 4.25 to 3.98 parking spaces per 1,000 GFA. Hillsborough County policy requires any proposed parking reductions be addressed as a PD Variation during the Minor Modification process and to provide technical justification regarding the reduction in parking. The applicant has submitted a PD variation for the proposed reduction as well as a parking study to provide technical justification that the site will not be negatively impacted by the proposed parking rate reduction. Staff has reviewed the submitted parking study and does not object to the proposed modification.

FDOT COORDINATION

The subject minor modification takes access to Brandon Blvd, a Hillsborough County Principal Arterial Roadway. Staff required the applicant to submit documentation regarding coordination with FDOT concerning the proposed minor modification. The applicant submitted documentation from FDOT based on a preliminary review of the proposed modification. Staff notes that FDOT operations has not reviewed the project and could have additional requirements during site development.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
		PM
PD, 204,167 sf Free-Standing Discount Superstore (ITE Code 813)	10,314	884
Less Pass-By Trips	N/A	-68
Net Trips	10,314	816

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
		PM
PD, 211,856 sf Free-Standing Discount Superstore (ITE Code 813)	10,704	918
Less Pass-By Trips	N/A	-78
Net Trips	10,704	840

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
		PM
Difference	+390	+24

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Brandon Blvd. Brandon Blvd is an 8-lane, divided principal arterial FDOT roadway. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. Brandon Blvd lies within +/-181 feet of Right of Way within the vicinity of the project.

SITE ACCESS

The site is currently access through an existing right in/right out left in access on Brandon Blvd. There are also two existing access points to the west of the subject folio.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service information is provided in the table below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 60 / BRANDON BLVD	RIDGEWOOD AVE	MOUNT CARMEL RD	D	C

Source: Hillsborough County 2022 Level of Service 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
Brandon Blvd	FDOT Principal Arterial - Urban	8 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 - TBD

Project Trip Generation <input type="checkbox"/> Not applicable for this request		
	Average Annual Daily Trips	P.M. Peak Hour Trips
Existing	10,314	884
Proposed	10,704	918
Difference (+/-)	+390	+24

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

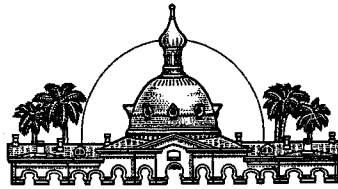
Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

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

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



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

October 27, 2004

BOARD OF COUNTY COMMISSIONERS

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

Jane Carter Realty
4010 Cedar Cay Circle
Valrico FL 33594

RE: PETITION NO. MM 04-0809 BR

Dear Applicant:

At the regularly scheduled public meeting on October 26, 2004, the Board of County Commissioners granted your request for a Major Modification to PD (00-538), with the attached amended final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

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

Attachments

cc: Engelhardt, Hammer and Associates, Inc.
File: PD (00-538)

Post Office Box 1110 · Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

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APPROVAL - RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLANS (A AND B) RECEIVED JUNE 1, 2004.

1. Parcel A shall be permitted the following uses:

- 205,350 square-foot big-box retailer
- 20,800 square foot garden center
- 600 square foot lease lot to be used for gasoline sales
- 30,000 square foot area to be developed with no more than three outparcels.

Parcel B shall be developed with one or more of the following uses:

- 100 residential units
- 75,000 square feet of warehouse/showroom uses (Showroom/display area shall be limited to a maximum of ten (10) percent of the total gross floor area of any warehouse building)
- 6.84 acres of recreation services
- 60,000 square feet of Business, Professional Office (BPO) uses
- 120,000 square feet of self-storage
- Commercial (i.e. dance, martial arts, swim, music, etc.) vocational, technical, business and/or trade schools
- In addition to the above, Parcel B-2 is permitted –specialty retail uses for the following: pet store, book store, interior décor store, telephone store, office supply store, florist shop
- Permit 2-story mixed use building provided residential use on top. Residential units shall come from 100 units permitted or comply with Apartment/Commercial Standards (LDC Section 6.11.1b)

Parcel C-1 shall be developed with one or more of the following uses:

- 25,000 square feet of retail uses
- 40,000 square feet of professional office uses
- 200 room hotel/motel
- 25,000 square feet of recreation services

Parcel C-2 shall be developed with one or more of the following uses:

- 8,000 square feet of retail uses
- 10,000 square feet of professional office uses
- 40,000 square feet of self-storage
- 10,000 square feet of recreation services
- 10,000 square feet of financial institution uses;

Parcel D shall be developed with one or more of the following uses:

- 10,000 square feet of residential support uses
- 20,000 square feet of financial institution uses
- 200 bed community residential home
- 20,000 square feet of professional office uses
- 200 bed nursing, convalescent and extended care facility

Development on Parcels A, B, C-1, C-2 or D shall not exceed the maximum allowable density (12 units per acre) or the maximum allowable intensity (0.5 FAR) of the CMU-12 Future Land Use classification. Any two parcels within Parcels B, C-1, C-2 or D can be reconfigured or combined for the development of a single building, provided that the use is consistent with the land uses permitted in this condition.

2. The maximum building height in Parcel A shall be 35 feet.
3. Excluding FAR and building height, the project shall be developed in accordance with the CG zoning district design standards. If Parcel B is developed with residential uses, the residential uses, excluding building height, shall be developed in accordance with the RSC-9 zoning district design standards for single-family development and the RMC-12 zoning district standards for multi-family development.
4. The buffers in Parcel A shall be constructed as part of the big box retail development. The buffers in Parcels B, C-1, C-2 and D shall be constructed in conjunction with adjacent developments. Buffering and screening shall be provided in accordance with the Land Development Code except as otherwise specified herein.
 - 4.1 A buffer area of 10-feet in width shall be provided along the northern project boundary, adjacent to the railroad right-of-way. Within the buffer area, the developer shall provide a double row of street oaks or live oak trees a minimum of 10-feet in height at the time of planting. The trees shall be spaced in each row not more than 30-feet apart, and the trees shall be offset in a manner to provide one tree every 15 feet.
 - 4.2 A buffer area of 30-feet in width shall be provided along the southern project boundary abutting State Road 60. Screening within the buffer area shall be provided in accordance with the Scenic Corridor requirements of the Land Development and comparable to the landscaping provided on Folio 69775.0100 (Home Depot). The developer shall also provide the following within the buffer:
 - 4.1.1 Evergreen shade trees every 40 feet that are 2 to 3 inches in caliber (D.B.H.) and 10 to 12 foot minimum height at the time of planting; 2) five understory flowering trees every 40 feet that are a minimum height of 8 feet at the time of planting, and; 3) a continuous hedge of three gallon containerized evergreen shrubs spaced not more that 3-feet apart on center.
5. A maximum of three out parcels shall be permitted on Parcel A. Outparcel development on Parcel A shall provide for interconnected parking lot driveways. If more than two outparcels are developed on the southeastern portion of Parcel A, the outparcels shall have staggered setbacks as follows:
 - 5.1 The westernmost and easternmost outparcels shall have a minimum setback of 50 feet
 - 5.2 The middle outparcel shall have a maximum setback of 35 feet

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 04-0809-BR (00-538)
BOCC MEETING DATE: October 26, 2004
DATE TYPED: October 27, 2004

6. In Parcel A, the big box retailer shall be architecturally finished on the south, west, and east sides. The exterior color of the big box retailer shall be of a natural tone or earth tone. Buildings in Parcels B, C-1, C-2 and D are to be architecturally finished on all side.
7. Seasonal trailer parking shall be permitted in the northeast portion of Parcel A as shown on the general site plan. The seasonal parking area shall be screened on the north, west and east side. Screening shall consist of the following:
 - 7.1 An 8-foot high masonry wall with split block face
 - 7.2 Photinia fraseri 'Red Tip' trees FG 8 to 12 feet BB planted every eight feet.
8. A retention area shall be provided along the entire northern boundary of the site as generally shown on the general development plan.
9. A maximum of two site access points shall be permitted onto State Road 60. A "boulevard" type entrance shall be provided on Parcel "A" as generally shown on the general development plan. This boulevard shall be tree lined with trees meeting Condition 16.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County and FDOT, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, onto Mount Carmel Road, from State Road 60, and at each access to the project where a left turn is permitted along both Mt. Carmel and State Road 60. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department and FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
11. Any combination of approved uses in Parcels B, C-1, C-2 and D may be built on the site provided that the external P.M. peak hour trips do not exceed the number shown in the transportation analysis (647 P.M. peak hour) based on current ITE Trip Generation rates or other approved studies. Should the land uses consist of any other than those shown in the transportation analysis, a revised trip generation analysis shall be provided, prior to detailed site plan approval, showing that the total number of trips for Parcels B, C-1, C-2 and D do not exceed 647 P.M. peak hour trip ends. If, as a result of the revised trip generation analysis, it is determined that the trip generation exceeds that which has been analyzed within the submitted transportation analysis, then the developer shall provide Hillsborough County with an updated detailed transportation analysis showing the impact of that development along the adjacent roadway network.
12. The development shall provide two cross access connections along the western project boundary of Parcel A. Said cross access connections shall be located as generally depicted on the site plan.

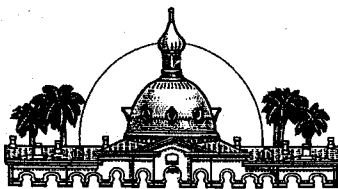
13. The developer shall establish cross access to all outparcels or properties that are part of the parent tract, including proposed apartment sites. The developer shall provide legally recorded cross-access easement agreements with adjacent outparcels to the Florida Department of Transportation (FDOT) prior to final site plan approval. The proposed location and configuration of the direct access connections to State Road 60 are subject to approval and permitting by the FDOT.
14. The development shall provide access connection to the Home Depot site to the east.
15. 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 the development traffic for which approval is requested. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, to meet concurrency for the proposed development, the Developer at his expense, consistent with requirements of the Land Development Code, may be required to construct the following:
 - 15.1 Southbound right turn lane on Mt Carmel @ SR 60,
 - 15.2 Northbound dual left turn lanes on Mt Carmel @ SR 60,
 - 15.3 Northbound left turn lane on Mt Carmel @ Front St,
 - 15.4 Eastbound right turn lane on Front St @ Mt. Carmel,
 - 15.5 Add Southbound left turn lane storage to Kingsway @ SR 60,
 - 15.6 Add Eastbound left turn lane storage on SR 60 @ each project access,
 - 15.7 Add Northbound & Southbound turn lane storage on Mt Carmel @ project access.The above improvements shall be proportional to the impact of the project.
16. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 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 100 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 the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.
17. Cross-access shall be provided between all developments within Parcel "B", unless otherwise stated in the Land Development Code.

18. The Developer shall construct 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. The Developer shall also provide sidewalk connections from the developments to sidewalks along external roadways.
19. Parking shall be in accordance with the Land Development Code.
20. Shade trees to meet parking lot interior landscaping requirements shall be a minimum 2.5 to 3 inch caliper D.B.H. measuring 12 feet in height at time of planting. To the greatest extent possible, tree plantings shall not be pruned for the purposes of "drive-by visibility" from State Road 60 into the site. However, necessary pruning required for the general health, safety, and welfare for operational traffic characteristics within the parking lot is permissible.
21. Lighting within the project shall be shielded to diffuse glare offsite.
 - 21.1 Outdoor security parking pole lighting shall be a minimum 50 feet from the entire eastern and western property boundaries, with the exception of the easternmost out parcel. In the event like uses are developed on the abutting eastern property, this condition shall not apply.
 - 21.2 In addition to the above, Parcel B outdoor lighting shall be full-cutoff light fixtures.
22. Signage shall be approved through a Master Sign Plan in accordance with Land Development Code Section 7.04.03. Project signage shall be mounted on or supported by materials that are consistent with the common design elements and finishes of the main shopping center. No pylon signs for the project shall be erected along Mount Carmel Road.
 - 22.1 Parcel B shall not be permitted billboards or pole signs. However, valid sign permits in effect prior to approval of MM 04-809 may be constructed in accordance with the conditions of said permit.
23. The development shall include a pedestrian connection between Parcel A and Parcels B, C-1, C-2 and D. The design of Parcels A, B, C-1, C-2 and D shall incorporate the continuation of this pedestrian connection. The pedestrian crossing areas shall be clearly identified and marked within the parking and drive areas. The connection shall be demarcated from the parking lot through the use of landscaping and/or architectural baseplane treatment(s).
24. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
25. 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.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 04-0809-BR (00-538)
BOCC MEETING DATE: October 26, 2004
DATE TYPED: October 27, 2004

26. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
27. Within 90 days of approval 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 the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
28. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

August 31, 2004

BOARD OF COUNTY COMMISSIONERS

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Assistant County Administrators
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Sue Murphy
401 E Jackson St
Suite 2700
Tampa FL 33602

RE: PETITION NO. PRS 04-1286 BR

Dear Ms. Murphy:

At the regularly scheduled public meeting on August 24, 2004, the Board of County Commissioners approved your request for a minor modification to PD (00-0538), with the attached amended final conditions.

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

To comply with this condition, please complete and submit to the 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 Diane Gavitt at 272-5920.

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

Attachments

cc: File: PD (00-0538)

Post Office Box 1110 · Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

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APPROVAL - RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLANS (A AND B) RECEIVED JUNE 1, 2004 (MM 04-809) and the Patriot Village site plan submitted on June 11, 2004.

1. Parcel A shall be permitted the following uses:

- 205,350 square-foot big-box retailer
- 20,800 square foot garden center
- 600 square foot lease lot to be used for gasoline sales
- 30,000 square foot area to be developed with no more than three outparcels.

Parcel B shall be developed with one or more of the following uses:

- 100 residential units
- 75,000 square feet of warehouse/showroom uses (Showroom/display area shall be limited to a maximum of ten (10) percent of the total gross floor area of any warehouse building)
- 6.84 acres of recreation services
- 60,000 square feet of Business, Professional Office (BPO) uses
- 120,000 square feet of self-storage
- Commercial (i.e. dance, martial arts, swim, music, etc.) vocational, technical, business and/or trade schools
- In addition to the above, Parcel B-2 is permitted –specialty retail uses for the following: pet store, book store, interior décor store, telephone store, office supply store, florist shop
- Permit 2-story mixed use building provided residential use on top. Residential units shall come from 100 units permitted or comply with Apartment/Commercial Standards (LDC Section 6.11.1b)

Parcel C-1 shall be developed with one or more of the following uses:

- 25,000 square feet of retail uses
- 40,000 square feet of professional office uses
- 200 room hotel/motel
- 25,000 square feet of recreation services

Parcel C-2 shall be developed with one or more of the following uses:

- 8,000 square feet of retail uses
- 10,000 square feet of professional office uses
- 40,000 square feet of self-storage
- 10,000 square feet of recreation services
- 10,000 square feet of financial institution uses;

Parcel D shall be developed with one or more of the following uses:

- 10,000 square feet of residential support uses
- 20,000 square feet of financial institution uses
- 200 bed community residential home
- 20,000 square feet of professional office uses

- 200 bed nursing, convalescent and extended care facility
Development on Parcels A, B, C-1, C-2 or D shall not exceed the maximum allowable density (12 units per acre) or the maximum allowable intensity (0.5 FAR) of the CMU-12 Future Land Use classification. Any two parcels within Parcels B, C-1, C-2 or D can be reconfigured or combined for the development of a single building, provided that the use is consistent with the land uses permitted in this condition.
2. The maximum building height in Parcel A shall be 35 feet.
 3. Excluding FAR and building height, the project shall be developed in accordance with the CG zoning district design standards. If Parcel B is developed with residential uses, the residential uses, excluding building height, shall be developed in accordance with the RSC-9 zoning district design standards for single-family development and the RMC-12 zoning district standards for multi-family development.
 4. The buffers in Parcel A shall be constructed as part of the big box retail development. The buffers in Parcels B, C-1, C-2 and D shall be constructed in conjunction with adjacent developments. Buffering and screening shall be provided in accordance with the Land Development Code except as otherwise specified herein.
 - 4.1 A buffer area of 10-feet in width shall be provided along the northern project boundary, adjacent to the railroad right-of-way. Within the buffer area, the developer shall provide a double row of street oaks or live oak trees a minimum of 10-feet in height at the time of planting. The trees shall be spaced in each row not more than 30-feet apart, and the trees shall be offset in a manner to provide one tree every 15 feet.
 - 4.2 A buffer area of 30-feet in width shall be provided along the southern project boundary abutting State Road 60. Screening within the buffer area shall be provided in accordance with the Scenic Corridor requirements of the Land Development and comparable to the landscaping provided on Folio 69775.0100 (Home Depot), unless otherwise referenced herein (see Condition 22.2). The developer shall also provide the following within the buffer:
 - 4.2.1 Evergreen shade trees every 40 feet that are 2 to 3 inches in caliber (D.B.H.) and 10 to 12 foot minimum height at the time of planting; 2) five understory flowering trees every 40 feet that are a minimum height of 8 feet at the time of planting, and; 3) a continuous hedge of three gallon containerized evergreen shrubs spaced not more that 3-feet apart on center, unless otherwise referenced herein (see Condition 22.2).
 5. A maximum of three out parcels shall be permitted on Parcel A. Outparcel development on Parcel A shall provide for interconnected parking lot driveways. If more than two outparcels are developed on the southeastern portion of Parcel A, the outparcels shall have staggered setbacks as follows:

- 5.1 The westernmost and easternmost outparcels shall have a minimum setback of 50 feet
- 5.2 The middle outparcel shall have a maximum setback of 35 feet
6. In Parcel A, the big box retailer shall be architecturally finished on the south, west, and east sides. The exterior color of the big box retailer shall be of a natural tone or earth tone. Buildings in Parcels B, C-1, C-2 and D are to be architecturally finished on all side.
7. Seasonal trailer parking shall be permitted in the northeast portion of Parcel A as shown on the general site plan. The seasonal parking area shall be screened on the north, west and east side. Screening shall consist of the following:
 - 7.1 An 8-foot high masonry wall with split block face
 - 7.2 Photinia fraseri 'Red Tip' trees FG 8 to 12 feet BB planted every eight feet.
8. A retention area shall be provided along the entire northern boundary of the site as generally shown on the general development plan.
9. A maximum of two site access points shall be permitted onto State Road 60. A "boulevard" type entrance shall be provided on Parcel "A" as generally shown on the general development plan. This boulevard shall be tree lined with trees meeting Condition 16.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County and FDOT, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, onto Mount Carmel Road, from State Road 60, and at each access to the project where a left turn is permitted along both Mt. Carmel and State Road 60. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department and FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
11. Any combination of approved uses in Parcels B, C-1, C-2 and D may be built on the site provided that the external P.M. peak hour trips do not exceed the number shown in the transportation analysis (647 P.M. peak hour) based on current ITE Trip Generation rates or other approved studies. Should the land uses consist of any other than those shown in the transportation analysis, a revised trip generation analysis shall be provided, prior to detailed site plan approval, showing that the total number of trips for Parcels B, C-1, C-2 and D do not exceed 647 P.M. peak hour trip ends. If, as a result of the revised trip generation analysis, it is determined that the trip generation exceeds that which has been analyzed within the submitted transportation analysis, then the developer shall provide Hillsborough County with an updated detailed transportation analysis showing the impact of that development along the adjacent roadway network.

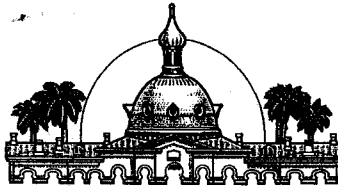
12. The development shall provide two cross access connections along the western project boundary of Parcel A. Said cross access connections shall be located as generally depicted on the site plan.
13. The developer shall establish cross access to all outparcels or properties that are part of the parent tract, including proposed apartment sites. The developer shall provide legally recorded cross-access easement agreements with adjacent outparcels to the Florida Department of Transportation (FDOT) prior to final site plan approval. The proposed location and configuration of the direct access connections to State Road 60 are subject to approval and permitting by the FDOT.
14. The development shall provide access connection to the Home Depot site to the east.
15. 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 the development traffic for which approval is requested. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, to meet concurrency for the proposed development, the Developer at his expense, consistent with requirements of the Land Development Code, may be required to construct the following:
 - 15.1 Southbound right turn lane on Mt Carmel @ SR 60,
 - 15.2 Northbound dual left turn lanes on Mt Carmel @ SR 60,
 - 15.3 Northbound left turn lane on Mt Carmel @ Front St,
 - 15.4 Eastbound right turn lane on Front St @ Mt. Carmel,
 - 15.5 Add Southbound left turn lane storage to Kingsway @ SR 60,
 - 15.6 Add Eastbound left turn lane storage on SR 60 @ each project access,
 - 15.7 Add Northbound & Southbound turn lane storage on Mt Carmel @ project access.
16. The above improvements shall be proportional to the impact of the project. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 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 100 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 the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.
17. Cross-access shall be provided between all developments within Parcel "B", unless otherwise stated in the Land Development Code.

18. The Developer shall construct sidewalks within the right-of-way of Tract A as platted. The sidewalks shall be a minimum width of five (5) feet. The Developer shall also provide sidewalk connections from the developments to sidewalks within the right-of-way of Tract A.
19. Parking shall be in accordance with the Land Development Code.
20. Shade trees to meet parking lot interior landscaping requirements shall be a minimum 2.5 to 3 inch caliper D.B.H. measuring 12 feet in height at time of planting. To the greatest extent possible, tree plantings shall not be pruned for the purposes of "drive-by visibility" from State Road 60 into the site. However, necessary pruning required for the general health, safety, and welfare for operational traffic characteristics within the parking lot is permissible.
21. Lighting within the project shall be shielded to diffuse glare offsite.
 - 21.1 Outdoor security parking pole lighting shall be a minimum 50 feet from the entire eastern and western property boundaries, with the exception of the easternmost out parcel. In the event like uses are developed on the abutting eastern property, this condition shall not apply.
 - 21.2 In addition to the above, Parcel B outdoor lighting shall be full-cutoff light fixtures.
22. Signage shall be approved through a Master Sign Plan in accordance with Land Development Code Section 7.04.03. Project signage shall be mounted on or supported by materials that are consistent with the common design elements and finishes of the main shopping center. No pylon signs for the project shall be erected along Mount Carmel Road. Unless otherwise referenced herein.
 - 22.1 Parcel B shall not be permitted billboards or pole signs. However, valid sign permits in effect prior to approval of MM 04-809 may be constructed in accordance with the conditions of said permit.
 - 22.2 Per PRS 04-1286, the parcel identified as tax folio # 70023.6056 shall be permitted one monument sign subject to the State Road (SR)60 (Brandon Boulevard) Overlay District standards, in conformance with the Master Sign Plan, as amended herein, with oversight by Natural Resources staff. The sign may be placed within the 30-foot buffer, be a maximum of 8 feet in height and be setback a minimum of 10-feet from the SR 60 right-of-way.
23. The development shall include a pedestrian connection between Parcel A and Parcels B, C-1, C-2 and D. The design of Parcels A, B, C-1, C-2 and D shall incorporate the continuation of this pedestrian connection. The pedestrian crossing areas shall be clearly identified and marked within the parking and drive areas. The connection shall be demarcated from the parking lot through the use of landscaping and/or architectural baseplane treatment(s).
24. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 04-1286 BR (00-538)
BOCC MEETING DATE: August 24, 2004
DATE TYPED: August 27, 2004

25. 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.
26. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
27. Within 90 days of approval 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 the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
28. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean
July 29, 2004

BOARD OF COUNTY COMMISSIONERS

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Assistant County Administrators
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Jane Carter Realty
4010 Cedar Cay Circle
Valrico FL 33594

RE: PETITION NO. MM 04-0809 BR

Dear Applicant:

At the regularly scheduled public meeting on July 27, 2004, the Board of County Commissioners granted your request for a Major Modification to PD (00-538), with the attached amended final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

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

Attachments

cc: Engelhardt, Hammer and Associates, Inc.
File: PD (00-538)

APPROVAL - RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLANS (A AND B) RECEIVED JUNE 1, 2004.

1. Parcel A shall be permitted the following uses:

- 205,350 square-foot big-box retailer
- 20,800 square foot garden center
- 600 square foot lease lot to be used for gasoline sales
- 30,000 square foot area to be developed with no more than three outparcels.

Parcel B shall be developed with one or more of the following uses:

- 100 residential units
- 75,000 square feet of warehouse/showroom uses (Showroom/display area shall be limited to a maximum of ten (10) percent of the total gross floor area of any warehouse building)
- 6.84 acres of recreation services
- 60,000 square feet of Business, Professional Office (BPO) uses
- 120,000 square feet of self-storage
- Commercial (i.e. dance, martial arts, swim, music, etc.) vocational, technical, business and/or trade schools
- In addition to the above, Parcel B-2 is permitted –specialty retail uses for the following: pet store, book store, interior décor store, telephone store, office supply store, florist shop
- Permit 2-story mixed use building provided residential use on top. Residential units shall come from 100 units permitted or comply with Apartment/Commercial Standards (LDC Section 6.11.1b)

Parcel C-1 shall be developed with one or more of the following uses:

- 25,000 square feet of retail uses
- 40,000 square feet of professional office uses
- 200 room hotel/motel
- 25,000 square feet of recreation services

Parcel C-2 shall be developed with one or more of the following uses:

- 8,000 square feet of retail uses
- 10,000 square feet of professional office uses
- 40,000 square feet of self-storage
- 10,000 square feet of recreation services
- 10,000 square feet of financial institution uses;

Parcel D shall be developed with one or more of the following uses:

- 10,000 square feet of residential support uses
- 20,000 square feet of financial institution uses
- 200 bed community residential home
- 20,000 square feet of professional office uses
- 200 bed nursing, convalescent and extended care facility

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 04-0809-BR (00-538)
BOCC MEETING DATE: July 27, 2004
DATE TYPED: July 30, 2004

Development on Parcels A, B, C-1, C-2 or D shall not exceed the maximum allowable density (12 units per acre) or the maximum allowable intensity (0.5 FAR) of the CMU-12 Future Land Use classification. Any two parcels within Parcels B, C-1, C-2 or D can be reconfigured or combined for the development of a single building, provided that the use is consistent with the land uses permitted in this condition.

2. The maximum building height in Parcel A shall be 35 feet.
3. Excluding FAR and building height, the project shall be developed in accordance with the CG zoning district design standards. If Parcel B is developed with residential uses, the residential uses, excluding building height, shall be developed in accordance with the RSC-9 zoning district design standards for single-family development and the RMC-12 zoning district standards for multi-family development.
4. The buffers in Parcel A shall be constructed as part of the big box retail development. The buffers in Parcels B, C-1, C-2 and D shall be constructed in conjunction with adjacent developments. Buffering and screening shall be provided in accordance with the Land Development Code except as otherwise specified herein.
 - 4.1 A buffer area of 10-feet in width shall be provided along the northern project boundary, adjacent to the railroad right-of-way. Within the buffer area, the developer shall provide a double row of street oaks or live oak trees a minimum of 10-feet in height at the time of planting. The trees shall be spaced in each row not more than 30-feet apart, and the trees shall be offset in a manner to provide one tree every 15 feet.
 - 4.2 A buffer area of 30-feet in width shall be provided along the southern project boundary abutting State Road 60. Screening within the buffer area shall be provided in accordance with the Scenic Corridor requirements of the Land Development and comparable to the landscaping provided on Folio 69775.0100 (Home Depot). The developer shall also provide the following within the buffer:
 - 4.1.1 Evergreen shade trees every 40 feet that are 2 to 3 inches in caliber (D.B.H.) and 10 to 12 foot minimum height at the time of planting; 2) five understory flowering trees every 40 feet that are a minimum height of 8 feet at the time of planting, and; 3) a continuous hedge of three gallon containerized evergreen shrubs spaced not more that 3-feet apart on center.
5. A maximum of three out parcels shall be permitted on Parcel A. Outparcel development on Parcel A shall provide for interconnected parking lot driveways. If more than two outparcels are developed on the southeastern portion of Parcel A, the outparcels shall have staggered setbacks as follows:
 - 5.1 The westernmost and easternmost outparcels shall have a minimum setback of 50 feet
 - 5.2 The middle outparcel shall have a maximum setback of 35 feet

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 04-0809-BR (00-538)
BOCC MEETING DATE: July 27, 2004
DATE TYPED: July 30, 2004

6. In Parcel A, the big box retailer shall be architecturally finished on the south, west, and east sides. The exterior color of the big box retailer shall be of a natural tone or earth tone. Buildings in Parcels B, C-1, C-2 and D are to be architecturally finished on all side.
7. Seasonal trailer parking shall be permitted in the northeast portion of Parcel A as shown on the general site plan. The seasonal parking area shall be screened on the north, west and east side. Screening shall consist of the following:
 - 7.1 An 8-foot high masonry wall with split block face
 - 7.2 Photinia fraseri 'Red Tip' trees FG 8 to 12 feet BB planted every eight feet.
8. A retention area shall be provided along the entire northern boundary of the site as generally shown on the general development plan.
9. A maximum of two site access points shall be permitted onto State Road 60. A "boulevard" type entrance shall be provided on Parcel "A" as generally shown on the general development plan. This boulevard shall be tree lined with trees meeting Condition 16.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County and FDOT, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, onto Mount Carmel Road, from State Road 60, and at each access to the project where a left turn is permitted along both Mt. Carmel and State Road 60. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department and FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
11. Any combination of approved uses in Parcels B, C-1, C-2 and D may be built on the site provided that the external P.M. peak hour trips do not exceed the number shown in the transportation analysis (647 P.M. peak hour) based on current ITE Trip Generation rates or other approved studies. Should the land uses consist of any other than those shown in the transportation analysis, a revised trip generation analysis shall be provided, prior to detailed site plan approval, showing that the total number of trips for Parcels B, C-1, C-2 and D do not exceed 647 P.M. peak hour trip ends. If, as a result of the revised trip generation analysis, it is determined that the trip generation exceeds that which has been analyzed within the submitted transportation analysis, then the developer shall provide Hillsborough County with an updated detailed transportation analysis showing the impact of that development along the adjacent roadway network.
12. The development shall provide two cross access connections along the western project boundary of Parcel A. Said cross access connections shall be located as generally depicted on the site plan.

13. The developer shall establish cross access to all outparcels or properties that are part of the parent tract, including proposed apartment sites. The developer shall provide legally recorded cross-access easement agreements with adjacent outparcels to the Florida Department of Transportation (FDOT) prior to final site plan approval. The proposed location and configuration of the direct access connections to State Road 60 are subject to approval and permitting by the FDOT.
 14. The development shall provide access connection to the Home Depot site to the east.
 15. 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 the development traffic for which approval is requested. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If warranted, to meet concurrency for the proposed development, the Developer at his expense, consistent with requirements of the Land Development Code, may be required to construct the following:
 - 15.1 Southbound right turn lane on Mt Carmel @ SR 60,
 - 15.2 Northbound dual left turn lanes on Mt Carmel @ SR 60,
 - 15.3 Northbound left turn lane on Mt Carmel @ Front St,
 - 15.4 Eastbound right turn lane on Front St @ Mt. Carmel,
 - 15.5 Add Southbound left turn lane storage to Kingsway @ SR 60,
 - 15.6 Add Eastbound left turn lane storage on SR 60 @ each project access,
 - 15.7 Add Northbound & Southbound turn lane storage on Mt Carmel @ project access.
- The above improvements shall be proportional to the impact of the project.
16. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 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 100 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 the Driveway is to be gated, then the throat depth shall be at least 100 feet in length to accommodate stacking vehicles.
 17. Cross-access shall be provided between all developments within Parcel "B", unless otherwise stated in the Land Development Code.

AMENDED
FINAL CONDITIONS
OF APPROVAL

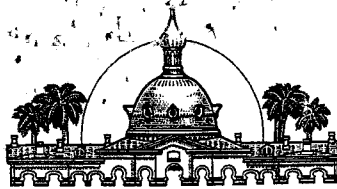
PETITION NUMBER: MM 04-0809-BR (00-538)
BOCC MEETING DATE: July 27, 2004
DATE TYPED: July 30, 2004

18. The Developer shall construct sidewalks within the right-of-way of Tract A as platted. The sidewalks shall be a minimum width of five (5) feet. The Developer shall also provide sidewalk connections from the developments to sidewalks within the right-of-way of Tract A.
19. Parking shall be in accordance with the Land Development Code.
20. Shade trees to meet parking lot interior landscaping requirements shall be a minimum 2.5 to 3 inch caliper D.B.H. measuring 12 feet in height at time of planting. To the greatest extent possible, tree plantings shall not be pruned for the purposes of "drive-by visibility" from State Road 60 into the site. However, necessary pruning required for the general health, safety, and welfare for operational traffic characteristics within the parking lot is permissible.
21. Lighting within the project shall be shielded to diffuse glare offsite.
 - 21.1 Outdoor security parking pole lighting shall be a minimum 50 feet from the entire eastern and western property boundaries, with the exception of the easternmost out parcel. In the event like uses are developed on the abutting eastern property, this condition shall not apply.
 - 21.2 In addition to the above, Parcel B outdoor lighting shall be full-cutoff light fixtures.
22. Signage shall be approved through a Master Sign Plan in accordance with Land Development Code Section 7.04.03. Project signage shall be mounted on or supported by materials that are consistent with the common design elements and finishes of the main shopping center. No pylon signs for the project shall be erected along Mount Carmel Road.
 - 22.1 Parcel B shall not be permitted billboards or pole signs. However, valid sign permits in effect prior to approval of MM 04-809 may be constructed in accordance with the conditions of said permit.
23. The development shall include a pedestrian connection between Parcel A and Parcels B, C-1, C-2 and D. The design of Parcels A, B, C-1, C-2 and D shall incorporate the continuation of this pedestrian connection. The pedestrian crossing areas shall be clearly identified and marked within the parking and drive areas. The connection shall be demarcated from the parking lot through the use of landscaping and/or architectural baseplane treatment(s).
24. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
25. 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.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 04-0809-BR (00-538)
BOCC MEETING DATE: July 27, 2004
DATE TYPED: July 30, 2004

26. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
27. Within 90 days of approval 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 the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
28. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



Hillsborough County
Florida

BOARD OF COUNTY COMMISSIONERS

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Office of the County Administrator
Daniel A. Kleman
May 2, 2001

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Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel
Anthony Shoemaker

Bowles & Sykes
Attention: Bryan Sykes
205 S. Hoover Blvd. # 402
Tampa, FL 33609

SUBJECT: RZ 00-0538

Dear Mr. Sykes:

It has come to my attention that there is an error in the final conditions for RZ 00-0538 which was approved by the Board of County Commissioners on January 9, 2001.

Please find attached a revised set of final conditions that clarifies the correct reference for tree planting along the Boulevard. We apologize for this error.

Sincerely,

Paula Harvey, AICP
Director, Planning and Zoning Division
Planning and Growth Management

PH/ps

Attachment

cc: File: RZ 00-0538
Steve Josephson, Sr. Planner, Planning and Growth Management

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REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0538-BR
BOCC MEETING DATE: January 9, 2001
DATE TYPED: May 2, 2001

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 30, 2000.

1. Parcel A shall be permitted the following uses:

- 205,350 square-foot big-box retailer
- 20,800 square foot garden center
- 600 square foot lease lot to be used for gasoline sales
- 30,000 square foot area to be developed with no more than three outparcels.

Parcel B shall be developed with one or more of the following uses:

- 234 residential units
- 250,000 square feet of warehouse/showroom uses (Showroom/display area shall be limited to a maximum of ten (10) percent of the total gross floor area of any warehouse building)
- 15 acres of recreation services
- 150,000 square feet of professional office uses
- 120,000 square feet of self-storage
- 200 bed community residential home
- 200 bed nursing, convalescent and extended care facility hospital with retail facilities

Parcel C-1 shall be developed with one or more of the following uses:

- 25,000 square feet of retail uses
- 40,000 square feet of professional office uses
- 200 room hotel/motel
- 25,000 square feet of recreation services

Parcel C-2 shall be developed with one or more of the following uses:

- 8,000 square feet of retail uses
- 10,000 square feet of professional office uses
- 40,000 square feet of self-storage
- 10,000 square feet of recreation services
- 10,000 square feet of financial institution uses;

Parcel D shall be developed with one or more of the following uses:

- 10,000 square feet of residential support uses
- 20,000 square feet of financial institution uses
- 200 bed community residential home
- 20,000 square feet of professional office uses
- 200 bed nursing, convalescent and extended care facility

Development on Parcels A, B, C-1, C-2 or D shall not exceed the maximum allowable density (12 units per acre) or the maximum allowable intensity (0.5 FAR) of the CMU-12 Future Land Use classification. Any two parcels within Parcels B, C-1, C-2 or D can be reconfigured or combined for the development of a single building, provided that the use is consistent with the land uses permitted in this condition.

2. The maximum building height in Parcel A shall be 35 feet.
3. Excluding FAR and building height, the project shall be developed in accordance with the CG zoning district design standards. If Parcel B is developed with residential uses, the residential uses, excluding building height, shall be developed in accordance with the RSC-9 zoning district design standards for single-family development and the RMC-12 zoning district standards for multi-family development.
4. The buffers in Parcel A shall be constructed as part of the big box retail development. The buffers in Parcels B, C-1, C-2 and D shall be constructed in conjunction with adjacent developments. Buffering and screening shall be provided in accordance with the Land Development Code except as otherwise specified herein.
 - 4.1 A buffer area of 10-feet in width shall be provided along the northern project boundary, adjacent to the railroad right-of-way. Within the buffer area, the developer shall provide a double row of street oaks or liveoak trees a minimum of 10-feet in height at the time of planting. The trees shall be spaced in each row not more than 30-feet apart, and the trees shall be offset in a manner to provide one tree every 15 feet.
 - 4.2 A buffer area of 30-feet in width shall be provided along the southern project boundary abutting State Road 60. Screening within the buffer area shall be provided in accordance with the Scenic Corridor requirements of the Land Development and comparable to the landscaping provided on Folio 69775.0100 (Home Depot). The developer shall also provide the following within the buffer:
 - 1) Evergreen shade trees every 40 feet that are 2 to 3 inches in caliber (D.B.H.) and 10 to 12 foot minimum height at the time of planting; 2) five understory flowering trees every 40 feet that are a minimum height of 8 feet at the time of planting, and; 3) a continuous hedge of three gallon containerized evergreen shrubs spaced not more that 3-feet apart on center.
5. A maximum of three out parcels shall be permitted on Parcel A. Outparcel development on Parcel A shall provide for interconnected parking lot driveways. If more than two outparcels are developed on the southeastern portion of Parcel A, the outparcels shall have staggered setbacks as follows:
 - The westernmost and easternmost outparcels shall have a minimum setback of 50 feet
 - the middle outparcel shall have a maximum setback of 35 feet

REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0538-BR
BOCC MEETING DATE: January 9, 2001
DATE TYPED: May 2, 2001

6. In Parcel A, the big box retailer shall be architecturally finished on the south, west, and east sides. The exterior color of the big box retailer shall be of a natural tone or earth tone. Buildings in Parcels B, C-1, C-2 and D are to be architecturally finished on all side.
7. Seasonal trailer parking shall be permitted in the northeast portion of Parcel A as shown on the general site plan. The seasonal parking area shall be screened on the north, west and east side. Screening shall consist of the following:
 - 1) An 8-foot high masonry wall with split block face
 - 2) Photinia fraseri 'Red Tip' trees FG 8 to 12 feet BB planted every eight feet.
8. A retention area shall be provided along the entire northern boundary of the site as generally shown on the general development plan.
9. A maximum of two site access points shall be permitted onto State Road 60. A "boulevard" type entrance shall be provided on Parcel "A" as generally shown on the general development plan. This boulevard shall be tree lined with trees meeting Condition 16.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County and FDOT, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, onto Mount Carmel Road, from State Road 60, and at each access to the project where a left turn is permitted along both Mt. Carmel and State Road 60. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department and FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
11. Any combination of approved uses in Parcels B, C-1, C-2 and D may be built on the site provided that the external P.M. peak hour trips do not exceed the number shown in the transportation analysis (647 P.M. peak hour) based on current ITE Trip Generation rates or other approved studies. Should the land uses consist of any other than those shown in the transportation analysis, a revised trip generation analysis shall be provided, prior to detailed site plan approval, showing that the total number of trips for Parcels B, C-1, C-2 and D do not exceed 647 P.M. peak hour trip ends. If, as a result of the revised trip generation analysis, it is determined that the trip generation exceeds that which has been analyzed within the submitted transportation analysis, then the developer shall provide Hillsborough County with an updated detailed transportation analysis showing the impact of that development along the adjacent roadway network.
12. The development shall provide two cross access connections along the western project boundary of Parcel A. Said cross access connections shall be located as generally depicted on the site plan.

REVISED
FINAL CONDITIONS
OF APPROVAL

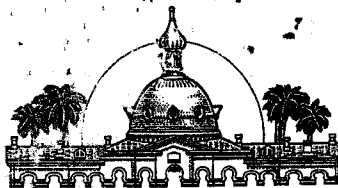
PETITION NUMBER: RZ 00-0538-BR
BOCC MEETING DATE: January 9, 2001
DATE TYPED: May 2, 2001

13. The developer shall establish cross access to all outparcels or properties that are part of the parent tract, including proposed apartment sites. The developer shall provide legally recorded cross-access easement agreements with adjacent outparcels to the Florida Department of Transportation (FDOT) prior to final site plan approval. The proposed location and configuration of the direct access connections to State Road 60 are subject to approval and permitting by the FDOT.
14. The development shall provide access connection to the Home Depot site to the east.
15. Parking shall be in accordance with the Land Development Code.
16. Shade trees to meet parking lot interior landscaping requirements shall be a minimum 2.5 to 3 inch caliper D.B.H. measuring 12 feet in height at time of planting. To the greatest extent possible, tree plantings shall not be pruned for the purposes of drive-by visibility from State Road 60 into the site. However, necessary pruning required for the general health, safety, and welfare for operational traffic characteristics within the parking lot is permissible.
17. Lighting within the project shall be shielded to diffuse glare offsite.
 - 17.1 Outdoor security parking pole lighting shall be a minimum 50 feet from the entire eastern and western property boundaries, with the exception of the easternmost out parcel. In the event like uses are developed on the abutting eastern property, this condition shall not apply.
18. Signage shall be approved through a Master Sign Plan in accordance with Land Development Code Section 7.04.03. Project signage shall be mounted on or supported by materials that are consistent with the common design elements and finishes of the main shopping center. No pylon signs for the project shall be erected along Mount Carmel Road.
19. The development shall include a pedestrian connection between Parcel A and Parcels B, C-1, C-2 and D. The design of Parcels A, B, C-1, C-2 and D shall incorporate the continuation of this pedestrian connection. The pedestrian crossing areas shall be clearly identified and marked within the parking and drive areas. The connection shall be demarcated from the parking lot through the use of landscaping and/or architectural baseplane treatment(s).
20. 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.
21. Within ninety days of approval of RZ 00-0538 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0533-BR
BOCC MEETING DATE: January 9, 2001
DATE TYPED: May 2, 2001

22. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



Hillsborough County
Florida

BOARD OF COUNTY COMMISSIONERS

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Jimmie Keel
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January 10, 2001

Bowles & Sykes, P.A.
Attn: Bryan Sykes
205 S. Hoover Blvd., Suite 402
Tampa, FL 33609

RE: PETITION NO. RZ 00-0538 BR

Dear Mr. Sykes:

At the regularly scheduled public meeting on January 9, 2001, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from ASC-1 to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

dg
Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0538-BR
EOCC MEETING DATE: January 9, 2001
DATE TYPED: January 23, 2001

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 30, 2000.

1. Parcel A shall be permitted the following uses:

- 205,350 square-foot big-box retailer
- 20,800 square foot garden center
- 600 square foot lease lot to be used for gasoline sales
- 30,000 square foot area to be developed with no more than three outparcels.

Parcel B shall be developed with one or more of the following uses:

- 234 residential units
- 250,000 square feet of warehouse/showroom uses (Showroom/display area shall be limited to a maximum of ten (10) percent of the total gross floor area of any warehouse building)
- 15 acres of recreation services
- 150,000 square feet of professional office uses
- 120,000 square feet of self-storage
- 200 bed community residential home
- 200 bed nursing, convalescent and extended care facility hospital with retail facilities

Parcel C-1 shall be developed with one or more of the following uses:

- 25,000 square feet of retail uses
- 40,000 square feet of professional office uses
- 200 room hotel/motel
- 25,000 square feet of recreation services

Parcel C-2 shall be developed with one or more of the following uses:

- 8,000 square feet of retail uses
- 10,000 square feet of professional office uses
- 40,000 square feet of self-storage
- 10,000 square feet of recreation services
- 10,000 square feet of financial institution uses;

Parcel D shall be developed with one or more of the following uses:

- 10,000 square feet of residential support uses
- 20,000 square feet of financial institution uses
- 200 bed community residential home
- 20,000 square feet of professional office uses
- 200 bed nursing, convalescent and extended care facility

Development on Parcels A, B, C-1, C-2 or D shall not exceed the maximum allowable density (12 units per acre) or the maximum allowable intensity (0.5 FAR) of the CMU-12 Future Land Use classification. Any two parcels within Parcels B, C-1, C-2 or D can be reconfigured or combined for the development of a single building, provided that the use is consistent with the land uses permitted in this condition.

2. The maximum building height in Parcel A shall be 35 feet.
3. Excluding FAR and building height, the project shall be developed in accordance with the CG zoning district design standards. If Parcel B is developed with residential uses, the residential uses, excluding building height, shall be developed in accordance with the RSC-9 zoning district design standards for single-family development and the RMC-12 zoning district standards for multi-family development.
4. The buffers in Parcel A shall be constructed as part of the big box retail development. The buffers in Parcels B, C-1, C-2 and D shall be constructed in conjunction with adjacent developments. Buffering and screening shall be provided in accordance with the Land Development Code except as otherwise specified herein.
 - 4.1 A buffer area of 10-feet in width shall be provided along the northern project boundary, adjacent to the railroad right-of-way. Within the buffer area, the developer shall provide a double row of street oaks or liveoak trees a minimum of 10-feet in height at the time of planting. The trees shall be spaced in each row not more than 30-feet apart, and the trees shall be offset in a manner to provide one tree every 15 feet.
 - 4.2 A buffer area of 30-feet in width shall be provided along the southern project boundary abutting State Road 60. Screening within the buffer area shall be provided in accordance with the Scenic Corridor requirements of the Land Development and comparable to the landscaping provided on Folio 69775.0100 (Home Depot). The developer shall also provide the following within the buffer:
 - 1) Evergreen shade trees every 40 feet that are 2 to 3 inches in caliber (D.B.H.) and 10 to 12 foot minimum height at the time of planting; 2) five understory flowering trees every 40 feet that are a minimum height of 8 feet at the time of planting, and; 3) a continuous hedge of three gallon containerized evergreen shrubs spaced not more that 3-feet apart on center.
5. A maximum of three out parcels shall be permitted on Parcel A. Outparcel development on Parcel A shall provide for interconnected parking lot driveways. If more than two outparcels are developed on the southeastern portion of Parcel A, the outparcels shall have staggered setbacks as follows:
 - The westernmost and easternmost outparcels shall have a minimum setback of 50 feet
 - the middle outparcel shall have a maximum setback of 35 feet

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 00-0538-BR
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6. In Parcel A, the big box retailer shall be architecturally finished on the south, west, and east sides. The exterior color of the big box retailer shall be of a natural tone or earth tone. Buildings in Parcels B, C-1, C-2 and D are to be architecturally finished on all side.
7. Seasonal trailer parking shall be permitted in the northeast portion of Parcel A as shown on the general site plan. The seasonal parking area shall be screened on the north, west and east side. Screening shall consist of the following:
 - 1) An 8-foot high masonry wall with split block face
 - 2) Photinia fraseri 'Red Tip' trees FG 8 to 12 feet BB planted every eight feet.
8. A retention area shall be provided along the entire northern boundary of the site as generally shown on the general development plan.
9. A maximum of two site access points shall be permitted onto State Road 60. A "boulevard" type entrance shall be provided on Parcel "A" as generally shown on the general development plan. This boulevard shall be tree lined with trees meeting Condition 16 15.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted by the results of the transportation analysis, and as determined by Hillsborough County and FDOT, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site, onto Mount Carmel Road, from State Road 60, and at each access to the project where a left turn is permitted along both Mt. Carmel and State Road 60. The design and construction of these left turn lanes shall be approved by Hillsborough County Planning and Growth Management Department and FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
11. Any combination of approved uses in Parcels B, C-1, C-2 and D may be built on the site provided that the external P.M. peak hour trips do not exceed the number shown in the transportation analysis (647 P.M. peak hour) based on current ITE Trip Generation rates or other approved studies. Should the land uses consist of any other than those shown in the transportation analysis, a revised trip generation analysis shall be provided, prior to detailed site plan approval, showing that the total number of trips for Parcels B, C-1, C-2 and D do not exceed 647 P.M. peak hour trip ends. If, as a result of the revised trip generation analysis, it is determined that the trip generation exceeds that which has been analyzed within the submitted transportation analysis, then the developer shall provide Hillsborough County with an updated detailed transportation analysis showing the impact of that development along the adjacent roadway network.
12. The development shall provide two cross access connections along the western project boundary of Parcel A. Said cross access connections shall be located as generally depicted on the site plan.

13. The developer shall establish cross access to all outparcels or properties that are part of the parent tract, including proposed apartment sites. The developer shall provide legally recorded cross-access easement agreements with adjacent outparcels to the Florida Department of Transportation (FDOT) prior to final site plan approval. The proposed location and configuration of the direct access connections to State Road 60 are subject to approval and permitting by the FDOT.
14. The development shall provide access connection to the Home Depot site to the east.
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AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 07/05/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Brandon/ Central

PETITION NO: PRS 23-0510

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed revised condition.

- This agency objects, based on the listed or attached conditions.

REVISED CONDITION

19. Parking shall be in accordance with the Land Development Code, except within Parcel A where a parking ratio of ~~4.25~~ 3.98 parking spaces per 1,000 GFA shall be used.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification, also called a Personal Appearance (PRS) to PD 00-0538 to expand the existing Walmart store and to revise condition #19 to reduce the required parking rate for parcel A. The applicant submitted a PD variation and parking study that includes technical justification for the parking rate reduction. The applicant also submitted FDOT preliminary comments regarding the proposed modification. Staff notes that FDOT operations has not reviewed the project and could have additional requirements during site development. Based on the submitted PD variation justification and the submitted parking study, transportation staff does not object to the subject modification.

PARKING STUDY

The subject minor modification proposes modification to condition #19 to reduce the required parking rate for Parcel A from 4.25 to 3.98 parking spaces per 1,000 GFA. Hillsborough County policy requires any proposed parking reductions be addressed as a PD Variation during the Minor Modification process and to provide technical justification regarding the reduction in parking. The applicant has submitted a PD variation for the proposed reduction as well as a parking study to provide technical justification that the site will not be negatively impacted by the proposed parking rate reduction. Staff has reviewed the submitted parking study and does not object to the proposed modification.

FDOT COORDINATION

The subject minor modification takes access to Brandon Blvd, a Hillsborough County Principal Arterial Roadway. Staff required the applicant to submit documentation regarding coordination with FDOT concerning the proposed minor modification. The applicant submitted documentation from FDOT based on a preliminary review of the proposed modification. Staff notes that FDOT operations has not reviewed the project and could have additional requirements during site development.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
		PM
PD, 204,167 sf Free-Standing Discount Superstore (ITE Code 813)	10,314	884
Less Pass-By Trips	N/A	-68
Net Trips	10,314	816

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
		PM
PD, 211,856 sf Free-Standing Discount Superstore (ITE Code 813)	10,704	918
Less Pass-By Trips	N/A	-78
Net Trips	10,704	840

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
		PM
Difference	+390	+24

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Brandon Blvd. Brandon Blvd is an 8-lane, divided principal arterial FDOT roadway. There are sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. Brandon Blvd lies within +/-181 feet of Right of Way within the vicinity of the project.

SITE ACCESS

The site is currently access through an existing right in/right out left in access on Brandon Blvd. There are also two existing access points to the west of the subject folio.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service information is provided in the table below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 60 / BRANDON BLVD	RIDGEWOOD AVE	MOUNT CARMEL RD	D	C

Source: Hillsborough County 2022 Level of Service 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
Brandon Blvd	FDOT Principal Arterial - Urban	8 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 - TBD

Project Trip Generation <input type="checkbox"/> Not applicable for this request		
	Average Annual Daily Trips	P.M. Peak Hour Trips
Existing	10,314	884
Proposed	10,704	918
Difference (+/-)	+390	+24

*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		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

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

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 18, 2023</p> <p>PETITION NO.: 23-0510</p> <p>EPC REVIEWER: Christina Bryant</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1218</p> <p>EMAIL: bryantc@epchc.org</p>	<p>COMMENT DATE: June 14, 2023</p> <p>PROPERTY ADDRESS: 1208 E. Brandon Blvd., Brandon, FL 33511</p> <p>FOLIO #: 0700236052</p> <p>STR: 24-29S-20E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
WETLANDS PRESENT	No
SITE INSPECTION DATE	NA
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) conducted a desktop inspection of 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. The inspection revealed that no wetlands or other surface waters exist within the project area.</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>	

cb

ec: alopez@cphcorp.com



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 8/25/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/30/2023

APPLICANT: Walmart Stores East, LP **PID:** 23-0510

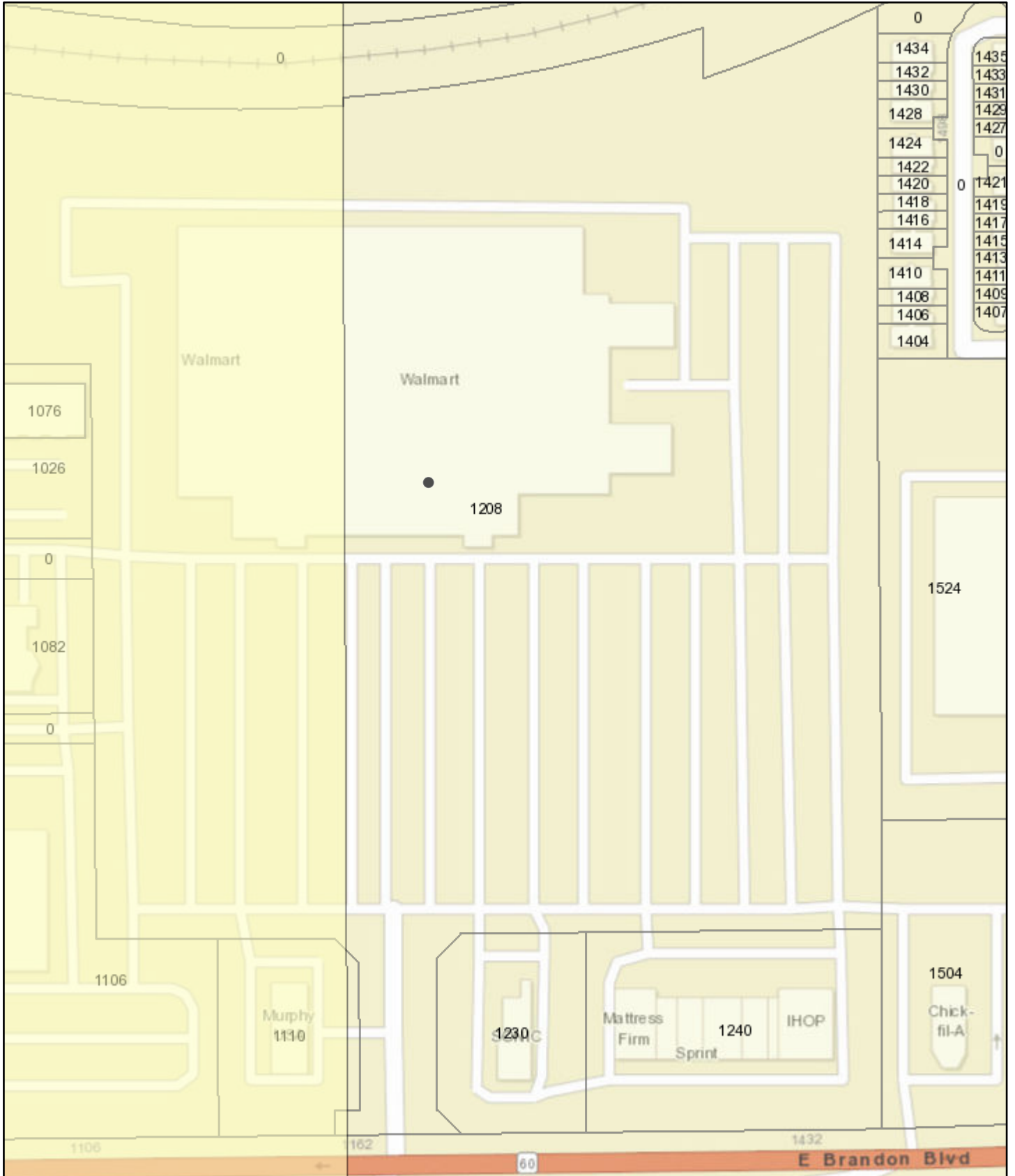
LOCATION: 1208 E Brandon Blvd Brandon, FL 33511

FOLIO NO.: 70023.6052

AGENCY REVIEW COMMENTS:

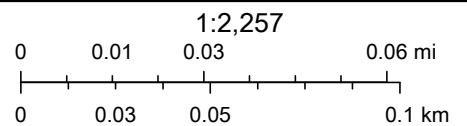
Based on the most current data, a portion of the folio is located within Wellhead Protection Area Zone (WRPA) 2; however, the proposed project is not. The folio is not located within WRPA Zone 2, Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

Wellhead and Surface Water Protection Map



8/30/2023, 2:49:44 PM

- Wellhead Protection Zones
- Zone 2
 - <all other values>
 - Pinellas
 - Zone 1
 - Production Wells
 - Parcels
 - Surface Water Protection Areas



RS, University of South Florida, City of Tampa, Esri, HERE, Garmin, INCREMENT P, NGA, USGS