

PD Modification Application: PRS 21-1136
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: December 14, 2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Quetzal Mexican Cuisine LLC dba
Grand Hacienda

FLU Category: RES-20

Service Area: Urban

Site Acreage: 8.19 +/-

**Community
Plan Area:** Northwest

Overlay: None



Introduction Summary:

The subject site is located within PD 02-1445 (as most recently modified by PRS 16-1079). The PD is approved for commercial, commercial apartment and office uses within 2 separate two-story buildings situated along Sheldon Road and three duplex structures (6 residential units) located to the east of the non-residential buildings. Restaurant uses within the PD are limited to a maximum of 11,000 square feet. Restaurant square footage has been determined to include both interior and exterior dining areas. Exterior patio areas are not included in FAR calculations. The subject modification area is an existing restaurant located at the southern end of the northernmost building (Building A). An existing 792 square foot attached patio is proposed to be offered for outside dining.

Existing Approval(s):

Maximum of 11,000 square feet of restaurant uses.

Proposed Modification(s):

Increase the maximum restaurant square footage to 11,792 square feet.

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation:

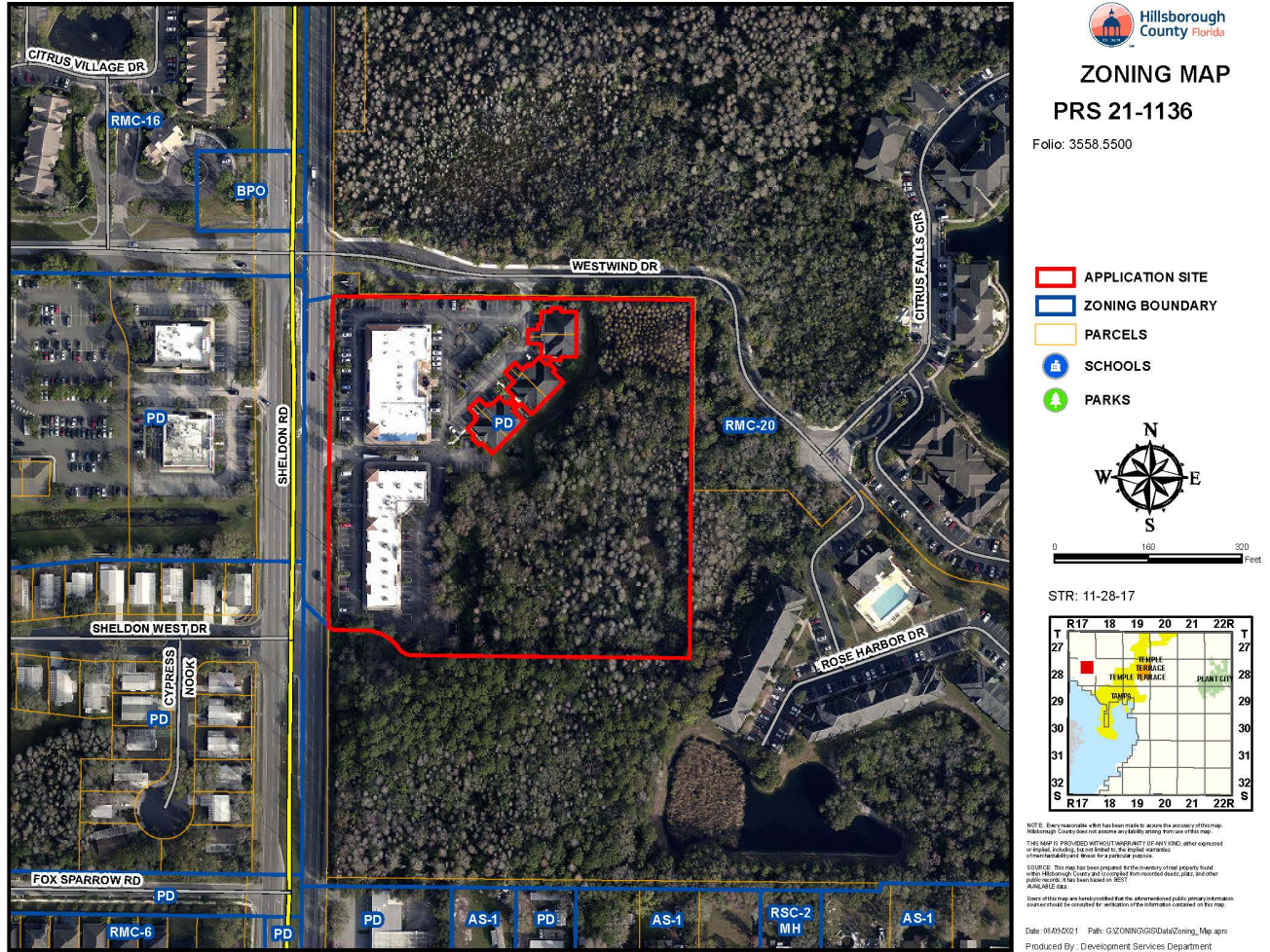
N/A

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

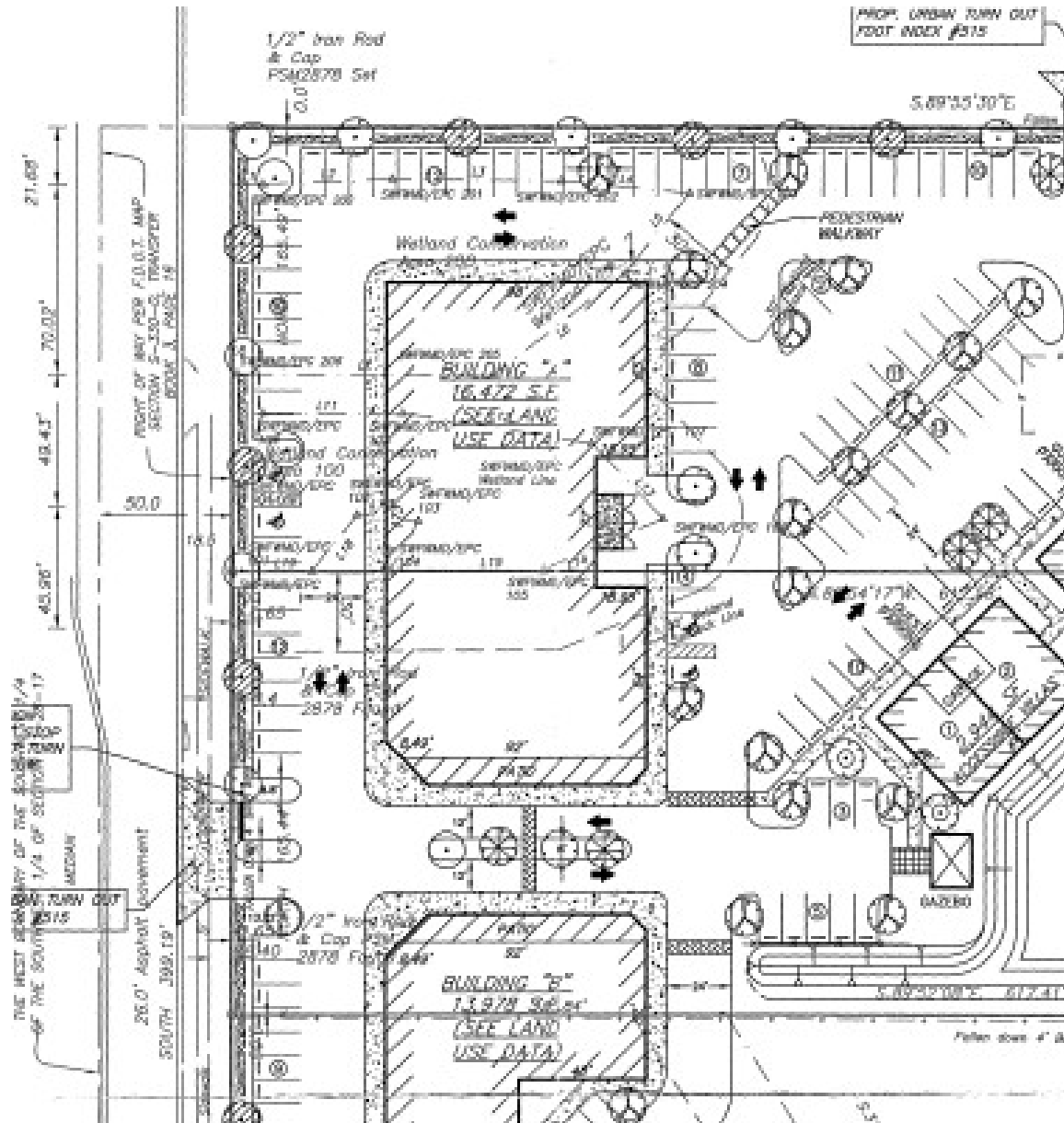


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-20	20 units per acre	Multi-Family Residential	Westwind Drive (roadway)
South	RMC-20	20 units per acre	Multi-Family Residential	Open Space/Wetlands
East	RMC-20	20 units per acre	Multi-Family Residential	Multi-Family Residential
West	PD	0.75 F.A.R.	Commercial	Free-standing Restaurants and Sheldon Road (roadway)

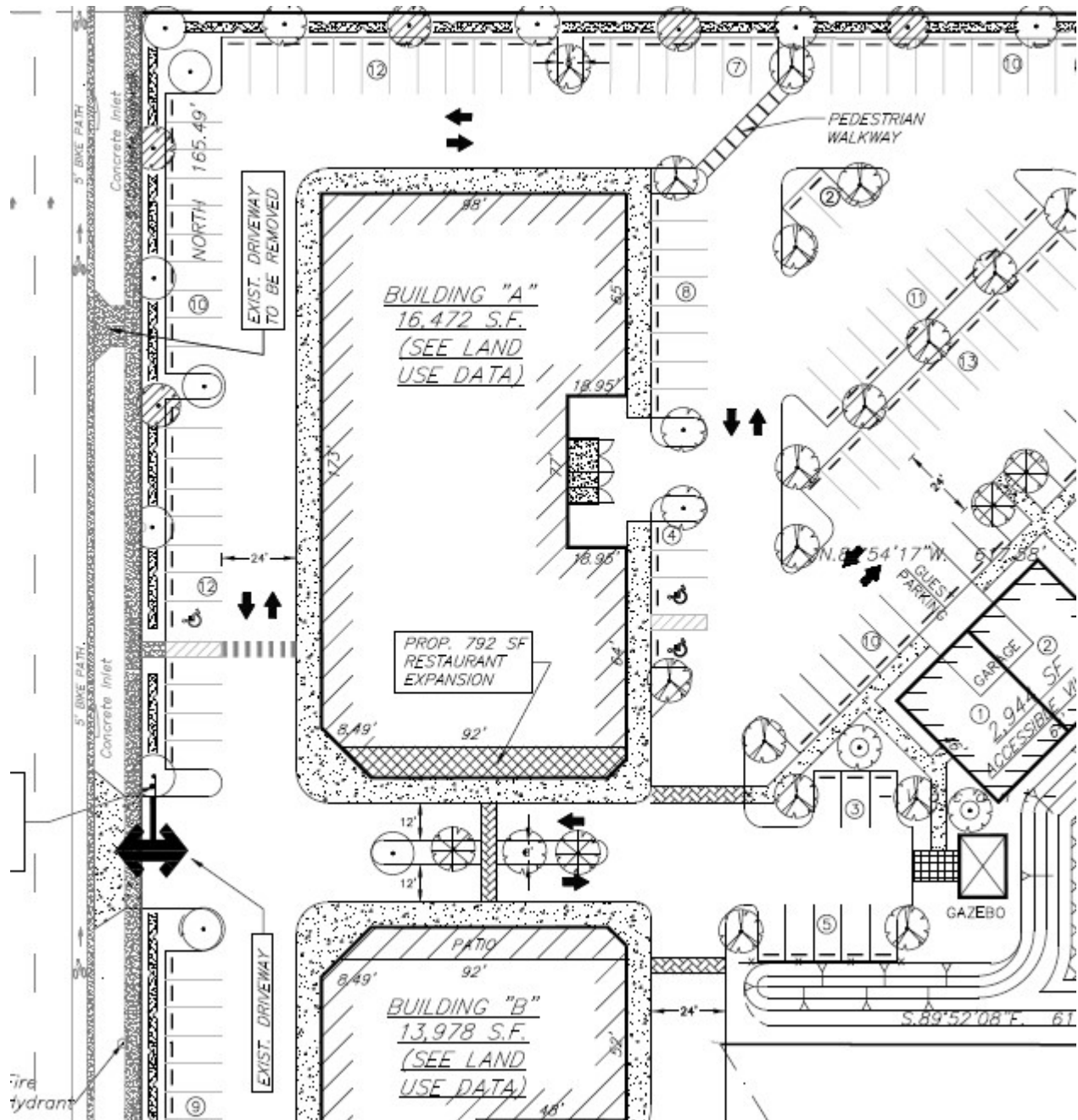
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 21-1136

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Case Reviewer: Michelle Heinrich, AICP

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
Sheldon Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,680	161	140
Proposed	2,769	169	144
Difference (+/-)	+89	+8	+4

*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	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
N/A	Choose an item	Choose an item
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input 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 checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The modification is to allow outdoor dining on an existing outside patio located within the commercial/office portion of the PD. The PD does not prohibit outdoor restaurant dining; in fact, an outdoor dining patio is already present on the northern end of the southern building (Building B) used by Grille 54. The residential portion of the PD is located to the east and separated from the subject 792-sf patio by sidewalks, drive aisles and parking. The distance between the subject patio and the closest duplex building is approximately 100 feet. The intent of the PD is for an integrated development of residential (horizontal and vertical) and non-residential uses. Moreover, the development of the duplex units was required before full development of the commercial and office uses was permitted to truly provide a mixed use development.

No changes are proposed to the existing PD conditions that limit the number of restaurants in the PD to one per building and limit operational hours to 11:00 pm. Lastly, the absence of buffering and screening between residential and non-residential uses was approved as part of the original PD approval in 2002.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 12, 2021.

1. Development of the project shall be limited to the following:

Building "A" and "B" shall be limited to a maximum of 30,450 square feet of enclosed non-residential uses. Square footages in Building "A" and "B" shall be allocated in the following manner.

- 19,450 square feet of enclosed CN and BPO uses excluding the following uses which shall be prohibited:
 - Vehicular sales or rentals;
 - Adult uses;
 - Convenience stores with or without gas pumps;
 - Minor vehicle service and/or repair;
 - Fast food restaurants and restaurants with drive-through facilities;
 - Banks with or without drive-through facilities;
 - Pharmacies/drug stores with or without drive-through facilities;
 - Outdoor display;
 - Billboards and pool parlors;
 - Car wash facilities;
 - Free standing bars, taverns, or nightclubs;
 - Grocery stores/supermarkets;
 - Gun stores;
 - Laundries (self-serve);
 - Pet shop;
 - Service stations;
 - Vehicle parts sales
 - A maximum of 15,950 square feet of the total non-residential square footage may be developed with enclosed CN uses.
 - ~~11,000~~ 11,792 square feet of sit-down restaurant uses (interior and exterior square footage). No more than one restaurant shall be allowed in either building. There shall be no standalone restaurants.
 - Commercial Apartments are permitted only the second story only.
 - A maximum of six residential units (3 duplexes) identified on the general site plan as "Accessible Villas." The "Accessible Villas" shall be constructed to meet or exceed all local regulations as well as those of the Federal Fair Housing Accessibility Guidelines.
- 1.1 Certificates of occupancy for the six (6) residential units shall be issued prior to the issuance of Certificates of Occupancy for any commercial/office floor space in excess of 16,500 square feet.
2. Maximum building height for the development shall be 45 feet for non-residential buildings and 35 feet for the residential buildings.

3. The residential portion of the project shall be developed in accordance with the RDC-12 zoning district standards. Except for FAR and building height, the non-residential portion of the project shall be developed in accordance with the CG zoning district standards. The location of the building and of the retention area shall be modified as needed to avoid wetland impacts.
4. No buffering shall be required along the southern and eastern property boundaries. The large parking lot island located between Building "A" and the "Accessible Villas" shall be planted with a minimum of five (5) live oak trees at least 12 feet in height at the time of planting. Ground treatment for the large parking lot island shall include berms and ornamental grasses.
5. Hours of operation and of delivery shall be limited to 6:00 a.m. to 11:00 p.m. Parking lot cleaning between the hours of midnight and 6:00 a.m. shall be prohibited.
6. Lighting within the project shall be shielded to diffuse glare off-site. On-site light poles shall be limited to a maximum height of 20 feet.
7. Billboards, banners and pennants shall be prohibited.
8. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:30 a.m. All mechanical equipment for commercial structures shall be rooftop mounted and fully screened. The rear of the commercial buildings shall be architecturally finished and shall include doors and windows (functional and non-functional). Doors and windows shall each contain one or more of the following architectural features: mullions, awnings, canopies or shutters. A demarcated pedestrian pathway shall be provided extending from Building "A" to the project's northern property line.
9. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
10. 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. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well as the required 30-foot setback line from all conservation areas, must be shown on any construction site plans.
11. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. The developer shall remove two existing, unutilized driveway aprons on Sheldon Road and restore curb and grass strip to typical section standard.~~
12. ~~Prior to Preliminary Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing left turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing~~

~~turn lane, than the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer, consistent with the requirements of the Land Development Code, shall construct the following access related turn lanes:~~

- ~~• SB left turn lane on Sheldon @ Westwind;~~
- ~~• SB left turn lane on Sheldon @ closest median opening;~~
- ~~• NB right turn lane on Sheldon @ Project Entrance;~~
- ~~• If warranted to meet Concurrency, NB right turn lane on Sheldon @ Westwind~~

~~A 5-foot sidewalk connection shall be constructed to complete a continuance pedestrian connection to the sidewalk on Sheldon Rd. from parking area between the right of way and Building "A" and Building "B."~~

- ~~13. Prior to Construction Plan approval, the Developer may be required to contribute to a proportionate share of the cost towards the design, permitting, and construct a traffic signal at Sheldon & Westwind Drive. The County's Public Works Department has determined that there are currently are transportation problems at the intersection of Sheldon & Westwind Drive due to private developments utilizing the intersection. This development will contribute additional traffic to this intersection, further degrading the operation of the intersection. The final timing of the contribution shall be determined at Site Plan Review. The proportionate share of the costs shall be based on the trips produced by the development and the cost of the signal construction. The final determination of whether or not a signal is warranted and whether or not it will be permitted is the decision of the County's Public Works Department. The construction of the signal and the contribution mechanism are decisions that will be made by Development Services and the Public Works Department prior to concurrency.~~
- ~~1413.~~ If the notes and/or graphics 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.
- ~~1514.~~ 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.
- ~~1615.~~ Within 90 days of approval of PRS 16-1079 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics 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 a revised plan will be required.
- ~~1716.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.


APPLICATION NUMBER: PRS 21-1136

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Michelle Heinrich, AICP

Zoning Administrator Sign Off:


J. Brian Grady
Thu Nov 18 2021 10:55:34

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

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

APPLICATION NUMBER: PRS 21-1136

ZHM HEARING DATE: N/A

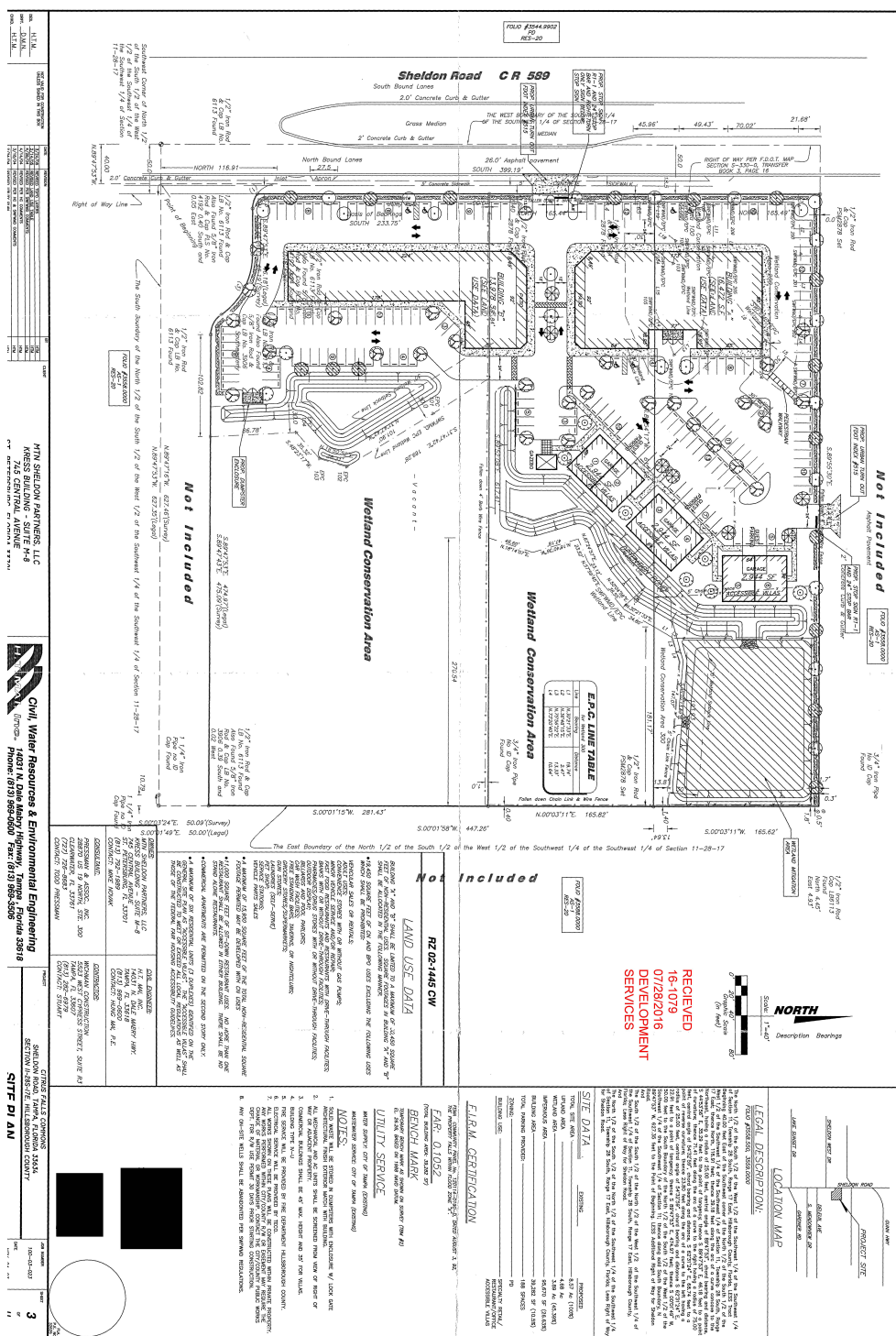
BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Michelle Heinrich, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 21-1136

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/10/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Northwest Hillsborough (NWH) PETITION NO: PRS 21-1136

- ☐ 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed change will result in an increase in the maximum trip generation potential of the subject property 89 daily trips, 8 AM peak trips, and 4 PM peak trips.
- The proposed change will expand restaurant entitlements for an existing outdoor patio.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

- The developer shall remove two existing, unutilized driveway aprons on Sheldon Road and restore curb and grass trip to typical section standard.
- A 5-foot sidewalk connection shall be constructed to complete a continuous pedestrian connection to the sidewalk on Sheldon Rd. from parking area between the right of way and Building "A" and Building "B".

Revised Conditions:

11. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. In this case, the existing site already has established access points and no changes are proposed.]

12. ~~Prior to Preliminary Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County~~

~~standards. For existing left turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer, consistent with the requirements of the Land Development Code, shall construct the following access related turn lanes:~~

- ~~• SB left turn lane on Sheldon @ Westwind;~~
- ~~• SB left turn lane on Sheldon @ closest median opening;~~
- ~~• NB right turn lane on Sheldon @ Project Entrance;~~
- ~~• If warranted to meet Concurrency, NB right turn lane on Sheldon @ Westwind~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and current practice is that site access analysis is provided at the time of PD site plan approval and/or modification when the project trip generation meets a minimum number of trips. In this case, the proposed change does not trigger a need for a new analysis.]

- ~~13. Prior to Construction Plan approval, the Developer may be required to contribute to a proportionate share of the cost towards the design, permitting, and construct a traffic signal at Sheldon & Westwind Drive. The County's Public Works Department has determined that there are currently are transportation problems at the intersection of Sheldon & Westwind Drive due to private developments utilizing the intersection. This development will contribute additional traffic to this intersection, further degrading the operation of the intersection. The final timing of the contribution shall be determined at Site Plan Review. The proportionate share of the costs shall be based on the trips produced by the development and the cost of the signal construction. The final determination of whether or not a signal is warranted and whether or not it will be permitted is the decision of the County's Public Works Department. The construction of the signal and the contribution mechanism are decisions that will be made by Development Services and the Public Works Department prior to concurrency.~~

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

PROJECT SUMMARY AND ANALYSIS

The applicant is proposing to modify PD 16-1079 to increase sit-down restaurant entitlements by 792 square feet to allow outdoor seating on the existing patio of a restaurant located in Building A. The subject property is +/- 8.19 acres located at the southeast corner of Sheldon Road and Westwind Drive. The future land use designation is R-20.

PD 16-1079 is approved for:

- 19,450 sq ft of various limited CN and BPO uses,
- 15,950 sq ft of CN uses,
- 11,000 sq ft of sit-down restaurant, and
- 3 Duplexes (6 units).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 19,450 sf, Medical Office (ITE LUC 720)	677	54	67
PD: 5, 950 sf, Hair Salon (ITE LUC 918)	90*	7	9
PD: 10, 000 sf, Variety Store (ITE 814)	635	32	68
PD: 11,000 sf, sit-down restaurant (ITE LUC 932)	1,234	109	107
PD: 6 Units, Duplex (ITE LUC 220)	44	3	3
Total Trips	2,680	205	254
Internal Capture	N/A	44	68
Passer-By Trips	N/A	0	46
Net Trips	2,680	161	140

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 19,450 sf, Medical Office (ITE LUC 720)	677	54	67
PD: 5, 950 sf, Hair Salon (ITE LUC 918)	90*	7	9
PD: 10, 000 sf, Variety Store (ITE 814)	635	32	68
PD: 11,792 sf, sit-down restaurant (ITE LUC 932)	1,323	117	115
PD: 6 Units, Duplex (ITE LUC 220)	44	3	3
Total Trips	2,769	213	262
Internal Capture	N/A	44	70
Passer-By Trips	N/A	0	48
Net Trips	2,769	169	144

* Estimated. ITE does not provide 24 Hour or AM Peak trip generation for the proposed use.

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 89	(+) 8	(+) 4

The proposed change will result in an increase in the maximum trip generation potential of the subject property 89 daily trips, 8 AM peak trips, and 4 PM peak trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of Sheldon Rd. is a 4-lane, divided, publicly maintained, urban arterial roadway with +/- 11-foot lanes. There are sidewalks and bike lanes along both sides of the roadway. Along the project frontage, the roadway lies within a +/- 138-foot wide right-of-way.

This segment of Sheldon Rd. on which the parcel has frontage is not designated for corridor preservation in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS AND CONNECTIVITY

The existing PD 16-1079 is approved with one right-in/right-out access connection on Sheldon Rd. and one full access connection on Westwind Dr.

There are two unutilized driveway aprons on Sheldon Rd that exist and may pose a safety hazard. Staff is recommending a condition that the two aprons be removed and restored to typical standard curb and grass strip. A third apron located closest to the intersection of Sheldon Rd. and Westwind Dr. is utilized by County Utilities to service backflow preventers at this location shall remain in place.

The subject site does not have a continuous ADA sidewalk/ pedestrian connection from Building “A” and “B” to the sidewalk on Sheldon Rd. Staff is recommending a condition that the gap of approximately 14 feet of sidewalk from the existing pedestrian circulation pavement markings, between the buildings and the parking fronting Sheldon Rd., be constructed to create a continuous pedestrian connection to Sheldon Rd.

ROADWAY LEVEL OF SERVICE

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Sheldon Rd	Linebaugh Ave.	Citrus Park Dr.	E	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sheldon Rd.	County Arterial - Urban	4 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	2,680	161	140
Proposed	2,769	169	144
Difference (+/-)	+89	+8	+4

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

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

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

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	See Staff Report

**CURRENTLY
APPROVED**



Development Services

October 12, 2016

Board of County Commissioners

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

County Administrator

Michael S. Merrill

County Administrator

Executive Team

Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor

Peggy Caskey

County Attorney

Chip Fletcher

Development Services

PO Box 1110
Tampa, FL 33601-1110

**Reference: PRS 16-1079 NWH
CFC Syndicated, LLC**

Todd Pressman
Pressman & Associates
334 East Lake Rd., #102
Palm Harbor, FL 34685

Dear Applicant:

At the regularly scheduled public meeting on October 11, 2016, the Board of County Commissioners approved your request for a minor modification to PD 02-1445, with the attached amended final conditions.

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

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5600.

Sincerely,

Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 16-1079 NWH
MEETING DATE: October 11, 2016
DATE TYPED: October 12, 2016

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 28, 2016.

1. Development of the project shall be limited to the following:

Building "A" and "B" shall be limited to a maximum of 30,450 square feet of non-residential uses. Square footages in Building "A" and "B" shall be allocated in the following manner.

- 19,450 square feet of CN and BPO uses excluding the following uses which shall be prohibited:

Vehicular sales or rentals;
Adult uses;
Convenience stores with or without gas pumps;
Minor vehicle service and/or repair;
Fast food restaurants and restaurants with drive-through facilities;
Banks with or without drive-through facilities;
Pharmacies/drug stores with or without drive-through facilities;
Outdoor display;
Billboards and pool parlors;
Car wash facilities;
Free standing bars, taverns, or nightclubs;
Grocery stores/supermarkets;
Gun stores;
Laundries (self-serve);
Pet shop;
Service stations;
Vehicle parts sales

- A maximum of 15,950 square feet of the total non-residential square footage may be developed with CN uses.
- 11,000 square feet of sit-down restaurant uses. No more than one restaurant shall be allowed in either building. There shall be no standalone restaurants.
- Commercial Apartments are permitted only the second story only.
- A maximum of six residential units (3 duplexes) identified on the general site plan as "Accessible Villas." The "Accessible Villas" shall be constructed to meet or exceed all local regulations as well as those of the Federal Fair Housing Accessibility Guidelines.

- 1.1 Certificates of occupancy for the six (6) residential units shall be issued prior to the issuance of Certificates of Occupancy for any commercial/office floor space in excess of 16,500 square feet.

2. Maximum building height for the development shall be 45 feet for non-residential buildings and 35 feet for the residential buildings.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 16-1079 NWH
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3. The residential portion of the project shall be developed in accordance with the RDC-12 zoning district standards. Except for FAR and building height, the non-residential portion of the project shall be developed in accordance with the CG zoning district standards. The location of the building and of the retention area shall be modified as needed to avoid wetland impacts.
4. No buffering shall be required along the southern and eastern property boundaries. The large parking lot island located between Building "A" and the "Accessible Villas" shall be planted with a minimum of five (5) live oak trees at least 12 feet in height at the time of planting. Ground treatment for the large parking lot island shall include berms and ornamental grasses.
5. Hours of operation and of delivery shall be limited to 6:00 a.m. to 11:00 p.m. Parking lot cleaning between the hours of midnight and 6:00 a.m. shall be prohibited.
6. Lighting within the project shall be shielded to diffuse glare off-site. On-site light poles shall be limited to a maximum height of 20 feet.
7. Billboards, banners and pennants shall be prohibited.
8. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:30 a.m. All mechanical equipment for commercial structures shall be rooftop mounted and fully screened. The rear of the commercial buildings shall be architecturally finished and shall include doors and windows (functional and non-functional). Doors and windows shall each contain one or more of the following architectural features: mullions, awnings, canopies or shutters. A demarcated pedestrian pathway shall be provided extending from Building "A" to the project's northern property line.
9. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
10. 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. Any jurisdictional wetlands existing on the property, as delineated by the Hillsborough County Environmental Protection Commission, as well as the required 30-foot setback line from all conservation areas, must be shown on any construction site plans.
11. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
12. Prior to Preliminary Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development

FINAL CONDITIONS
OF APPROVAL

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traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing left turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, than the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer, consistent with the requirements of the Land Development Code, shall construct the following access related turn lanes:

- SB left turn lane on Sheldon @ Westwind;
- SB left turn lane on Sheldon @ closest median opening;
- NB right turn lane on Sheldon @ Project Entrance;
- If warranted to meet Concurrency, NB right turn lane on Sheldon @ Westwind

13. Prior to Construction Plan approval, the Developer may be required to contribute to a proportionate share of the cost towards the design, permitting, and construct a traffic signal at Sheldon & Westwind Drive. The County's Public Works Department has determined that there are currently are transportation problems at the intersection of Sheldon & Westwind Drive due to private developments utilizing the intersection. This development will contribute additional traffic to this intersection, further degrading the operation of the intersection. The final timing of the contribution shall be determined at Site Plan Review. The proportionate share of the costs shall be based on the trips produced by the development and the cost of the signal construction. The final determination of whether or not a signal is warranted and whether or not it will be permitted is the decision of the County's Public Works Department. The construction of the signal and the contribution mechanism are decisions that will be made by Development Services and the Public Works Department prior to concurrency.
14. If the notes and/or graphics 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.
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.
16. Within 90 days of approval of PRS 16-1079 by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics 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 a revised plan will be required.
17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application

FINAL CONDITIONS
OF APPROVAL

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for subsequent development orders or permits to allow issuance of such development orders or permits.

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20th Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

INSTRUCTIONS

ROLLED copies of the general site plan must be provided.

DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.

Certification Submittal Check List:

- ☐ 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) rolled copies** of the General Site Plan.
- ☐ 2. Personal Appearance (PRS) application: **Three (3) rolled copies** of the General Site Plan.

NOTE: If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Marylou Laycock, Development Services Department, Community Development Section, 601 E. Kennedy Blvd., Tampa, FL 33602 or email to laycockm@hillsboroughcounty.org.

REVIEW AND PROCESSING SCHEDULES

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
 - 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
 - 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION**

To Be Completed by Applicant or Representative

Rezoning File No. RZ _____

Related File Number (if applicable): MM _____ PRS _____

BOCC Land Use Date: _____

Project Name: _____

Check the appropriate box(es):

☐ The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

☐ The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

☐ As required by PGM Staff: _____

☐ As required by the Zoning Hearing Master: _____

Applying for Oral Argument? ☐ Yes ☐ No

Applicant: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

Representative: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

Signature of Applicant or Authorized Representative

Date



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/10/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Northwest Hillsborough (NWH) PETITION NO: PRS 21-1136

- ☐ 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed change will result in an increase in the maximum trip generation potential of the subject property 89 daily trips, 8 AM peak trips, and 4 PM peak trips.
- The proposed change will expand restaurant entitlements for an existing outdoor patio.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

- The developer shall remove two existing, unutilized driveway aprons on Sheldon Road and restore curb and grass trip to typical section standard.
- A 5-foot sidewalk connection shall be constructed to complete a continuous pedestrian connection to the sidewalk on Sheldon Rd. from parking area between the right of way and Building "A" and Building "B".

Revised Conditions:

11. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to, left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. In this case, the existing site already has established access points and no changes are proposed.]

12. ~~Prior to Preliminary Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County~~

~~standards. For existing left turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer, consistent with the requirements of the Land Development Code, shall construct the following access related turn lanes:~~

- ~~• SB left turn lane on Sheldon @ Westwind;~~
- ~~• SB left turn lane on Sheldon @ closest median opening;~~
- ~~• NB right turn lane on Sheldon @ Project Entrance;~~
- ~~• If warranted to meet Concurrency, NB right turn lane on Sheldon @ Westwind~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and current practice is that site access analysis is provided at the time of PD site plan approval and/or modification when the project trip generation meets a minimum number of trips. In this case, the proposed change does not trigger a need for a new analysis.]

- ~~13. Prior to Construction Plan approval, the Developer may be required to contribute to a proportionate share of the cost towards the design, permitting, and construct a traffic signal at Sheldon & Westwind Drive. The County's Public Works Department has determined that there are currently are transportation problems at the intersection of Sheldon & Westwind Drive due to private developments utilizing the intersection. This development will contribute additional traffic to this intersection, further degrading the operation of the intersection. The final timing of the contribution shall be determined at Site Plan Review. The proportionate share of the costs shall be based on the trips produced by the development and the cost of the signal construction. The final determination of whether or not a signal is warranted and whether or not it will be permitted is the decision of the County's Public Works Department. The construction of the signal and the contribution mechanism are decisions that will be made by Development Services and the Public Works Department prior to concurrency.~~

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

PROJECT SUMMARY AND ANALYSIS

The applicant is proposing to modify PD 16-1079 to increase sit-down restaurant entitlements by 792 square feet to allow outdoor seating on the existing patio of a restaurant located in Building A. The subject property is +/- 8.19 acres located at the southeast corner of Sheldon Road and Westwind Drive. The future land use designation is R-20.

PD 16-1079 is approved for:

- 19,450 sq ft of various limited CN and BPO uses,
- 15,950 sq ft of CN uses,
- 11,000 sq ft of sit-down restaurant, and
- 3 Duplexes (6 units).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 19,450 sf, Medical Office (ITE LUC 720)	677	54	67
PD: 5, 950 sf, Hair Salon (ITE LUC 918)	90*	7	9
PD: 10, 000 sf, Variety Store (ITE 814)	635	32	68
PD: 11,000 sf, sit-down restaurant (ITE LUC 932)	1,234	109	107
PD: 6 Units, Duplex (ITE LUC 220)	44	3	3
Total Trips	2,680	205	254
Internal Capture	N/A	44	68
Passer-By Trips	N/A	0	46
Net Trips	2,680	161	140

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 19,450 sf, Medical Office (ITE LUC 720)	677	54	67
PD: 5, 950 sf, Hair Salon (ITE LUC 918)	90*	7	9
PD: 10, 000 sf, Variety Store (ITE 814)	635	32	68
PD: 11,792 sf, sit-down restaurant (ITE LUC 932)	1,323	117	115
PD: 6 Units, Duplex (ITE LUC 220)	44	3	3
Total Trips	2,769	213	262
Internal Capture	N/A	44	70
Passer-By Trips	N/A	0	48
Net Trips	2,769	169	144

* Estimated. ITE does not provide 24 Hour or AM Peak trip generation for the proposed use.

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 89	(+) 8	(+) 4

The proposed change will result in an increase in the maximum trip generation potential of the subject property 89 daily trips, 8 AM peak trips, and 4 PM peak trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of Sheldon Rd. is a 4-lane, divided, publicly maintained, urban arterial roadway with +/- 11-foot lanes. There are sidewalks and bike lanes along both sides of the roadway. Along the project frontage, the roadway lies within a +/- 138-foot wide right-of-way.

This segment of Sheldon Rd. on which the parcel has frontage is not designated for corridor preservation in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS AND CONNECTIVITY

The existing PD 16-1079 is approved with one right-in/right-out access connection on Sheldon Rd. and one full access connection on Westwind Dr.

There are two unutilized driveway aprons on Sheldon Rd that exist and may pose a safety hazard. Staff is recommending a condition that the two aprons be removed and restored to typical standard curb and grass strip. A third apron located closest to the intersection of Sheldon Rd. and Westwind Dr. is utilized by County Utilities to service backflow preventers at this location shall remain in place.

The subject site does not have a continuous ADA sidewalk/ pedestrian connection from Building “A” and “B” to the sidewalk on Sheldon Rd. Staff is recommending a condition that the gap of approximately 14 feet of sidewalk from the existing pedestrian circulation pavement markings, between the buildings and the parking fronting Sheldon Rd., be constructed to create a continuous pedestrian connection to Sheldon Rd.

ROADWAY LEVEL OF SERVICE

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Sheldon Rd	Linebaugh Ave.	Citrus Park Dr.	E	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sheldon Rd.	County Arterial - Urban	4 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	2,680	161	140
Proposed	2,769	169	144
Difference (+/-)	+89	+8	+4

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

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

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

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	See Staff Report

COMMISSION

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Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/12/2021	COMMENT DATE: 9/1/2021
PETITION NO.: 21-1136	PROPERTY ADDRESS: 11901 Sheldon Road, Tampa, FL 33626
EPC REVIEWER: Sarah Hartshorn	FOLIO #: 003558-5500
CONTACT INFORMATION: (813) 627-2600 X 1237	STR: 11-28S-17E
EMAIL: hartshorns@epchc.org	
REQUESTED ZONING: PD to Minor Mod	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	8/27/2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	SWFWMD ERP: Citrus Falls Commons
<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 wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be	

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

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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.

Sjh/mst

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD21-1136

REVIEWED BY: Randy Rochelle

DATE: 8/9/2021

FOLIO NO.: 3558.5500

WATER

- ☒ The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ No Hillsborough County water line of adequate capacity is presently available.
- ☒ A 10 inch water main exists ☒ (adjacent to the site), ☐ (approximately feet from the site) and is located within the east Right-of-Way of Sheldon Road.
- ☐ Water distribution improvements may be needed prior to connection to the County's water system.
- ☐ No CIP water line is planned that may provide service to the proposed development.
- ☐ The nearest CIP water main (inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at). Expected completion date is .

WASTEWATER

- ☒ The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ No Hillsborough County wastewater line of adequate capacity is presently available.
- ☒ A 4 inch wastewater force main exists ☒ (adjacent to the site), ☐ (approximately feet from the site) and is located within the east Right-of-Way of Sheldon Road.
- ☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- ☐ No CIP wastewater line is planned that may provide service to the proposed development.
- ☐ The nearest CIP wastewater main (inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.