

PD Modification Application PRS 22-0833

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: August 25, 2022

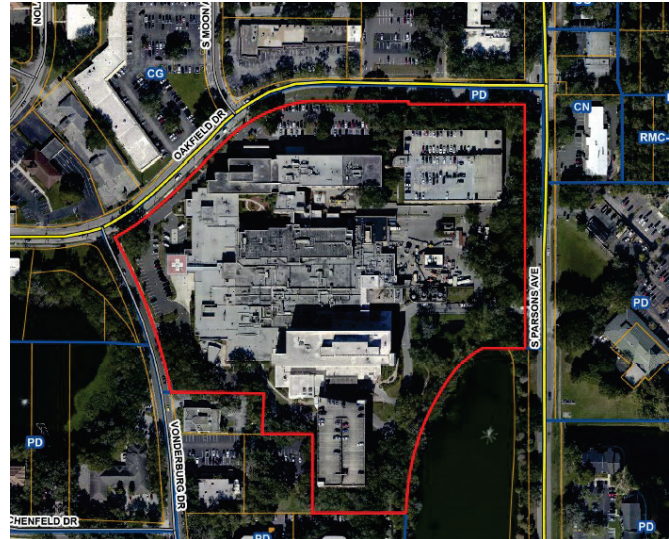


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Galencare, Inc.
FLU Category: P/QP
Service Area: Urban
Site Acreage: 18.23 AC +/-
Community Plan Area: Brandon
Overlay: None
Request: Minor Modification to PD 97-0121



Existing Approvals:

The current PD 97-0121, as most recently modified by PRS 21-0064 allows for hospital and related accessory uses including, but not limited to: a drug store, optician/optical supplies, health practitioner's office, and rental and leasing of medical supplies and equipment. Accessory uses shall be permitted only as subordinate and accessory to the primary hospital use and may not be located in freestanding buildings. Bank, banking-automatic teller, business services uses, and professional services uses.

Proposed Modifications:

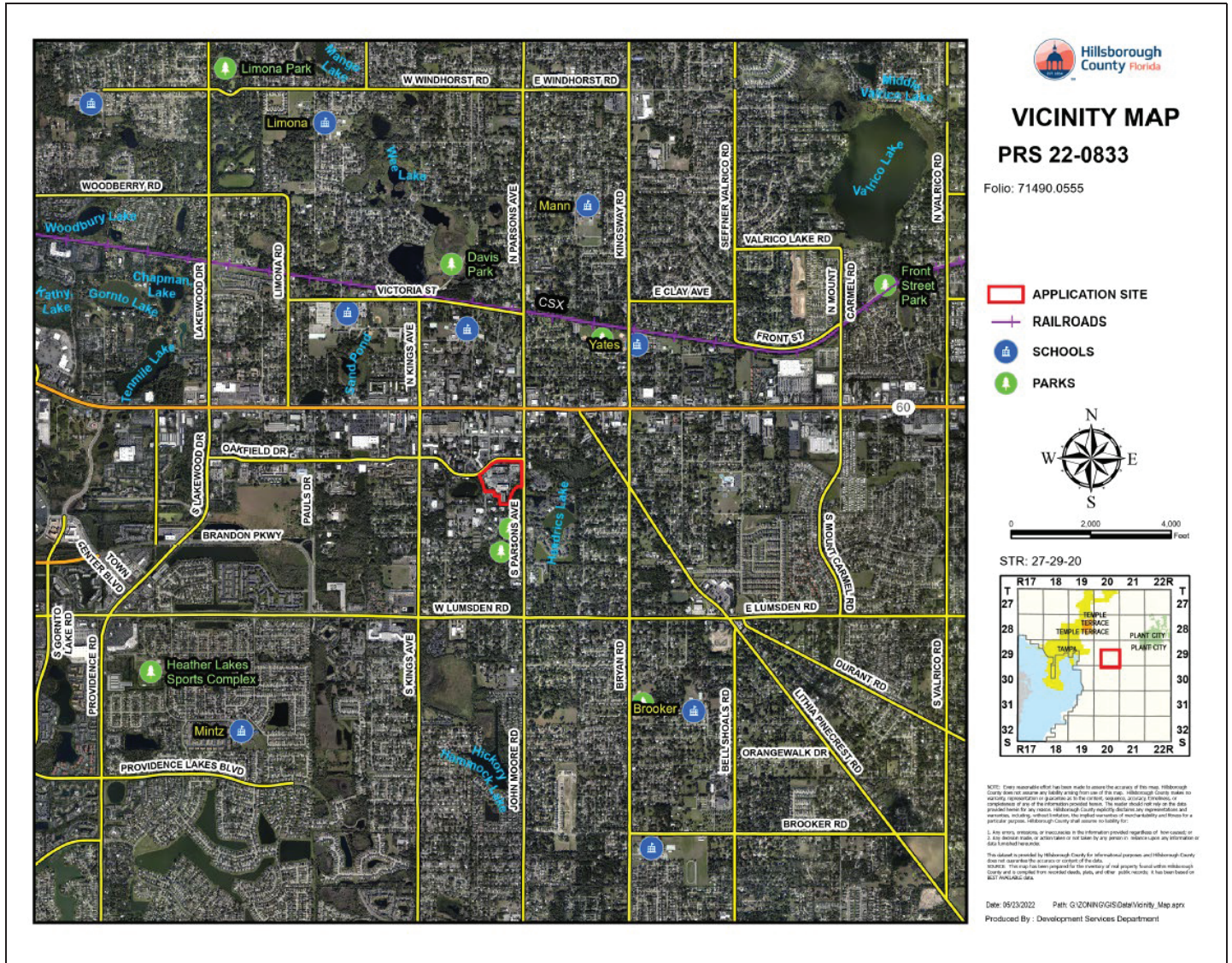
The applicant is requesting a Minor Modification to PD 97-0121 to amend the approved site plan to allow additional pedestrian access along Oakfield Drive. The applicant is proposing a sky bridge connecting the Hospital to the proposed Brandon Medical Center office building. No other changes are being proposed.

Additional Information:

PD Variations	None requested
Waivers	None requested
Planning Commission Recommendation	NA
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

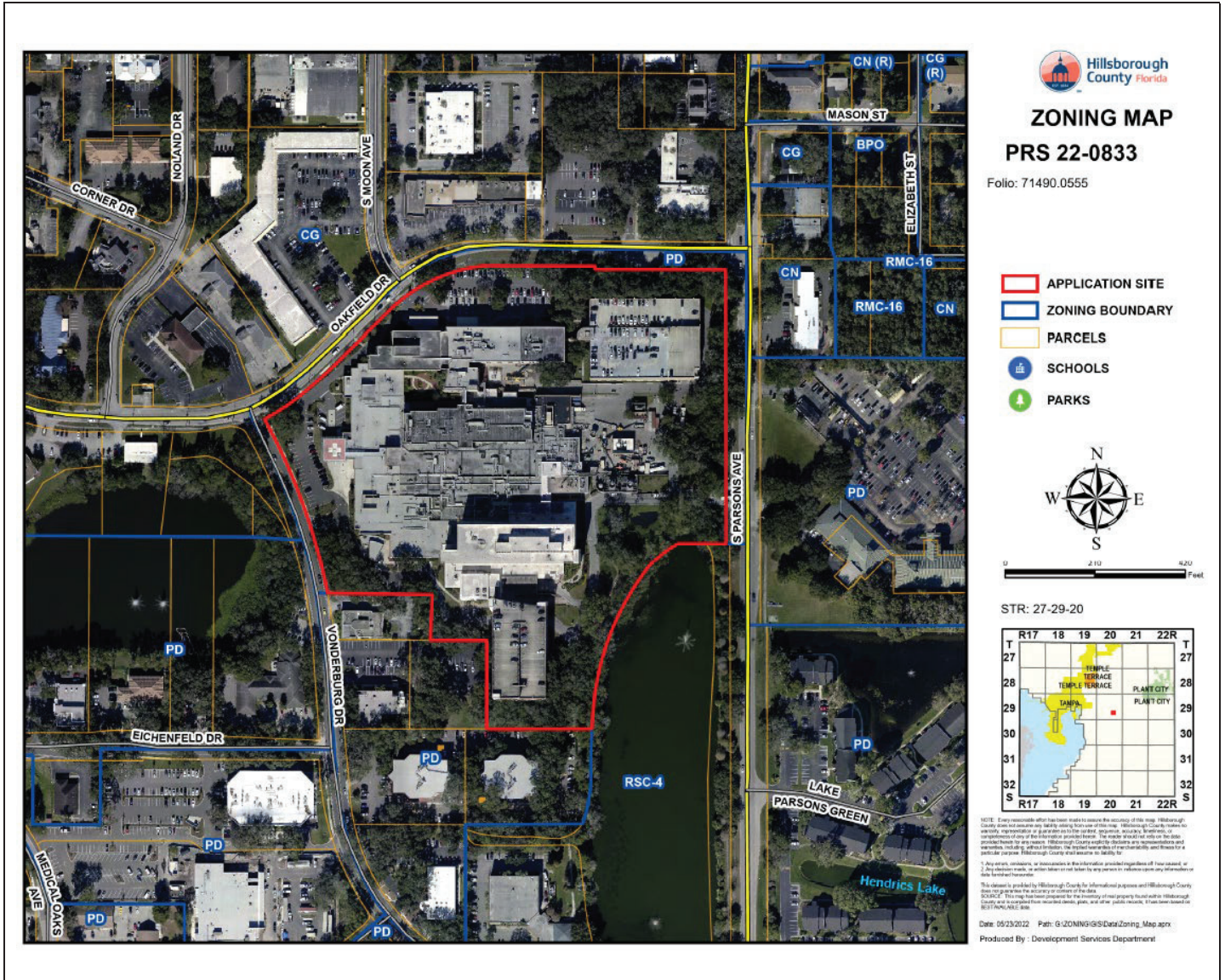


Context of Surrounding Area:

The subject site is located on the south side of Oakfield Dr., in the intersection with Parsons Ave S. The subject property is an existing hospital which is adjacent to several commercial and offices development uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Future Land Use Category Description:

Public / Quasi-Public
 Maximum FAR: N/A
 Maximum Density: None

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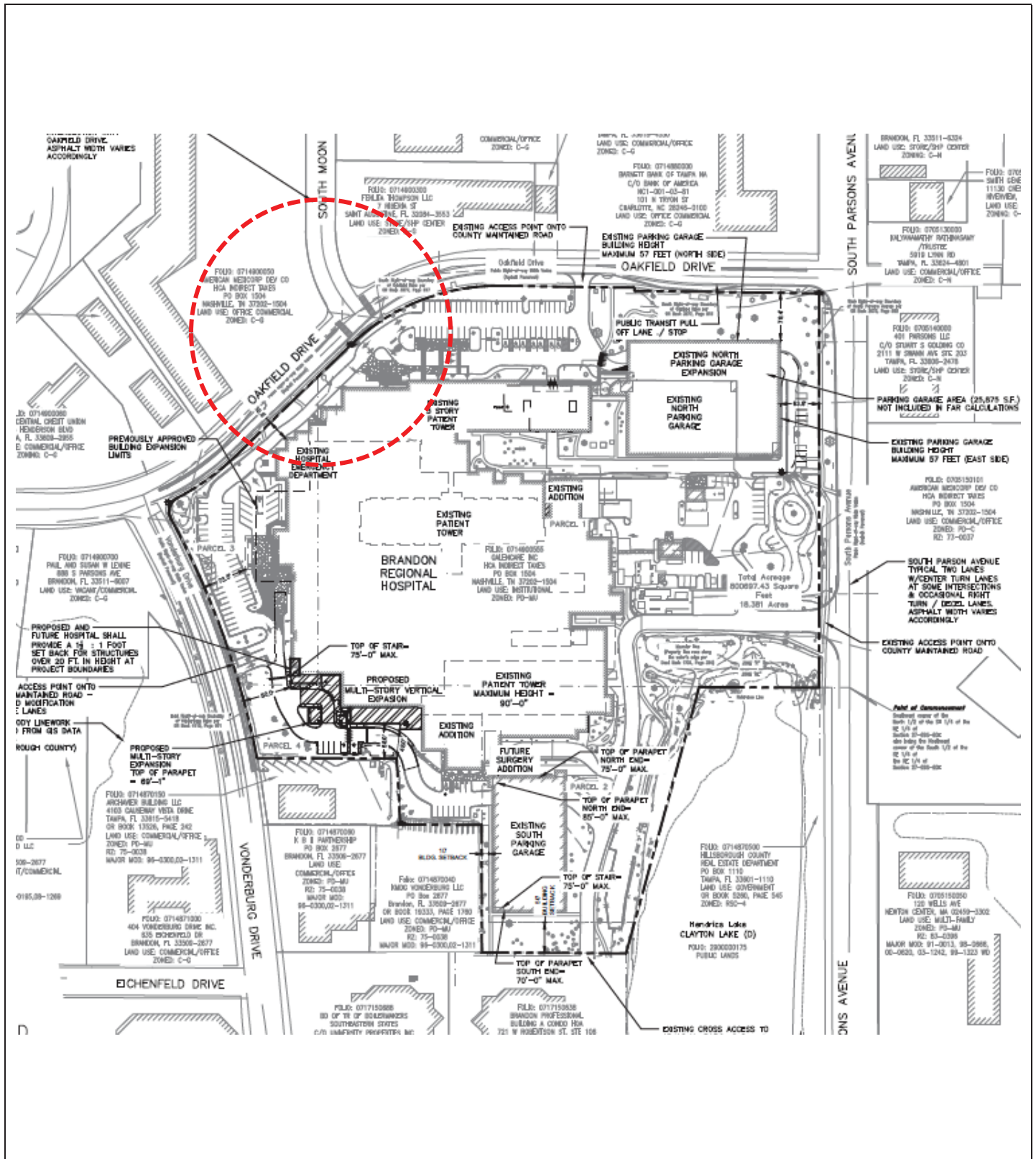
Case Reviewer: Tania C. Chapela

Adjacent Zonings and Uses

Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	CG	UMU-20	None/ 0.27 F.A.R.	Commercial General	Commercial / Retail
South	PD 75-0038	RES-12	0. FAR	Offices	Offices
West	CG, PD 83-0266	RES-12	12 DU/AC	Duplex residential	Single Family
East	RDC-12	RES-12	12 DU/AC	Duplex residential	Single Family

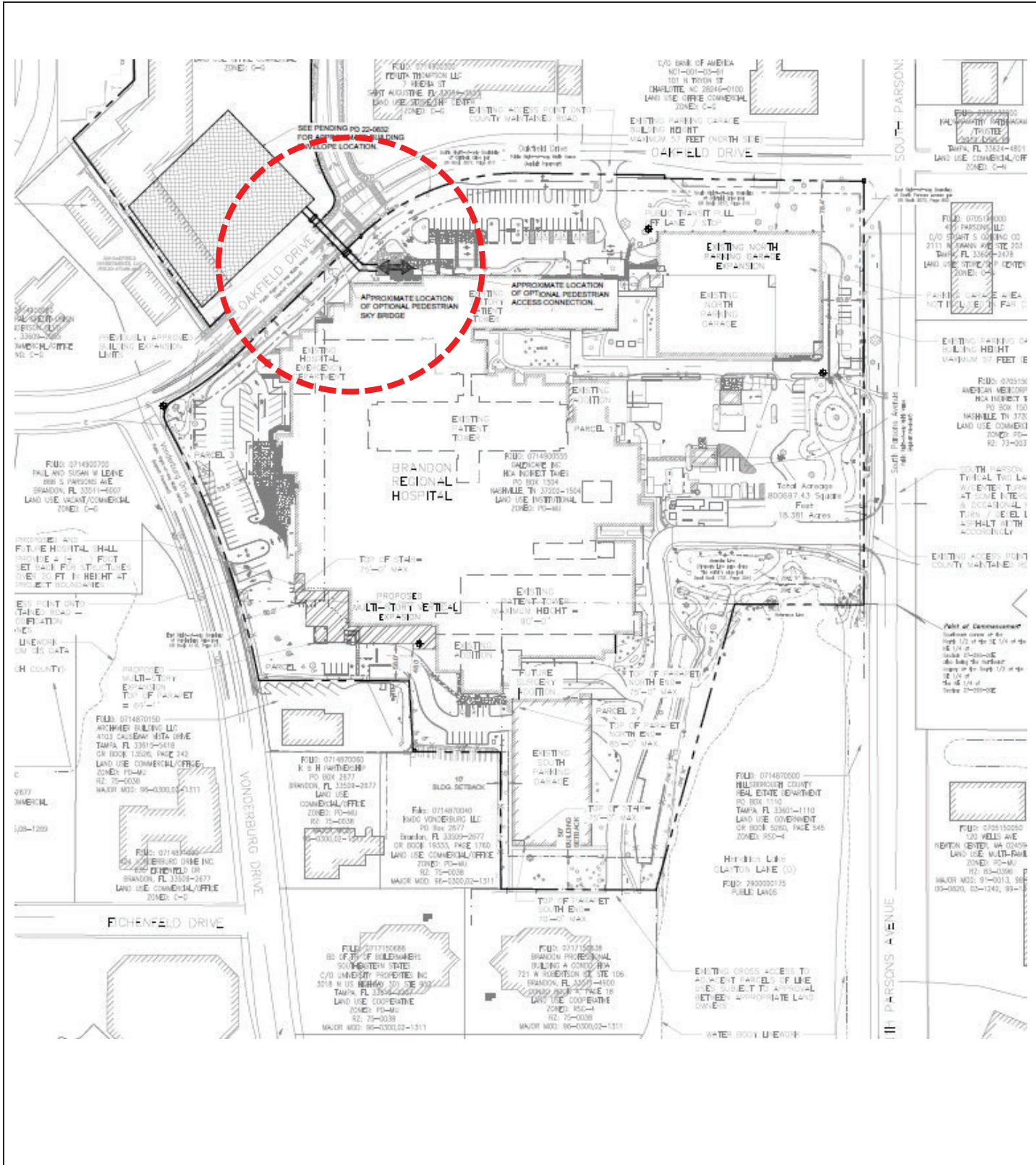
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Oakfield Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Parsons Ave.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6108	548	579
Proposed	6108	548	579
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West		Choose an item.		
Notes:				

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

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification. Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

Transportation Review staff offered no objection to the modified access points, subject to the revised conditions as outlined in the conditions of approval.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the developer shall revise the PD site plan to:

Correct the labels/references to the adjacent PD currently labeled as "22-XXXX" to instead reflect "Pending PD 22-0832"; and,

Delete the portions of labels/references stating "Per PD zoning XXX". For example, one revised label would instead read "Approximate Location of Optional Pedestrian Sky Bridge".

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 2, 2022.

1. Uses permitted in the PD zoning district shall be limited to a hospital and related accessory uses including, but not limited to: a drug store, optician/optical supplies, health practitioner's office, and rental and leasing of medical supplies and equipment. Accessory uses shall be permitted only as subordinate and accessory to the primary hospital use and may not be located in freestanding buildings. Bank, banking-automatic teller, business services uses, and professional services uses may be permitted although not related to the function of the hospital, but together shall not exceed five percent (5%) of the building floor area within the primary hospital structure, nor shall these uses be in freestanding buildings by themselves.

1.a The maximum allowable square footage of gross floor area for the planned development shall be 569,744 square feet.

2. Building and/or structure heights shall be 57 feet unless otherwise indicated on the site plan. Maximum impervious surface shall be 80 percent.

3. Setbacks shall be as indicated by the building envelopes on the site plan dated November 3, 2020. Buffering and screening shall be in accordance with the Land Development Code.

4. The applicant shall provide internal access to any existing or future outparcels on the site.

5. The applicant shall show the ability to provide cross access to adjacent parcels of like uses. These cross-access points are subject to approval between the appropriate land owners.

6. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to +/- 23 feet of right-of-way along its Oakfield Drive frontage, such that a minimum of 55 feet of right-of-way is preserved from the existing right-of-way centerline. This right-of-way preservation is beyond the additional 12 feet of right-of-way needed to accommodate the required eastbound to southbound right turn lane on Oakfield (see condition 11, below). Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setback shall be calculated from the future right-of-way line.

8. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to +/- six (6) feet of right-of-way along its Parsons Ave. frontage, such that a minimum of 55 feet of right-of-way is preserved from the predominate right-of-way centerline within the corridor. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.

9. If a change to the signal timing should be warranted at the Oakfield Drive/Parsons Avenue intersection, as shown on the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal, and appropriate interconnect adjacent signals. The developer shall submit the 60% roadway construction plans for all collector or arterial roadways to Public Works (Traffic Section) for inclusion of possible signal interconnect communications conduit and pull boxes. The route, number, and size of conduit will be stipulated by this review process. If signals are not immediately warranted, the cable will not be required for installation. (This is intended to prevent the need to retrofit new roadways with conduit once signals are warranted). The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

10. Construction of such access shall be contingent upon the developer entering into a right-of-way use and maintenance agreement with Hillsborough County and/or obtaining an air rights easement from Hillsborough County; and,

11. Notwithstanding anything shown on the site plan to the contrary, the presence, design and location of sky bridge shall be subject to the review and approval of applicable County agencies, including but not limited to Development Services, Public Works and the County Attorney's Office.

~~10.12.~~ No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.

~~11.13.~~ With respect to site access improvements, the developer shall:

a. Construct a westbound to southbound left turn lane on Oakfield Drive into the project driveway;

b. Construct an eastbound to southbound right turn lane on Oakfield Drive into the project driveway; and,

c. Extend the existing northbound to westbound left turn lanes on Parsons Ave. into the project driveway, such that it meets queue length and other design requirements.

The developer shall be required to dedicate and convey an additional 12-feet of right-of-way along Oakfield Drive where necessary to accommodate the eastbound to southbound right turn lane into the project driveway. This dedication is above and beyond the additional +/- 23-feet of right-of-way preservation which is required per the Hillsborough County Corridor Preservation Plan (see condition 7, above).

~~12-~~ 14. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

~~13-~~ 15. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify the site plan (without a zoning modification) if necessary to accommodate required sidewalks/ADA facilities, or as necessary to accommodate required site access improvements.

~~14-~~ 16. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

~~15-~~ 17. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

Zoning Administrator Sign Off:



IntegrSign[®]
Desktop

J. Brian Grady
Tue Aug 9 2022 09:02:55

APPLICATION NUMBER: PD 22-0833

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION

APPLICATION NUMBER: PD 22-0833

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Tania C. Chapela

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/12/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR

PETITION NO: PRS 22-0833

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

CONDITIONS OF APPROVAL

New Conditions

- With respect to the optional pedestrian sky bridge shown on the PD site plan:
 - Construction of such access shall be contingent upon the developer entering into a right-of-way use and maintenance agreement with Hillsborough County and/or obtaining an air rights easement from Hillsborough County; and,
 - Notwithstanding anything shown on the site plan to the contrary, the presence, design and location of sky bridge shall be subject to the review and approval of applicable County agencies, including but not limited to Development Services, Public Works and the County Attorney's Office.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the PD site plan to:
 - Correct the labels/references to the adjacent PD currently labeled as "22-XXXX" to instead reflect "Pending PD 22-0832"; and,
 - Delete the portions of labels/references stating "Per PD zoning XXX". For example, one revised label would instead read "Approximate Location of Optional Pedestrian Sky Bridge".

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a personal appearance (PRS) to approved Planned Development (PD) #97-0121, consisting of multiple parcels totaling +/- 18.23 ac., and as most recently amended via PRS 21-0064. The existing PD is approved for up to 569,744 s.f. of hospital and related accessory uses including, but not limited to: drug store, optician/optical supplies, and rental and leasing of medical supplies and equipment. Certain accessory uses are also permitted, such as bank, banking-automatic teller, business service uses, and professional service uses maybe permitted although not related to the function of a hospital, but shall not exceed five percent (5) of the building floor area within the primary hospital structure (nor are they permitted to be freestanding buildings by themselves).

The applicant is requesting to modify the PD to allow an optional pedestrian access connection (i.e. a proposed pedestrian “sky bridge” to connect the hospital to the proposed Brandon Medical Center Medical Office Building located at the northwest corner of Oakfield Dr. and Moon Ave.). The adjacent project itself is the subject of pending PD 22-0832.

Staff has generally no objection, subject to the above proposed conditions, to the addition of an optional pedestrian “sky bridge”, as this will have minimal to no impact on the adjacent transportation network. If constructed, such connection would likely have the effect of reducing vehicular trips between the two properties, would greatly enhance the safety of pedestrian traffic between the two properties and would have the potential to increase the vehicular level of service of Oakfield Dr. (given the proposed grade separation).

Staff notes that the legal and engineering complexity of privately owned and maintained elevated structures utilizing public right-of-way and air rights necessitates multiple levels of consideration and review which were not performed at the zoning level. As noted above, staff has no conceptual objection to such use, and has proposed a condition hereinabove which ensures that all necessary agencies have an opportunity to review the acceptability of the presence and design of such facility.

LEVEL OF SERVICE

Level of Service (LOS) information for the adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Oakfield Dr.	Lakewood Dr.	Kings Ave.	D	C
Parsons Ave.	Lumsden Rd.	SR 60	D	D

Source: Hillsborough County 2020 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
Oakfield Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Parsons Ave.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
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Existing	6,108	548	579
Proposed	6,108	548	579
Difference (+/-)	No Change	No Change	No Change

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Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions 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	

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 3, 2020.

1. Uses permitted in the PD zoning district shall be limited to a hospital and related accessory uses including, but not limited to: a drug store, optician/optical supplies, health practitioner's office, and rental and leasing of medical supplies and equipment. Accessory uses shall be permitted only as subordinate and accessory to the primary hospital use and may not be located in freestanding buildings. Bank, banking-automatic teller, business services uses, and professional services uses may be permitted although not related to the function of the hospital, but together shall not exceed five percent (5%) of the building floor area within the primary hospital structure, nor shall these uses be in freestanding buildings by themselves.
 - 1.a The maximum allowable square footage of gross floor area for the planned development shall be 569,744 square feet.
2. Building and/or structure heights shall be 57 feet unless otherwise indicated on the site plan. Maximum impervious surface shall be 80 percent.
3. Setbacks shall be as indicated by the building envelopes on the site plan dated November 3, 2020. Buffering and screening shall be in accordance with the Land Development Code.
4. The applicant shall provide internal access to any existing or future outparcels on the site.
5. The applicant shall show the ability to provide cross access to adjacent parcels of like uses. These cross-access points are subject to approval between the appropriate land owners.
6. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to +/- 23 feet of right-of-way along its Oakfield Drive frontage, such that a minimum of 55 feet of right-of-way is preserved from the existing right-of-way centerline. This right-of-way preservation is beyond the additional 12 feet of right-of-way needed to accommodate the required eastbound to southbound right turn lane on Oakfield (see condition 11, below). Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setback shall be calculated from the future right-of-way line.
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9. If a change to the signal timing should be warranted at the Oakfield Drive/Parsons Avenue intersection, as shown on the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal, and appropriate interconnect adjacent signals. The developer shall submit the 60% roadway construction plans for all collector or arterial roadways to Public Works (Traffic

Section) for inclusion of possible signal interconnect communications conduit and pull boxes. The route, number, and size of conduit will be stipulated by this review process. If signals are not immediately warranted, the cable will not be required for installation. (This is intended to prevent the need to retrofit new roadways with conduit once signals are warranted). The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

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12. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
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14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Oakfield Dr.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Parsons Ave.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,108	548	579
Proposed	6,108	548	579
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions 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	

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 07/26/2022</p> <p>PETITION NO.: 22-0833</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p>	<p>COMMENT DATE: 06/15/2022</p> <p>PROPERTY ADDRESS: 119 Oakfield Drive, Brandon, FL 33511</p> <p>FOLIO #: 071490-0555</p> <p>STR: 27-29S-20E</p>
<p>REQUESTED ZONING: Minor mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Cl/mst

Environmental Excellence in a Changing World

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

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

PETITION NO.: PRS22-0833 REVIEWED BY: Randy Rochelle DATE: 6/14/2022

FOLIO NO.: 71490.0555

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of S. Parsons Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 8 inch wastewater gravity main exists (adjacent to the site), (approximately _ feet from the site) and is located within the Right-of-Way Oakfield Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 8 June 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Matthew Femal

PETITION NO: PRS 22-0833

LOCATION: 119 Oakfield Dr., Brandon, FL 33511

FOLIO NO: 71490.0555

SEC: 27 TWN: 29 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.