

PD Modification Application: PRS 25-1044**Zoning Hearing Master Date:**

NA

BOCC Land Use Meeting Date:

September 09, 2025

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Patricia Otriz

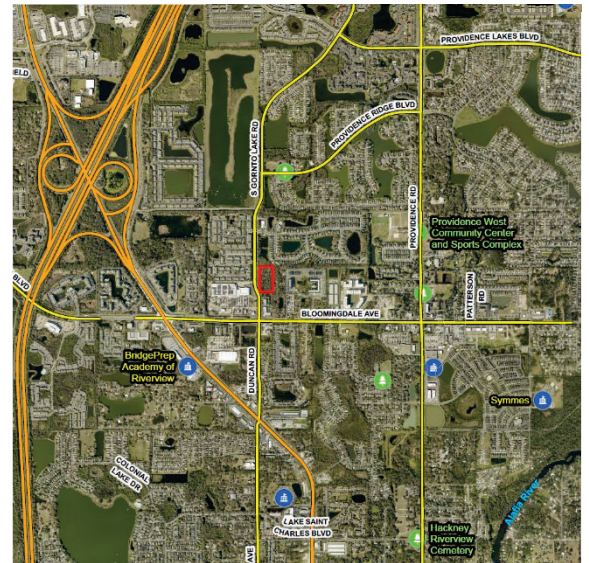
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 4.7 +/- Acres

Community
Plan Area: Brandon

Overlay: None

**Introduction Summary:**

PD 21-0867 was approved in 2021 to allow for a total of 15,911 square feet of retail broken up into 4 lots. The applicant requests modifications to the Planned Development to eliminate some of the uses and reduce the buildable area by condensing the uses into one building and increasing the setback on all property lines.

Existing Approval(s):	Proposed Modification(s):
Allowable uses included sit-down restaurants, personal services, instructional, business/professional office, retail food stores, cell phone sales and service, specified retail, medical offices, medical retail, motor vehicle repair, and car wash. The uses in "LOT 3" and "LOT 4" Uses shall have restricted hours of operation from 8:00 AM to 8:00 PM	Eliminate medical offices, medical retail, motor vehicle repair, and car wash uses Eliminate Lot 3 and 4 and associated uses and operating hours.
<ul style="list-style-type: none">Maximum building height of 50 feet,Setbacks: 30 feet western setback and all other setbacks to be in accordance with CG zoning district development standards	<ul style="list-style-type: none">Maximum building height: 30 feet (2 – Stories)Minimum front (west) yard setback: 150 feetMinimum side (north) yard setback: 300 feetMinimum side (south) yard setback: 50 feetMinimum rear (east) yard setback: 50 feet

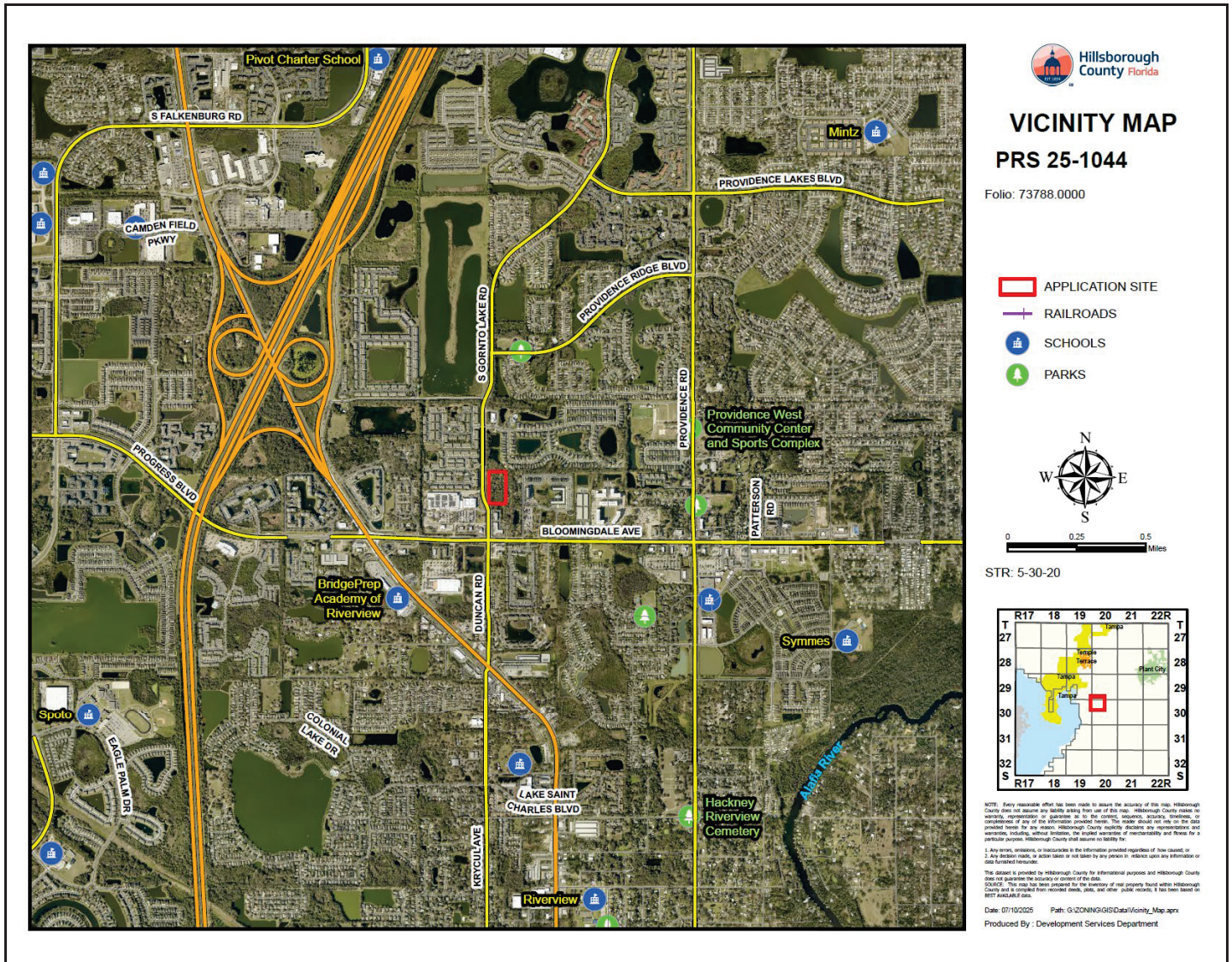
Additional Information:

PD Variation(s):	None Choose an item.
Waiver(s) to the Land Development Code:	None

Planning Commission Recommendation:
N/A**Development Services Recommendation:**
Approvable, subject to proposed conditions

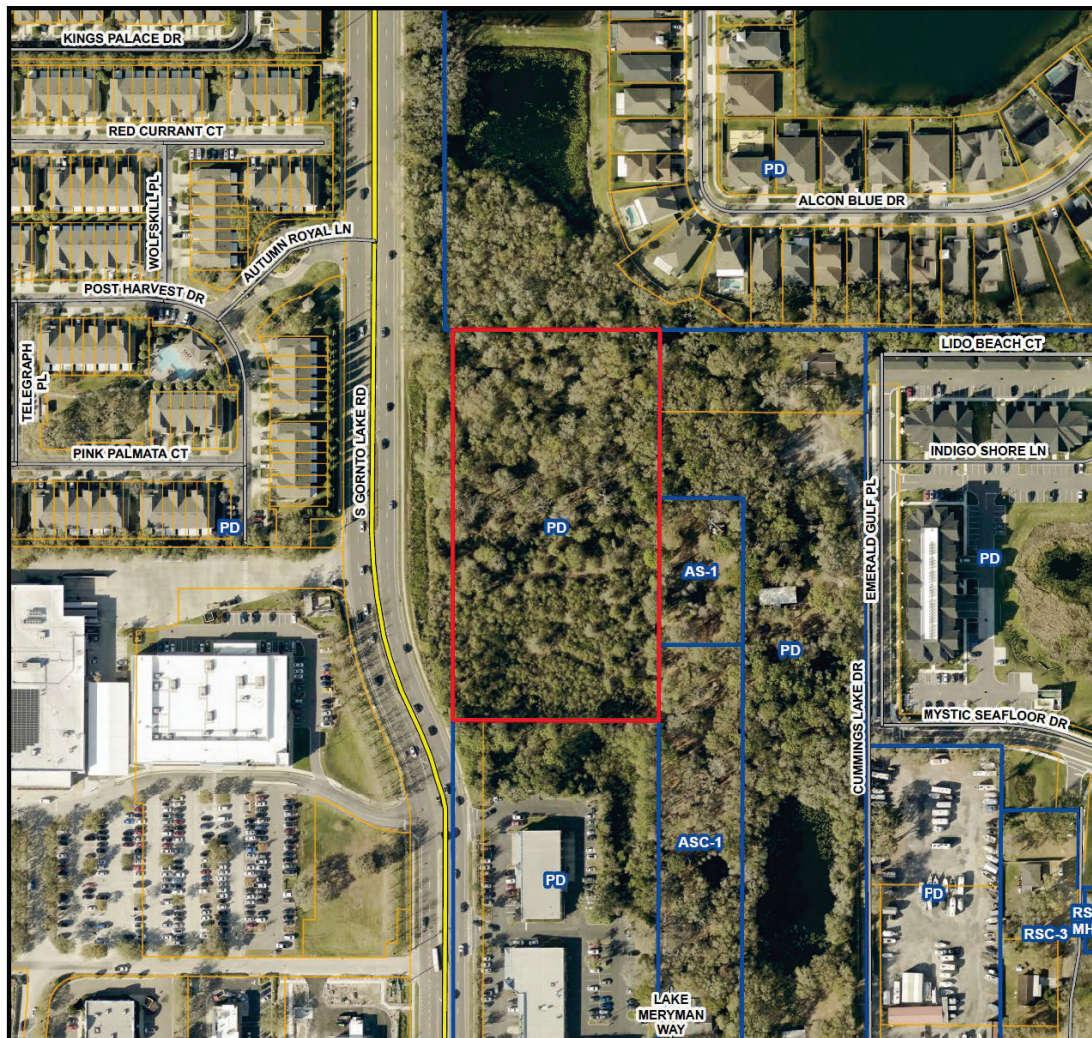
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The subject property is located on the east side of S Gornto Lake Road north of Bloomingdale Avenue in the Brandon area east of where S US Highway 301 meets Interstate 75. The area surrounding the subject site is predominantly made up of residential uses with some commercial uses to the south and west of the site along Bloomingdale Ave. These uses include a fitness center, strip center, big box store, bank, restaurant with a drive-through, medical office, and convenience store with gas pumps. The existing uses for the adjacent parcels to the east and north are single family residential. The adjacent property to the south is zoned Planned development approved for PD-MU, PD-C, and PD-O uses. The properties to the west are separated from the subject property by S Gornto Lake Road.

2.0 LAND USE MAP SET AND SUMMARY DATA**2.2 Immediate Area Map****ZONING MAP
PRS 25-1044**

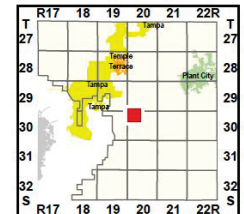
Folio: 73788.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- PD SCHOOLS
- P PARKS



0 160 320 Feet

STR: 5-30-20



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, timeliness, or completeness of any of the information provided herein. The reader should call for the data provided herein for any details. Hillsborough County expressly disclaims any representation and warranty, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County shall not be liable for any errors or omissions.

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or 2. Any action taken or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

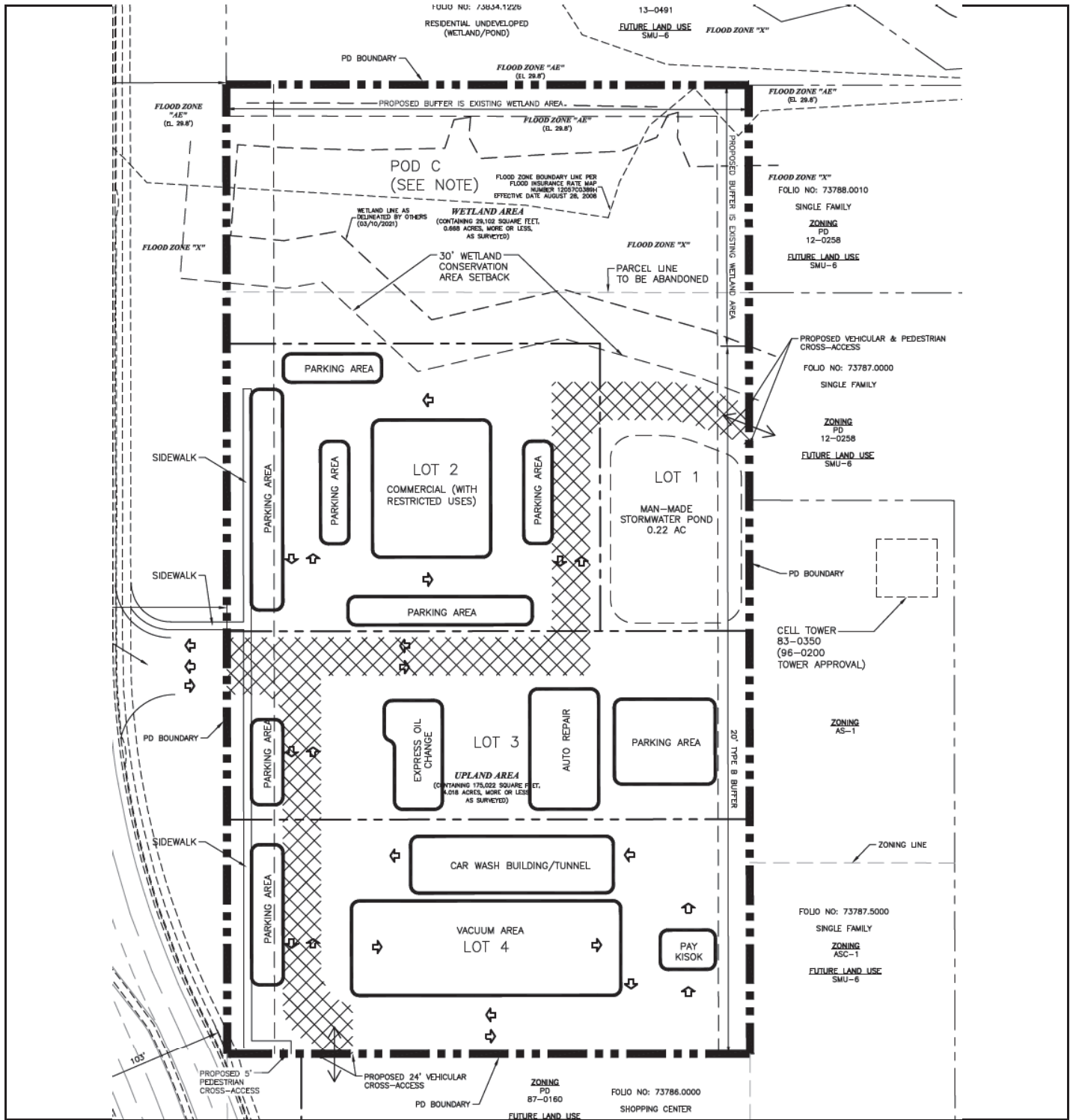
The data was provided by Hillsborough County for informational purposes and Hillsborough County does not warrant the accuracy or content of the data. The data is provided for informational purposes only and is not intended to be used for any other purpose. Hillsborough County and its employees, agents, and contractors are not liable for any errors or omissions in the data provided herein.

Date: 07/10/2025 Path: G:\ZONING\GIS\Map\Zoning_Map.aprx

Produced By: Development Services Department

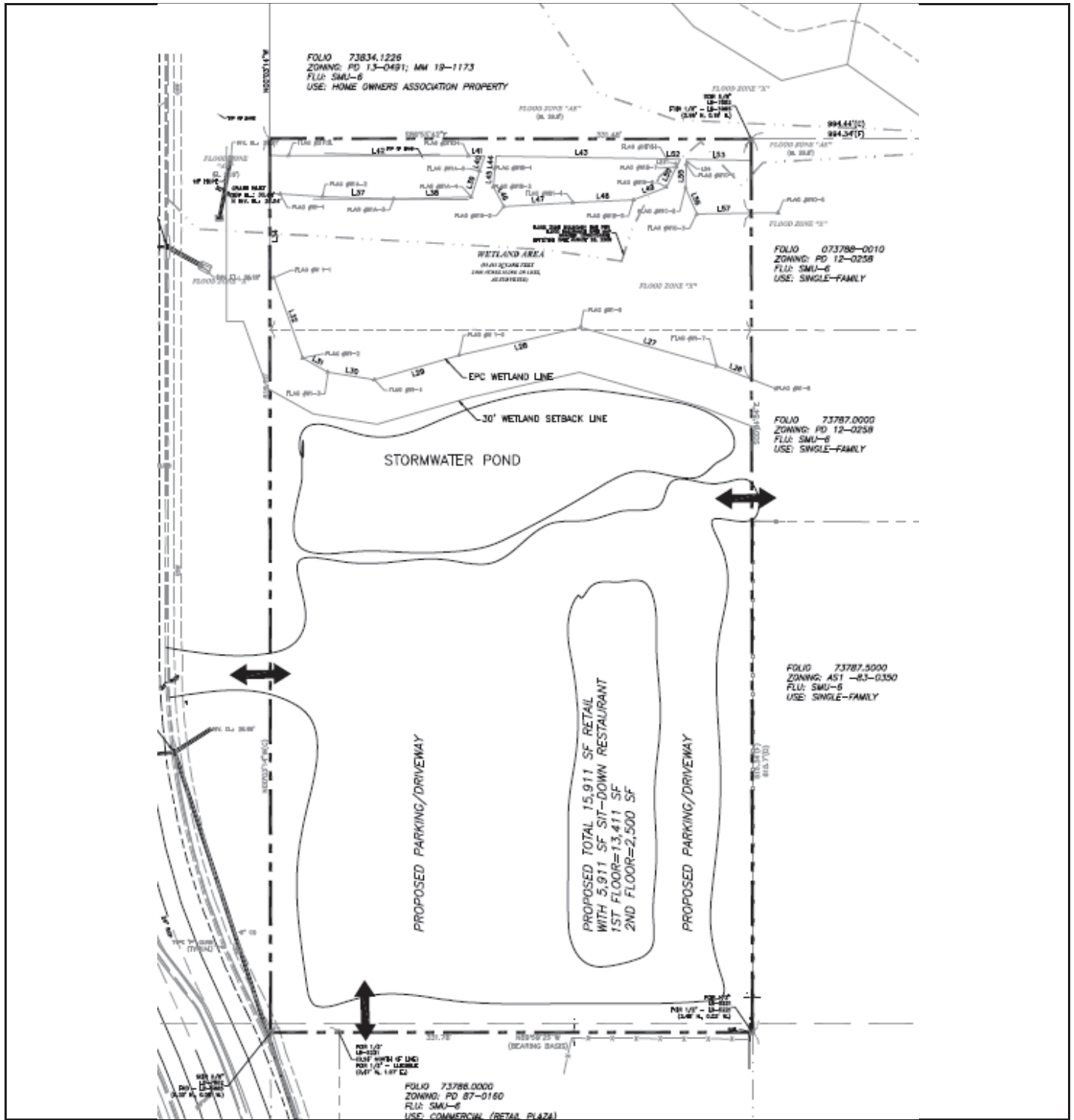
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD (19-1173)	4.23 DU per GA/ FAR: 0.19	Single family residential	Single Family Residential
South	PD 87-0160 (PRS 89-0081)	0 DU per GA/ FAR: 0.188	PD-MU, PD-C, and PD-O	Strip Center
East	AS-1, ASC-1, PD (12-0258)	1 DU per GA/ FAR: NA, 0 DU per GA/ FAR: 0.43	Single family, Commercial Neighborhood	Single family
West	PD	20 DU per GA/ FAR: 0.30	Multi-family, Commercial	Multi-family, Big Box Store, and Fitness Center

2.0 LAND USE MAP SET AND SUMMARY DATA**2.3 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Gornto Lake Rd.	County Collector - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,942	337	287
Proposed	3,700	247	272
Difference (+/-)	-242	-90	-15

*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		None	Vehicular & Pedestrian	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Gornto Lake Rd/Median Opening Spacing	Administrative Variance Requested	Approvable
Notes: Median opening is existing and serves existing Target to the west of subject site.		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input 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"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<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 modifications to the previously approved Planned Development will not have significant impact on the surrounding area as it is reducing the allowable uses by eliminating the carwash, motor vehicle repair, and medical related retail uses. Furthermore, the proposal has condensed the buildable area into one two story building in the southeastern portion of the parcel which reduced the building coverage. Additionally, the revisions have reduced the building height by 20 feet and increased the setbacks to all property lines. Restricted hours of operation will remain, with specific hours for a sit-down restaurant.

5.0 Recommendation

Based upon the above considerations, staff find the request is APPROVABLE, 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 August 22, 2025.

1. The development shall be approved for a maximum of a ~~6,525~~ 15,911 square-foot retail center (restricted to the following commercial uses with no drive-thru facilities allowed: sit down restaurant up to 5000 square feet of indoor area and 911 square feet of outdoor seating; personal services; instructional, such as Golftec; ~~medical office and medical related retail, such as optical stores and appointments, hearing aids, dental and veterinarian, physical and occupational therapy~~; business/professional office; retail food store, such as cupcake sales, cake sales, pressed juices, ice cream, smoothies; cell phone sales and service; soft goods retailers such as jewelry stores, shoe sales, and clothing sales; and food sales designed for off premises consumption, such as deli) in "LOT 2"; ~~a maximum of 5,570 square feet of motor vehicle repair, minor uses in "LOT 3"; and a maximum of a 3,816 square-foot automated car wash facility in "LOT 4".~~

The uses in "LOT 3" and "LOT 4" shall have restricted hours of operation from 8:00 AM to 8:00 PM every day.

~~Lot 1 The wetland area as shown on the site plan will remain undisturbed shall be limited to a stormwater pond and vehicular/pedestrian access. The wetland area in LOT 1 and shall be preserved via the filing/recording of a conservation easement. Proof of the recording of the conservation easement shall be submitted to Hillsborough County prior to the release of the site development permit. The Environmental Protection Commission of Hillsborough County (EPC) shall be the beneficiary of the conservation easement (CE). The EPC Executive Director or designee must approve of the CE language.~~

2. Development standards shall be as follows:
 - Minimum lot area: 10,000 Square Feet
 - Minimum lot width: ~~75~~ 100 feet
 - Maximum building height: ~~50~~ 30 feet (2 – Stories)
 - Minimum front (west) yard setback: ~~30~~ 150 feet
 - Minimum side (north) yard setback: ~~In accordance with CC zoning district development standards~~ 300 feet
 - Minimum side (south) yard setback: ~~In accordance with CC zoning district development standards~~ 50 feet
 - Minimum rear (east) yard setback: ~~In accordance with CC zoning district development Standards~~ 50 feet
 - Maximum FAR: ~~0.25~~ 0.08
 - Maximum building coverage: ~~27%~~ 0.08
 - Maximum impervious surface: 70%
3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code.

4. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.
5. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.
6. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between all development lots, principal building entrances, parking areas and access points.
7. The developer shall provide vehicular and pedestrian ~~cross~~ access stub-outs to folios #73787.0000 and 73786.0000.
8. The developer shall construct a southbound left turn lane and a northbound right turn lane at the project driveway on Gornto Lake Road prior to certificate of occupancy.
9. If ~~PD 21-0867~~ PRS 25-1044 is approved, the County Engineer will approve a de minimis exception to the previously approved Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was ~~found approvable~~ approved by the County Engineer (on March 19, 2024 ~~August 30, 2021~~). Approval of this de minimis exception will allow the previously approved Administrative Variance will which ~~waives~~ the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Rd, to stand as-is.
- ~~10.11:~~ Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
- ~~11.12:~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (ECP) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~12.13:~~ The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~13.14:~~ Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

~~14.~~15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

15. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal.

16. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

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

18. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

~~19.~~16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~20.~~17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~21.~~18. 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 Site 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.

22. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development

within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

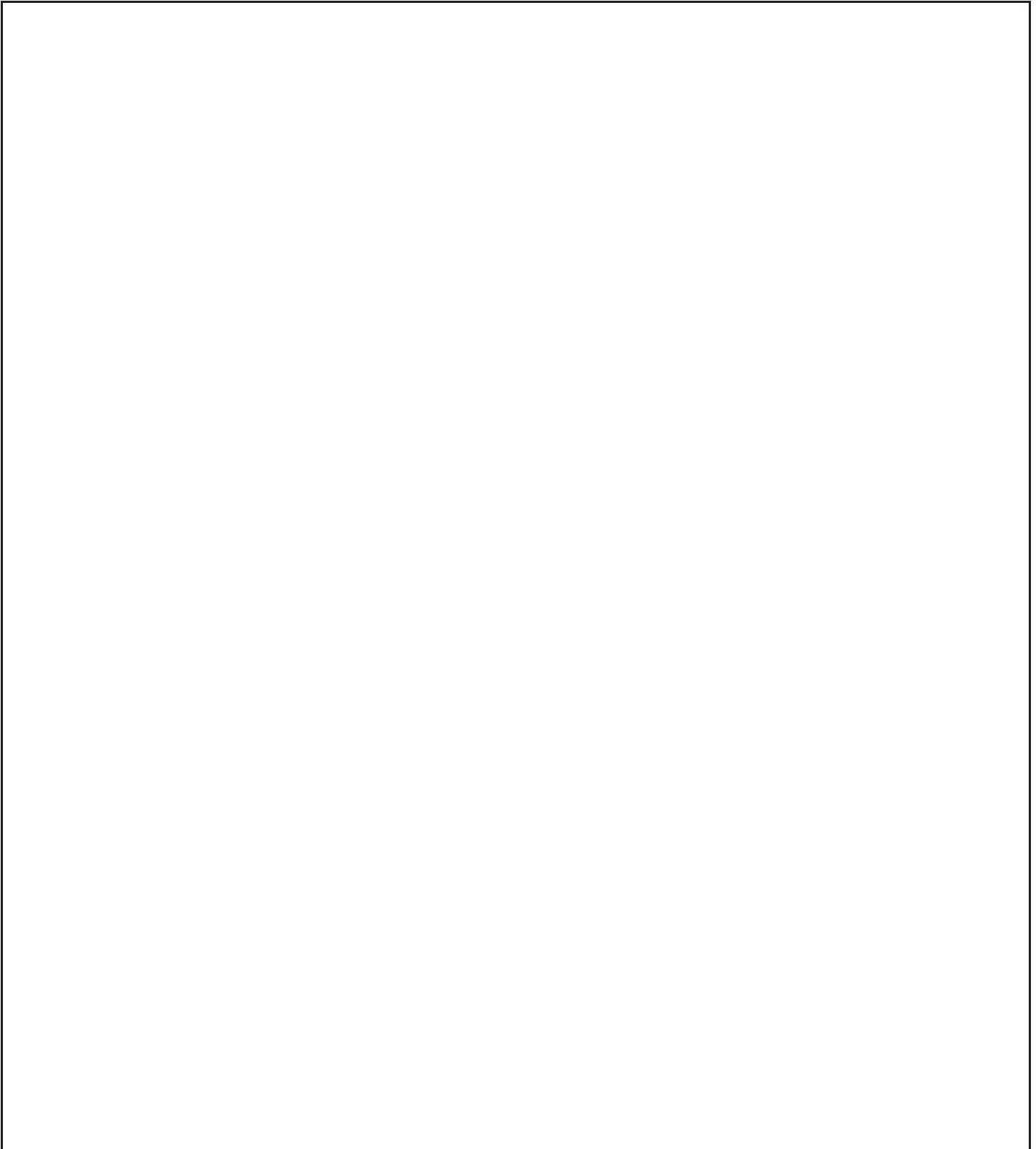
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

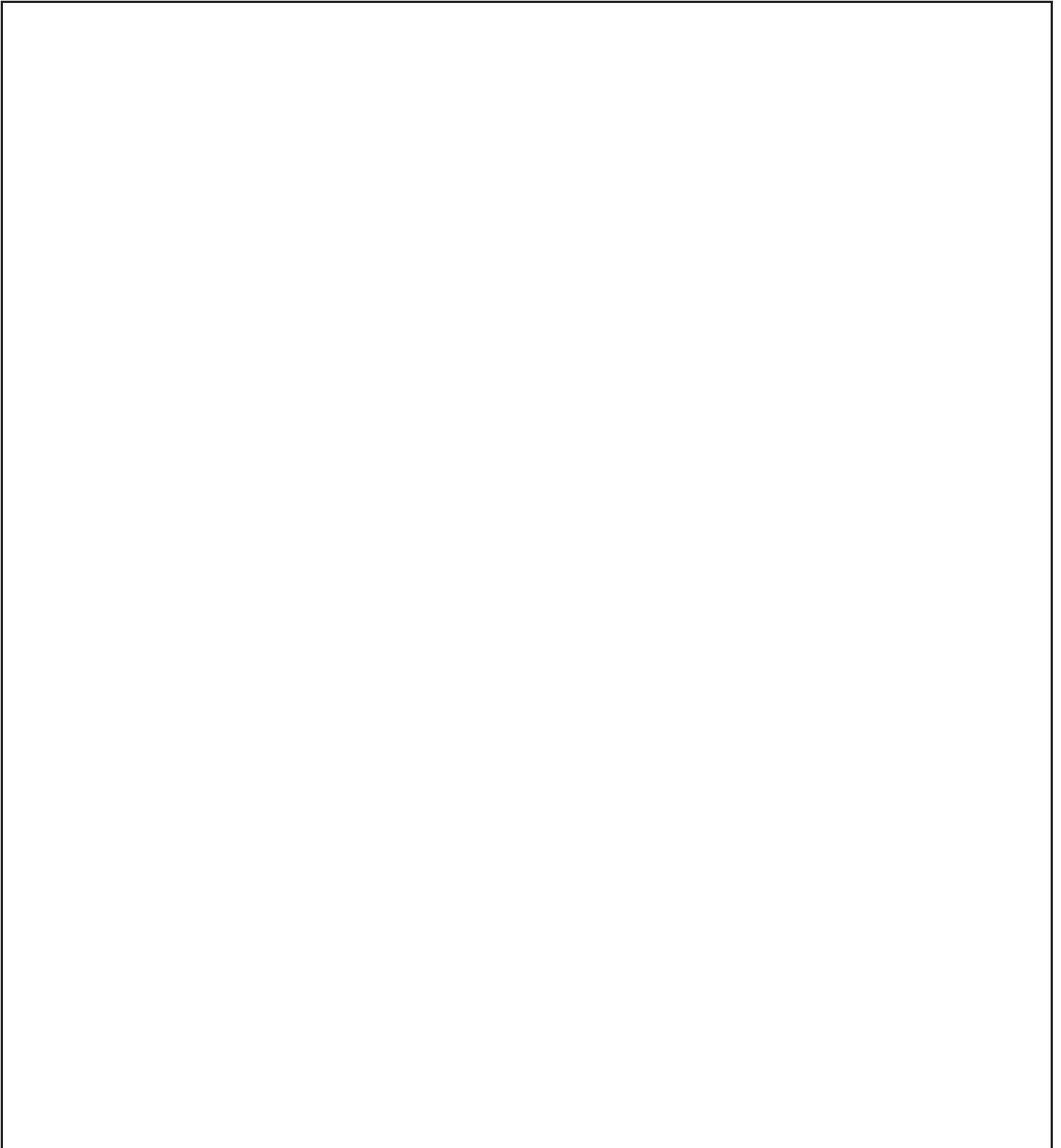
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

A large, empty rectangular box with a thin black border, intended for the submission of the Approved Site Plan. It occupies the majority of the page below the section header.

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 25-1044

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: September 09, 2025

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP, Executive Planner
PLANNING AREA: BR

DATE: 8/22/2025
AGENCY/DEPT: Transportation
PETITION NO: PRS 25-1044

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

9. If ~~PD 21-0867~~ PRS 25-1044 is approved, the County Engineer will approve a de minimis exception to the previously approved Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was ~~found approvable~~ approved by the County Engineer (on March 19, 2024 ~~August 30, 2024~~). Approval of this de minimis exception will allow the previously approved Administrative Variance ~~will which~~ waives the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Rd., to stand as-is.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) #21-0867 to reconfigure the site layout, eliminate automobile service, carwash, medical office and medical related uses; and allow for a 5,000 sf restaurant and limited commercial, office and retail uses.

The site consists of a vacant +/- 4.69-acre parcel located on the east side of South Gornto Lake Rd., approximately 705 feet north of Bloomingdale Ave and within the Brandon Community Plan. The Future Land Use designation of the site is Suburban Mixed Use (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation demonstrating that the proposed change is an overall decrease in potential traffic. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

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

PD: 6,525sf, Fast Food Restaurant/No Drive Thru (ITE LUC 933)	2,942	282	184
PD: 1 Tunnel, Automated Carwash (ITE LUC 948)	780*	39*	78
PD: 3 Service Positions, Quick Lube Vehicle Stop (ITE 941)	120	9	15
PD: 5 Bays, Auto Care Center (ITE LUC 942)	100*	7	10
Total	3,942	337	287

Note: * Estimated. ITE does not provide trip generation for certain time periods of some proposed uses.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,000sf, Sit Down Restaurant (ITE LUC 933)	2,252	216	144
PD: 10,000sf, Limited Retail/Supermarket (ITE LUC 850)	1,448	31	128
Total	3,700	247	272

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-242	-90	-15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

S. Gornto Lake Rd. is a publicly maintained, 4-lane, divided, collector roadway characterized by +/- 11-foot thru lanes, +/- 12-foot left turn lanes, and curb and gutter within +/- 171 feet of right of way. There are sidewalks and bikelanes on both sides of the road within the vicinity of the project frontage.

This segment of Gornto Lake Rd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The project's full access connection on Gornto Lake Rd. and site access improvements remain unchanged. The previously approved conditions of approval include a southbound left turn lane and northbound right turn lane at the project driveway.

The vehicular and pedestrian cross access to the east and south (folios #73787.0000 and 73786.0000) remain unchanged.

ADMINISTRATIVE VARIANCE DEMIMINIS FINDING– Median Opening Spacing

The access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access. Per LDC, Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. is 660 feet.

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated August 11, 2021 and received August 20, 2021) from the Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. of 660 feet from the closest access connection. The County Engineer approved the request on March 19, 2024. Given that the proposed zoning modification will reduce overall trip generation, the applicant requested a de minimis review by the County Engineer, who concurred that the previous Administrative Variance shall be permitted to stand as-is. If this modification to the PD zoning is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
S. Gornto Lake Rd.	Bloomington Ave.	Providence Ridge Blvd	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



LINCKS & ASSOCIATES, INC.

August 11, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Gornto Lake Retail
Folio Number 73788.0000
RZ 21-0867
Lincks Project No. 21070

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code, for the access to Gornto Lake Road. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Express Oil Change – 3 Servicing Positions
- Auto Repair – 5 Service Bays
- Fast-Food Restaurant with Drive Through – 3,000 Square Feet
- Retail – 3,525 Square Feet
- Car Wash – 1 Tunnel

Tables 1, 2 and 3 provide the trip generation for the proposed project.

The access to serve the project is proposed to be via the existing median opening within Gornto Lake Road which aligns with the northern access for the Target Shopping Center.

A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Gornto Lake Road is a collector road.

As indicated, the access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access, as shown in Figure 1.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

21-0867

Mr. Mike Williams
August 11, 2021
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The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the median spacing on Gornto Lake Road. Based on Section 6.04.07, the median spacing for Gornto Lake Road is 660 feet.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

1. The only frontage for the property is along Gornto Lake Road.
2. The access is proposed to align with the existing median opening within Gornto Lake Road.
3. The existing median opening serves the development on the west side of Gornto Lake Road.

Therefore, it is not reasonable or feasible for the project to modify the median spacing to meet the current LDC spacing criteria.

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

The existing median has been in place since the construction of the Target Shopping Center in 2007. A southbound left turn lane is proposed to be provided to serve the project access.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Gornto Lake Road. Due to property constraints, the only reasonable location for the access is to align with the Target median opening.

Mr. Mike Williams
August 11, 2021
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Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555

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

_____ Disapproved
 X Approved
_____ Approved with Conditions

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

Date _____

Michael J.
Williams

Digitally signed
by Michael J.
Williams

Date: 2024.03.19 18:08:56 -04'00' Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1044 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

21-0867

Mr. Mike Williams
August 11, 2021
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TABLE 1

DAILY TRIP GENERATION

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>Passerby Capture (3)</u>	<u>New Daily Trip Ends</u>
Express Oil Change	941	3 Positions	120	0	120
Auto Repair	942	5 Bays	110 (2)	0	110
Fast Food Restaurant With Drive-Thru	934	3,000 SF	1,413	692	721
Retail	814	3,525 SF	224	76	148
Car Wash	948	1 Tunnel	<u>780 (2)</u>	<u>0</u>	<u>780</u>
		Total:	2647	768	1879

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Daily Trip Ends:

Auto Repair - $11 / .10 = 110$

Carwash - $78 / .10 = 780$

(3) Source: ITE Trip Generation Handbook, 3rd Edition.

Passerby Trips

Fast Food Restaurant - 49%

$1413 \times 0.49 = 692$

Retail - 34%

$224 \times 0.34 = 76$

• Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways.

$16,067 (a) \times 0.10 = 1,607 > 768$

(a) Based on PM peak hour peak season traffic at the intersection of Gormto Lake Road and Target Driveway and K=.09.

Mr. Mike Williams
August 11, 2021
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TABLE 2

AM PEAK HOUR TRIP GENERATION

Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (3)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Express Oil Change	941	3 Positions	6	3	9	0	0	0	6	3	9
Auto Repair	942	5 Bays	5	3	8	0	0	0	5	3	8
Fast Food Restaurant With Drive-Thru	934	3,000 SF	62	59	121	30	29	59	32	30	62
Retail	814	3,525 SF	6	5	11	2	2	4	4	3	7
Car Wash	948	1 Tunnel	19 (2)	20 (2)	39 (2)	0	0	0	19	20	39
Total:			98	90	188	32	31	63	66	59	125

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Car Wash AM Peak Hour Trip Ends:

In: 39 / 2 = 19

Out: 39 / 2 = 20

(3) Source: ITE Trip Generation Handbook, 3rd Edition.

Passerby Trips

Fast Food Restaurant - 49%

In: 62 X 0.49 = 30

Out: 59 X 0.49 = 29

Retail - 34%

In: 6 X 0.34 = 2

Out: 5 X 0.34 = 2

• Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways.

1,075 (a) x 0.10 = 108 > 63

(a) Based on AM peak hour peak season traffic at the intersection of Gornito Lake Road and Target Driveway

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TABLE 3

PM PEAK HOUR TRIP GENERATION

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New PM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Express Oil Change	941	3 Positions	8	7	15	0	0	0	8	7	15
Auto Repair	942	5 Bays	5	6	11	0	0	0	5	6	11
Fast Food Restaurant With Drive-Thru	934	3,000 SF	51	47	98	26	24	50	25	23	48
Retail	814	3,525 SF	12	12	24	4	4	8	8	8	16
Car Wash	948	1 Tunnel	39	39	78	0	0	0	39	39	78
Total:			115	111	226	30	28	58	85	83	168

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(3) Source: ITE Trip Generation Handbook, 3rd Edition.

Passerby Trips

Fast Food Restaurant - 50%

In: $51 \times 0.50 = 26$

Out: $47 \times 0.50 = 24$

Retail - 34%

In: $12 \times 0.34 = 4$

Out: $12 \times 0.34 = 4$

- Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways.

$1,446(a) \times 0.10 = 145 > 58$

(a) Based on PM peak hour peak season traffic at the intersection of Gormto Lake Road and Target Driveway



FIGURE 1
MEDIAN 21AC0867

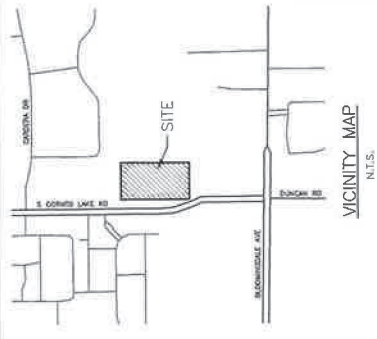
APPENDIX



PD PLAN



ORDER NUMBER	21039
PRODUCT NAME	21039
SHEET NUMBER	GSP



PLANNED DEVELOPMENT

IPD-2 (89-0146)
S GORNTO LAKE RD
HILLSBOROUGH COUNTY, FLORIDA

SITE DATA

[illegible]

DEVELOPMENT STANDARDS:
PER CG ZONING REGULATIONS

PARKING REQUIREMENTS:
PARKING PER LAND DEVELOPMENT CODE OR PART 6.05.00 OF THE LAND DEVELOPMENT CODE

COMMUNITY PLANNING AREA:

BRANDON COMMUNITY PLAN
URBAN SERVICE AREA

HILLSBOROUGH COUNTY WATER & WASTEWATER

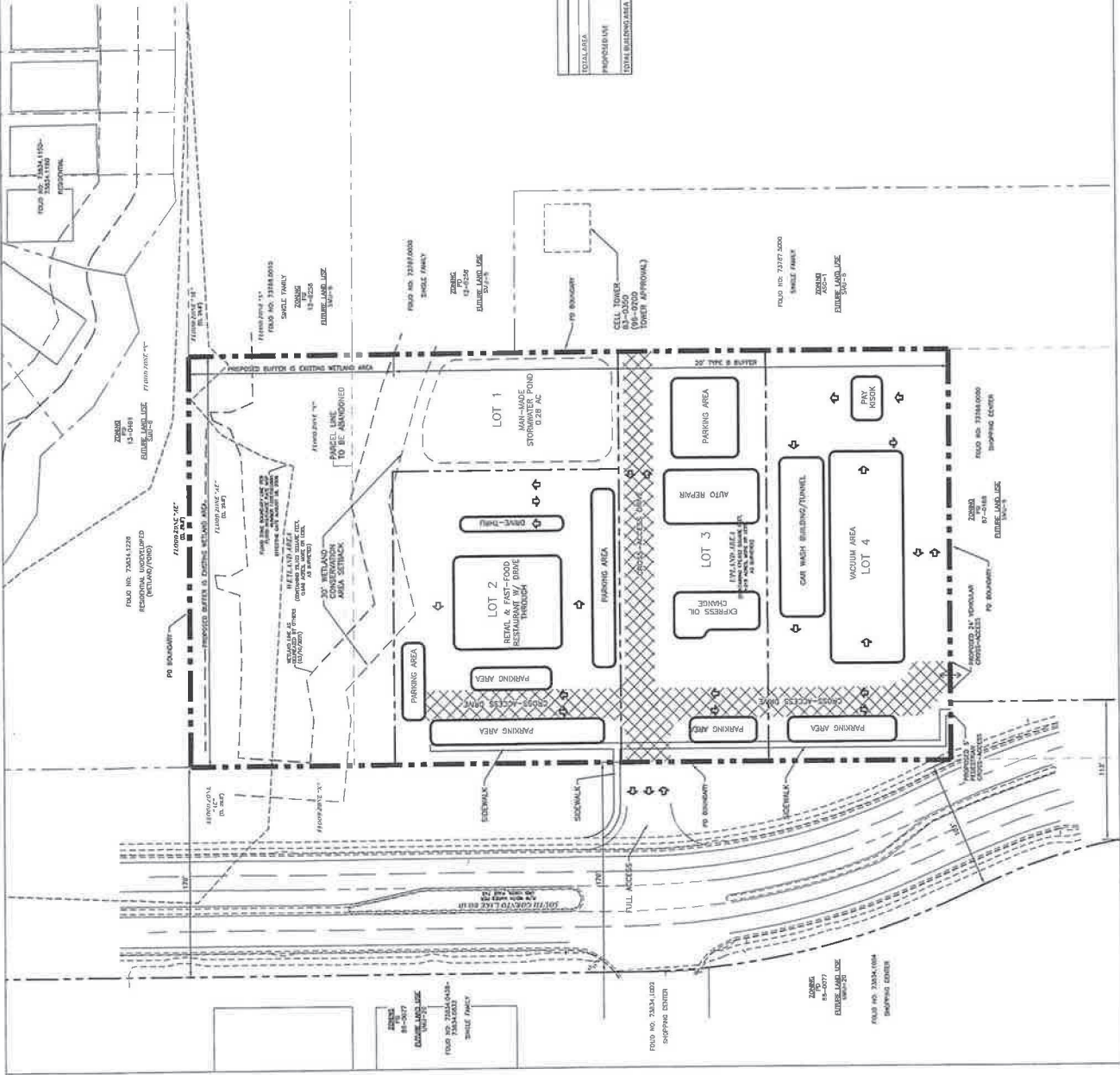
LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 131.7 FEET OF THE WEST 1/4 OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5,
TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH
COUNTY, FLORIDA.

PARCEL III

THE NORTH 615.7' OF THE WEST 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LESS THE NORTH 131.7 FEET, HILLSBOROUGH COUNTY, FLORIDA.



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION Infrastructure & Development Services



Legend

Functional Classifications
Authority, Classification

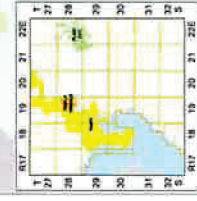
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of these matters are as follows:

- PART 3.02.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 6.08.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

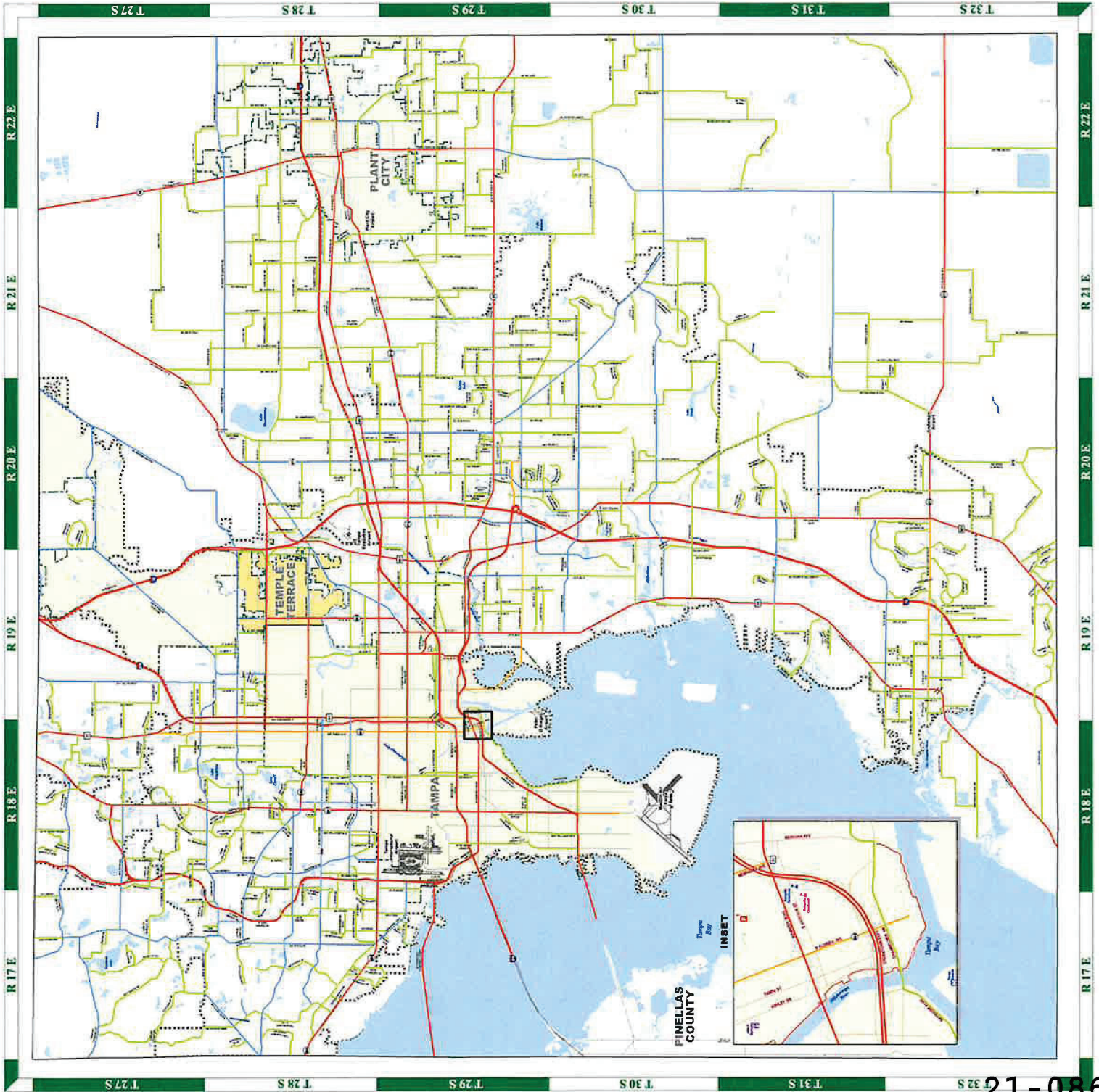
Locator Map



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of new property located within Hillsborough County and is not to be used for any other purpose. The map is provided for informational purposes only and is not to be used for any other purpose.

884 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY LDC



Sec. 6.04.05. - Access Pavement Requirements**A. Type I**

1. Rural Section—Driveway does not need to be paved except for a four-foot paved transition extending from the edge of the roadway towards the site. The purpose of the paved transition is to protect the edge of pavement of the public roadway from damage and deterioration. This requirement does not apply when the public roadway has a four-foot (or wider) paved shoulder.
2. Urban Section—Driveway shall be paved to the right-of-way line or to the back of sidewalk, whichever is less.

B. Type II

1. Urban Section. These accesses shall be paved to the right-of-way line or to the back of sidewalk, whichever is distance is less.
2. Rural Section. These accesses shall be paved to the right-of-way line.

C. Type III

Rural and Urban Sections. These accesses shall be paved to the right-of-way line.

D. Surfacing Requirements

The pavement should be structurally adequate to meet the expected traffic loads and shall not be less than the requirements contained in the Hillsborough County Transportation Technical Manual, latest edition.

Sec. 6.04.06. - Maintenance Responsibilities**A. Introduction**

The purpose of this section is to identify the various responsibilities relative to maintenance of access points. The occupant and the owner of the property services by the access shall be responsible for meeting the terms and conditions of the permit, if any.

B. Maintenance Responsibility by Jurisdiction

1. State Highway System. For those connections onto the State Highway System, the Florida Department of Transportation will normally maintain the connection surface, sidewalks, and all drainage facilities within the right-of-way.
2. County Roadway System. For the connections onto the County Roadway System, within the unincorporated portion of the County, the County Public Works Department will maintain the first four feet, nearest the edge of pavement, of the connection. In addition, the Department will maintain drainage structures within the right-of-way which accommodates roadway drainage.
3. Traffic Control Devices. All traffic control devices, including signs, signals and pavement markings, installed and properly permitted on the public right-of-way or public easements to control traffic utilizing the connection, shall be maintained by the County. Any devices required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate and timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING

ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤ 45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			

New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft
CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft ≤45 mph 330 ft	N.A.	N.A.

CLASS 5

Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.

>45 mph 330 ft ≤ 45 mph
245 ft

All Speeds 660 ft

>45 mph 1320 ft ≤ 45
mph 660 ft

CLASS 6

Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.

>45 mph 330 ft ≤ 45 mph
245 ft

N.A.

N.A.

CLASS 7

Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
March 1, 1991	Type III = 50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to $\frac{1}{4}$ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The $\frac{1}{4}$ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the Issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right In Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 24, 2021.

1. The development shall be approved for a maximum of a 6,525 square-foot retail center (restricted to the following commercial uses with no drive-thru facilities allowed: sit down restaurant; personal services; instructional, such as Golftec; medical office and medical related retail, such as optical stores and appointments, hearing aids, dental and veterinarian, physical and occupational therapy; business/professional office; retail food store, such as cupcake sales, cake sales, pressed juices, ice cream, smoothies; cell phone sales and service; soft goods retailers such as jewelry stores, shoe sales, and clothing sales; and food sales designed for off premises consumption, such as deli) in “LOT 2”; a maximum of 5,570 square feet of motor vehicle repair, minor uses in “LOT 3”; and a maximum of a 3,816 square-foot automated car wash facility in “LOT 4”.

The uses in “LOT 3” and “LOT 4” shall have restricted hours of operation from 8:00 AM to 8:00 PM every day.

Lot 1 as shown on the site plan shall be limited to a stormwater pond and vehicular/pedestrian access. The wetland area in LOT 1 shall be preserved via the filing/recording of a conservation easement. Proof of the recording of the conservation easement shall be submitted to Hillsborough County prior to the release of the site development permit. The Environmental Protection Commission of Hillsborough County (EPC) shall be the beneficiary of the conservation easement (CE). The EPC Executive Director or designee must approve of the CE language.

2. Development standards shall be as follows:

Minimum lot area:	10,000 square feet
Minimum lot width:	75 feet
Maximum building height:	50 feet
Minimum front (west) yard setback:	30 feet
Minimum side (north) yard setback:	In accordance with CG zoning district development standards
Minimum side (south) yard setback:	In accordance with CG zoning district development standards
Minimum rear (east) yard setback:	In accordance with CG zoning district development standards
Maximum FAR:	0.25
Maximum building coverage:	27%
Maximum impervious surface:	70%

3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code.
4. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.
5. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.
6. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between all development lots, principal building entrances, parking areas and access points.

7. The developer shall provide vehicular and pedestrian cross access stubouts to folios #73787.0000 and 73786.0000.
8. The developer shall construct a southbound left turn lane and a northbound right turn lane at the project driveway on Gornto Lake Road prior to certificate of occupancy.
9. If PD 21-0867 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was found approvable by the County Engineer (on August 30, 2021). Approval of this Administrative Variance will waive the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Road.
11. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.
12. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
18. 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 Site 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

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 21-0867
MEETING DATE: November 9, 2021
DATE TYPED: November 12, 2021

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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP, Executive Planner
PLANNING AREA: BR

DATE: 8/22/2025
AGENCY/DEPT: Transportation
PETITION NO: PRS 25-1044

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

9. If ~~PD 21-0867~~ PRS 25-1044 is approved, the County Engineer will approve a de minimis exception to the previously approved Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was ~~found approvable~~ approved by the County Engineer (on March 19, 2024 ~~August 30, 2024~~). Approval of this de minimis exception will allow the previously approved Administrative Variance ~~will~~ which waives the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Rd., to stand as-is.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to Planned Development (PD) #21-0867 to reconfigure the site layout, eliminate automobile service, carwash, medical office and medical related uses; and allow for a 5,000 sf restaurant and limited commercial, office and retail uses.

The site consists of a vacant +/- 4.69-acre parcel located on the east side of South Gornto Lake Rd., approximately 705 feet north of Bloomingdale Ave and within the Brandon Community Plan. The Future Land Use designation of the site is Suburban Mixed Use (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation demonstrating that the proposed change is an overall decrease in potential traffic. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

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

PD: 6,525sf, Fast Food Restaurant/No Drive Thru (ITE LUC 933)	2,942	282	184
PD: 1 Tunnel, Automated Carwash (ITE LUC 948)	780*	39*	78
PD: 3 Service Positions, Quick Lube Vehicle Stop (ITE 941)	120	9	15
PD: 5 Bays, Auto Care Center (ITE LUC 942)	100*	7	10
Total	3,942	337	287

Note: * Estimated. ITE does not provide trip generation for certain time periods of some proposed uses.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,000sf, Sit Down Restaurant (ITE LUC 933)	2,252	216	144
PD: 10,000sf, Limited Retail/Supermarket (ITE LUC 850)	1,448	31	128
Total	3,700	247	272

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-242	-90	-15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

S. Gornto Lake Rd. is a publicly maintained, 4-lane, divided, collector roadway characterized by +/- 11-foot thru lanes, +/- 12-foot left turn lanes, and curb and gutter within +/- 171 feet of right of way. There are sidewalks and bikelanes on both sides of the road within the vicinity of the project frontage.

This segment of Gornto Lake Rd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The project's full access connection on Gornto Lake Rd. and site access improvements remain unchanged. The previously approved conditions of approval include a southbound left turn lane and northbound right turn lane at the project driveway.

The vehicular and pedestrian cross access to the east and south (folios #73787.0000 and 73786.0000) remain unchanged.

ADMINISTRATIVE VARIANCE DEMIMINIS FINDING– Median Opening Spacing

The access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access. Per LDC, Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. is 660 feet.

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated August 11, 2021 and received August 20, 2021) from the Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. of 660 feet from the closest access connection. The County Engineer approved the request on March 19, 2024. Given that the proposed zoning modification will reduce overall trip generation, the applicant requested a de minimis review by the County Engineer, who concurred that the previous Administrative Variance shall be permitted to stand as-is. If this modification to the PD zoning is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis exception.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
S. Gornto Lake Rd.	Bloomington Ave.	Providence Ridge Blvd	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



LINCKS & ASSOCIATES, INC.

August 11, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Gornto Lake Retail
Folio Number 73788.0000
RZ 21-0867
Lincks Project No. 21070

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code, for the access to Gornto Lake Road. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Express Oil Change – 3 Servicing Positions
- Auto Repair – 5 Service Bays
- Fast-Food Restaurant with Drive Through – 3,000 Square Feet
- Retail – 3,525 Square Feet
- Car Wash – 1 Tunnel

Tables 1, 2 and 3 provide the trip generation for the proposed project.

The access to serve the project is proposed to be via the existing median opening within Gornto Lake Road which aligns with the northern access for the Target Shopping Center.

A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Gornto Lake Road is a collector road.

As indicated, the access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access, as shown in Figure 1.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
August 11, 2021
Page 2

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the median spacing on Gornto Lake Road. Based on Section 6.04.07, the median spacing for Gornto Lake Road is 660 feet.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

1. The only frontage for the property is along Gornto Lake Road.
2. The access is proposed to align with the existing median opening within Gornto Lake Road.
3. The existing median opening serves the development on the west side of Gornto Lake Road.

Therefore, it is not reasonable or feasible for the project to modify the median spacing to meet the current LDC spacing criteria.

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

The existing median has been in place since the construction of the Target Shopping Center in 2007. A southbound left turn lane is proposed to be provided to serve the project access.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Gornto Lake Road. Due to property constraints, the only reasonable location for the access is to align with the Target median opening.

Mr. Mike Williams
August 11, 2021
Page 3

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

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555

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

_____ Disapproved
 X Approved
_____ Approved with Conditions

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

Date _____

Michael J.
Williams

Digitally signed
by Michael J.
Williams

Date: 2024.03.19 18:08:56 -04'00' Sincerely,

Michael J. Williams
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 25-1044 and determined the changes to be de minimis. As such, the previous approval shall stand.

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

21-0867

Mr. Mike Williams
August 11, 2021
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TABLE 1

DAILY TRIP GENERATION

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>Passerby Capture (3)</u>	<u>New Daily Trip Ends</u>
Express Oil Change	941	3 Positions	120	0	120
Auto Repair	942	5 Bays	110 (2)	0	110
Fast Food Restaurant With Drive-Thru	934	3,000 SF	1,413	692	721
Retail	814	3,525 SF	224	76	148
Car Wash	948	1 Tunnel	<u>780 (2)</u>	<u>0</u>	<u>780</u>
		Total:	2647	768	1879

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Daily Trip Ends:

Auto Repair - $11 / .10 = 110$

Carwash - $78 / .10 = 780$

(3) Source: ITE Trip Generation Handbook, 3rd Edition.

Passerby Trips

Fast Food Restaurant - 49%

$1413 \times 0.49 = 692$

Retail - 34%

$224 \times 0.34 = 76$

• Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways.

$16,067 (a) \times 0.10 = 1,607 > 768$

(a) Based on PM peak hour peak season traffic at the intersection of Gormto Lake Road and Target Driveway and K=.09.

Mr. Mike Williams
August 11, 2021
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TABLE 2

AM PEAK HOUR TRIP GENERATION

Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (3)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Express Oil Change	941	3 Positions	6	3	9	0	0	0	6	3	9
Auto Repair	942	5 Bays	5	3	8	0	0	0	5	3	8
Fast Food Restaurant With Drive-Thru	934	3,000 SF	62	59	121	30	29	59	32	30	62
Retail	814	3,525 SF	6	5	11	2	2	4	4	3	7
Car Wash	948	1 Tunnel	19 (2)	20 (2)	39 (2)	0	0	0	19	20	39
Total:			98	90	188	32	31	63	66	59	125

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Car Wash AM Peak Hour Trip Ends:

In: $39 / 2 = 19$ Out: $39 / 2 = 20$ (3) Source: ITE Trip Generation Handbook, 3rd Edition.

Passerby Trips

Fast Food Restaurant - 49%

In: $62 \times 0.49 = 30$ Out: $59 \times 0.49 = 29$

Retail - 34%

In: $6 \times 0.34 = 2$ Out: $5 \times 0.34 = 2$

• Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways.

 $1,075 (a) \times 0.10 = 108 > 63$

(a) Based on AM peak hour peak season traffic at the intersection of Gornito Lake Road and Target Driveway

Mr. Mike Williams
August 11, 2021
Page 6

TABLE 3

PM PEAK HOUR TRIP GENERATION

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New PM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Express Oil Change	941	3 Positions	8	7	15	0	0	0	8	7	15
Auto Repair	942	5 Bays	5	6	11	0	0	0	5	6	11
Fast Food Restaurant With Drive-Thru	934	3,000 SF	51	47	98	26	24	50	25	23	48
Retail	814	3,525 SF	12	12	24	4	4	8	8	8	16
Car Wash	948	1 Tunnel	39	39	78	0	0	0	39	39	78
Total:			115	111	226	30	28	58	85	83	168

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(3) Source: ITE Trip Generation Handbook, 3rd Edition.

Passerby Trips

Fast Food Restaurant - 50%

In: $51 \times 0.50 = 26$

Out: $47 \times 0.50 = 24$

Retail - 34%

In: $12 \times 0.34 = 4$

Out: $12 \times 0.34 = 4$

- Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways.

$1,446(a) \times 0.10 = 145 > 58$

(a) Based on PM peak hour peak season traffic at the intersection of Gormto Lake Road and Target Driveway



FIGURE 1
MEDIAN 21AC0867

APPENDIX



PD PLAN



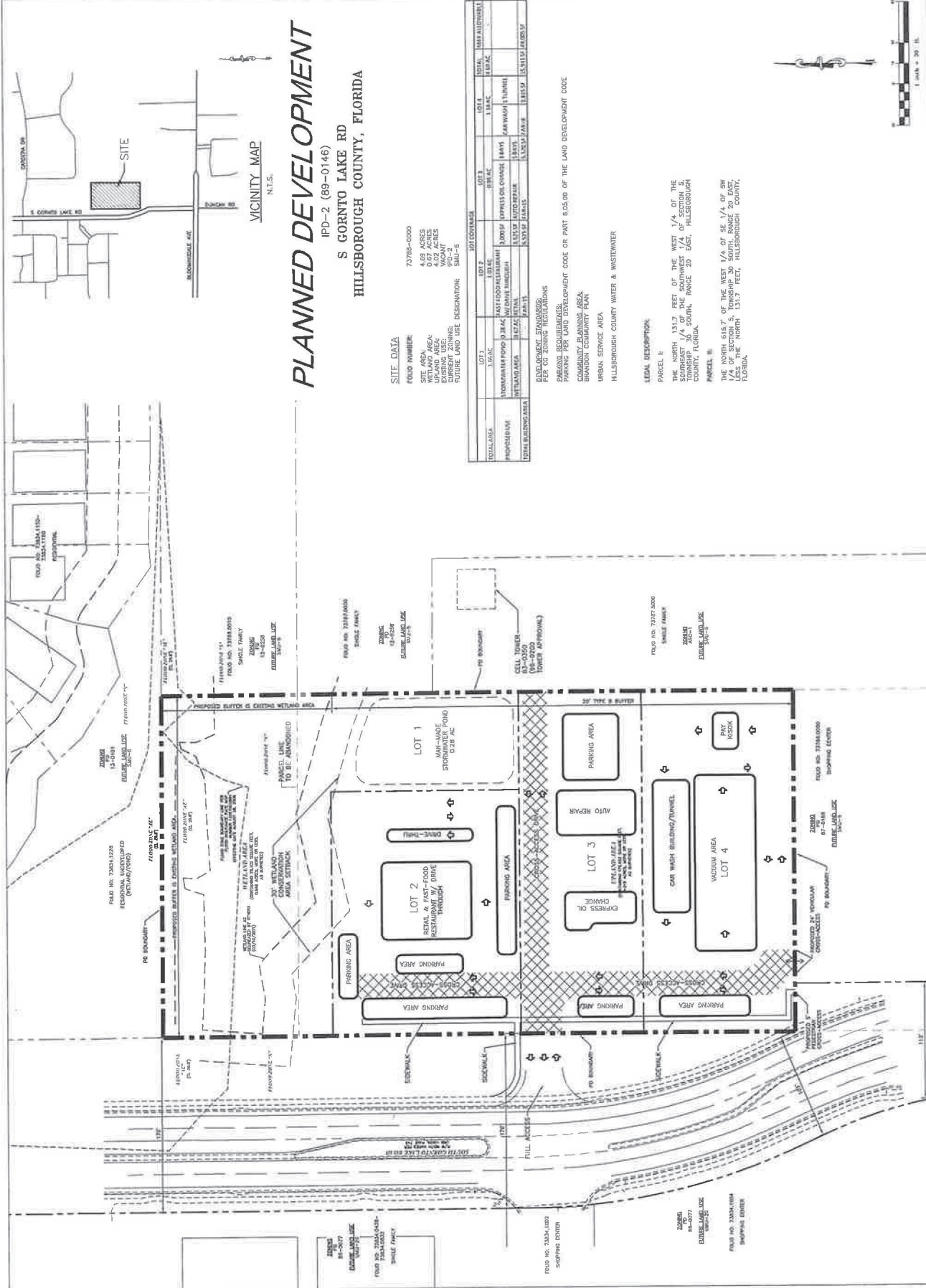
BERRY ENGINEERS LLC
CIVIL ENGINEERS
2145 KENTUCKY DRIVE, SUITE 100
CHATTANOOGA, TN 37402
TEL: (423) 796-0310

PD REZONING
S GORNTO LAKE RD
BRANSON, FL 32511
HILLSBOROUGH COUNTY

PD REZONING
S GORNTO LAKE RD
BRANSON, FL 32511
HILLSBOROUGH COUNTY

GENERAL SITE DEVELOPMENT PLAN
SHEET NAME
DATE: 07/27/2021
DRAWN BY: JDS
CHECKED BY: DMB
PROJECT NO: 21039
SHEET NUMBER

GSP
SHEET NUMBER



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications Authority, Classification

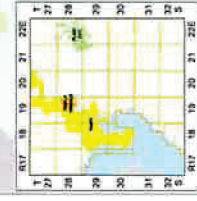
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of these matters are as follows:

- PART 3.02.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 6.08.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

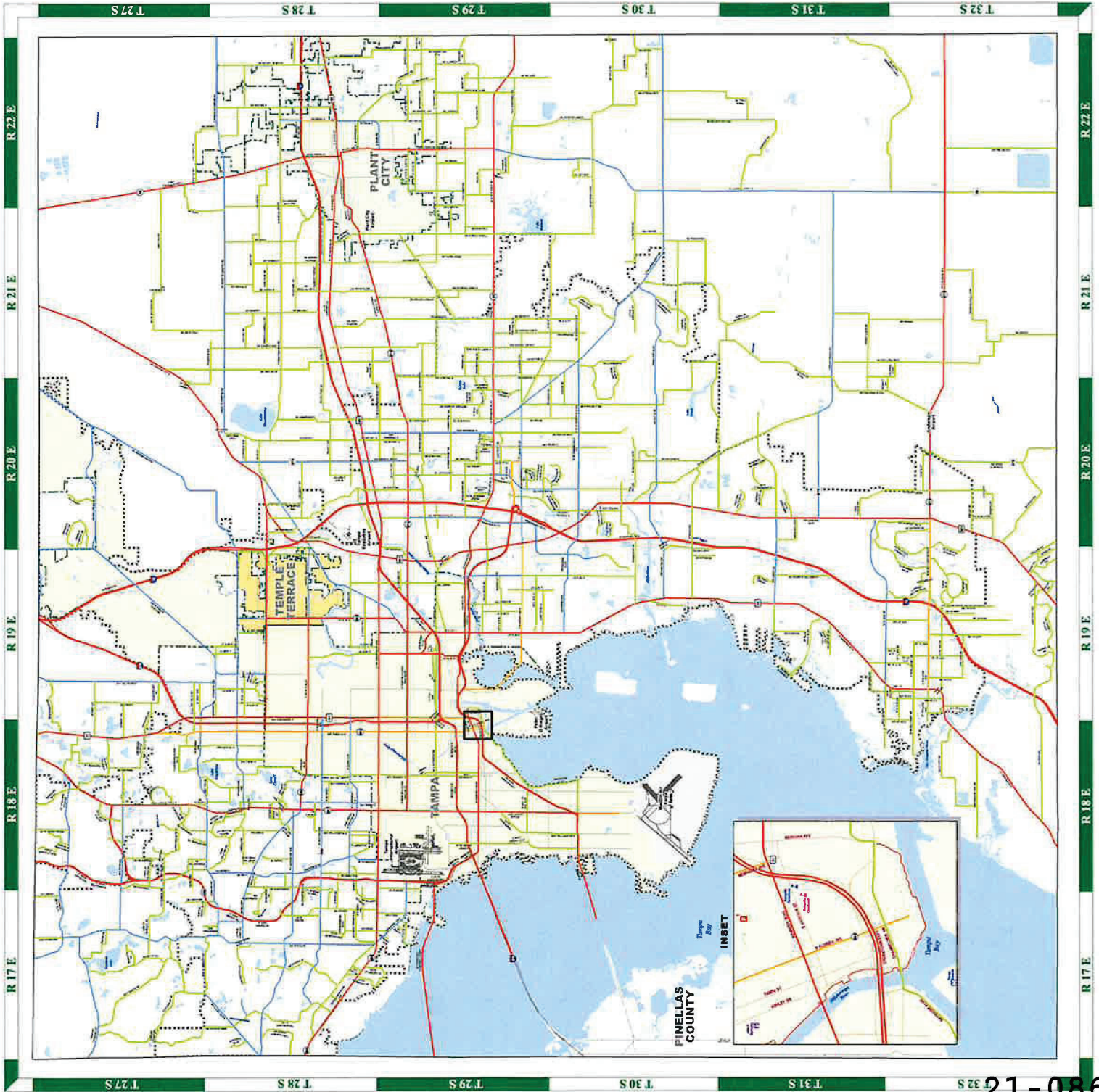
Locator Map



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of new property located within Hillsborough County and is not to be used for any other purpose. The map is provided for informational purposes only and is not to be used for any other purpose.

884 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY LDC



Sec. 6.04.05. - Access Pavement Requirements**A. Type I**

1. Rural Section—Driveway does not need to be paved except for a four-foot paved transition extending from the edge of the roadway towards the site. The purpose of the paved transition is to protect the edge of pavement of the public roadway from damage and deterioration. This requirement does not apply when the public roadway has a four-foot (or wider) paved shoulder.
2. Urban Section—Driveway shall be paved to the right-of-way line or to the back of sidewalk, whichever is less.

B. Type II

1. Urban Section. These accesses shall be paved to the right-of-way line or to the back of sidewalk, whichever is distance is less.
2. Rural Section. These accesses shall be paved to the right-of-way line.

C. Type III

Rural and Urban Sections. These accesses shall be paved to the right-of-way line.

D. Surfacing Requirements

The pavement should be structurally adequate to meet the expected traffic loads and shall not be less than the requirements contained in the Hillsborough County Transportation Technical Manual, latest edition.

Sec. 6.04.06. - Maintenance Responsibilities**A. Introduction**

The purpose of this section is to identify the various responsibilities relative to maintenance of access points. The occupant and the owner of the property services by the access shall be responsible for meeting the terms and conditions of the permit, if any.

B. Maintenance Responsibility by Jurisdiction

1. State Highway System. For those connections onto the State Highway System, the Florida Department of Transportation will normally maintain the connection surface, sidewalks, and all drainage facilities within the right-of-way.
2. County Roadway System. For the connections onto the County Roadway System, within the unincorporated portion of the County, the County Public Works Department will maintain the first four feet, nearest the edge of pavement, of the connection. In addition, the Department will maintain drainage structures within the right-of-way which accommodates roadway drainage.
3. Traffic Control Devices. All traffic control devices, including signs, signals and pavement markings, installed and properly permitted on the public right-of-way or public easements to control traffic utilizing the connection, shall be maintained by the County. Any devices required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate and timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING

ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Administration and FDOT Requirements)		
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤ 45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			

New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by existing or desired restrictive median treatments. Two lane highways with a desired high degree of access management should also be included.	>45 mph 660 ft ≤45 mph 330 ft	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 2640 ft ≤45 mph 1320 ft
CLASS 4			
New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes.	>45 mph 660 ft ≤45 mph 330 ft	N.A.	N.A.

CLASS 5

Existing roadways primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments.	>45 mph 330 ft ≤ 45 mph 245 ft	All Speeds 660 ft	>45 mph 1320 ft ≤ 45 mph 660 ft
--	--------------------------------	-------------------	---------------------------------

CLASS 6

Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.	>45 mph 330 ft ≤ 45 mph 245 ft	N.A.	N.A.
--	--------------------------------	------	------

CLASS 7

Subdivision roads and all other local roadways functioning as subdivision roads.	TYPE I = 10 ft Type II = 50 ft (<5000 vpd*) 175 ft (≥ 5000 vpd*)	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
March 1, 1991	Type III = 50 ft (<5000 vpd*) 250 ft (≥ 5000 vpd*) * refers to volume on adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
3. Connections and median openings on the public roadway system located up to $\frac{1}{4}$ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The $\frac{1}{4}$ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the Issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right In Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.

COMMISSION

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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: September 9, 2025 PETITION NO.: 25-1044 EPC REVIEWER: Melissa Yañez CONTACT INFORMATION: (813) 627-2600 x 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: August 21, 2025 PROPERTY ADDRESS: S Gornto Lake Rd, Brandon, FL 33511 FOLIO #: 073788-0000 STR: 05-30S-20E
REQUESTED ZONING: Minor Modification to PD 21-0897	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Valid until 7/31/2028
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Northern portion of subject parcel
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- If you have any questions regarding the CE process or documentation, please contact Rick Muratti, EPC General Counsel.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / aow

ec: ortizplanningsolutions@gmail.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 08/06/2025

Agency: Natural Resources **Petition #:** 25-1044

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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:** 7/30/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/5/2025

PROPERTY OWNER: Hutton Brandon FL Gronto Mt LLC **PID:** 25-1044

APPLICANT: Patricia Ortiz

LOCATION: 0 S. Gronto Lake Road Brandon, FL 33511

FOLIO NO.: 73788.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 25-1044

REVIEWED BY: Clay Walker, E.I. DATE: 7/11/2025

FOLIO NO.: 73788.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 10 inch water main exists ☐ (approximately ____ feet from the site), ☒ (adjacent to the site), and is located west of the subject property within the west Right-of-Way of South Gornto Lake Road. 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 6 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located west of the subject property within the west Right-of-Way of South Gornto Lake Road. 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 07-10-2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Patricia Ortiz

PETITION NO: 25-1044

LOCATION: Gornto Lake Rd, Brandon

FOLIO NO: 73788.0000

SEC: 05 **TWN:** 30 **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: _____.