



**PD Modification Application: PRS 22-0042**

**Zoning Hearing Master Date: N/A**

**BOCC Land Use Meeting Date: March 8, 2022**

**1.0 APPLICATION SUMMARY**

**Applicant:** Artie Cintron, Kimley Horn & Associates

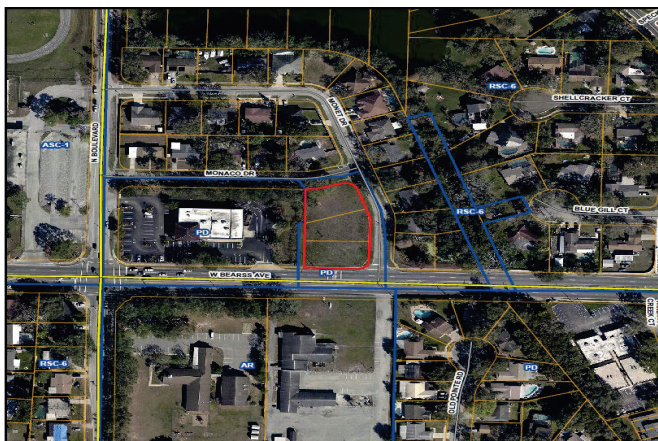
**FLU Category:** RES-4

**Service Area:** Urban

**Site Acreage:** .698 acres

**Community Plan Area:** Greater Carrollwood Northdale

**Overlay:** None



**Introduction Summary:**

Planned Development (PD) 01-0353 is approved for 7,200 square feet of BPO zoning district uses and specified specialty retail uses. The zoning conditions of approval include a restriction on operating hours of 7 a.m. to 10 p.m. The applicant is requesting to remove the operating hours for a specific permitted use, which is a 24-hour animal hospital.

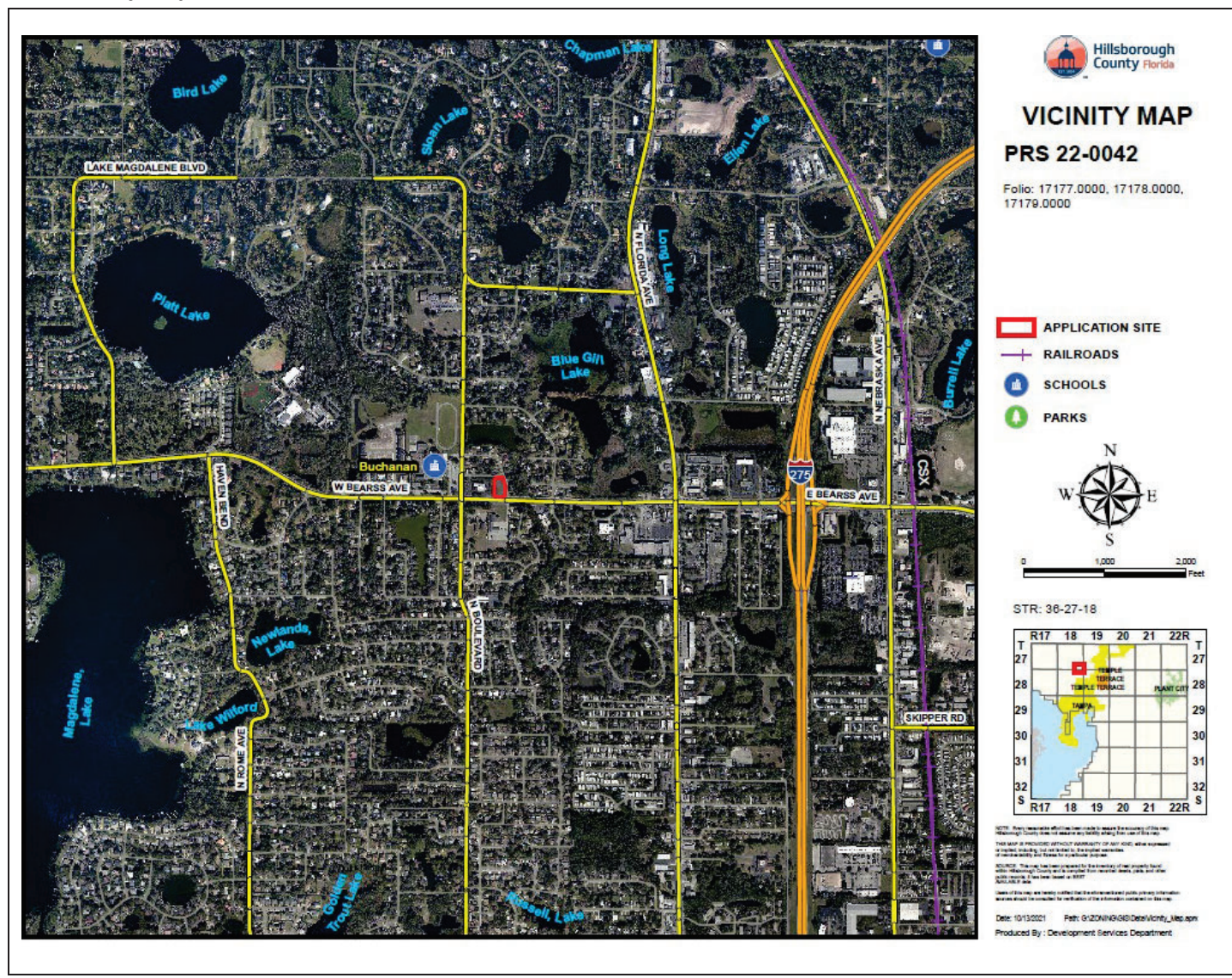
Existing Approval(s):	Proposed Modification(s):
7,200 of BPO (Business, Professional Office) zoning district uses and the following specialty retail uses: florist; gift shop; hobby/toys/craft shop; musical instruments; news stand; books/cards/stationary; delicatessen; bicycle sales; locksmith; watch/clock/jewelry sales and repair.  Operating hours are limited to 7 a.m. to 10 p.m.	Remove operating hour restriction to allow a 24-hour animal hospital.

Additional Information:	
<b>PD Variation(s):</b>	LDC Part 6.06.00 (Landscaping/Buffering)  To allow sidewalk with Scenic Corridor Buffer along Bearss Avenue
<b>Waiver(s) to the Land Development Code:</b>	N/A

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

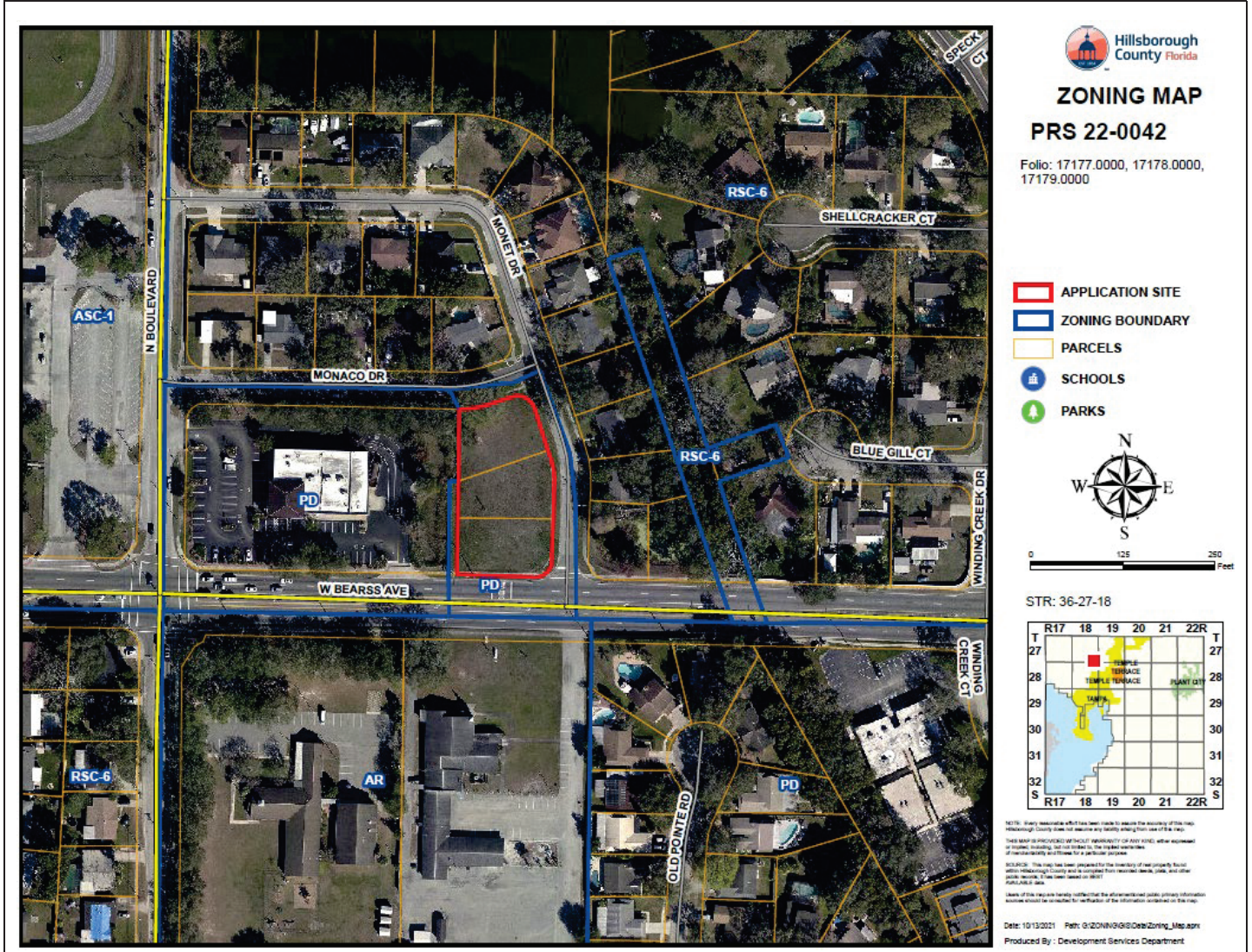


**Context of Surrounding Area:**

The parcel is located in Greater Carrollwood Northdale Community Plan Area on the north side of Bearss Avenue, an 4 lane arterial, at the northwest corner of Bearss Ave and Monet Drive. The surrounding area is characterized by suburban scale single-family residential development to the north, east and south, with retail and residential support uses adjacent to the west (retail) and south (church). A Hillsborough County school (Buchanan Middle School) is located further to the west.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

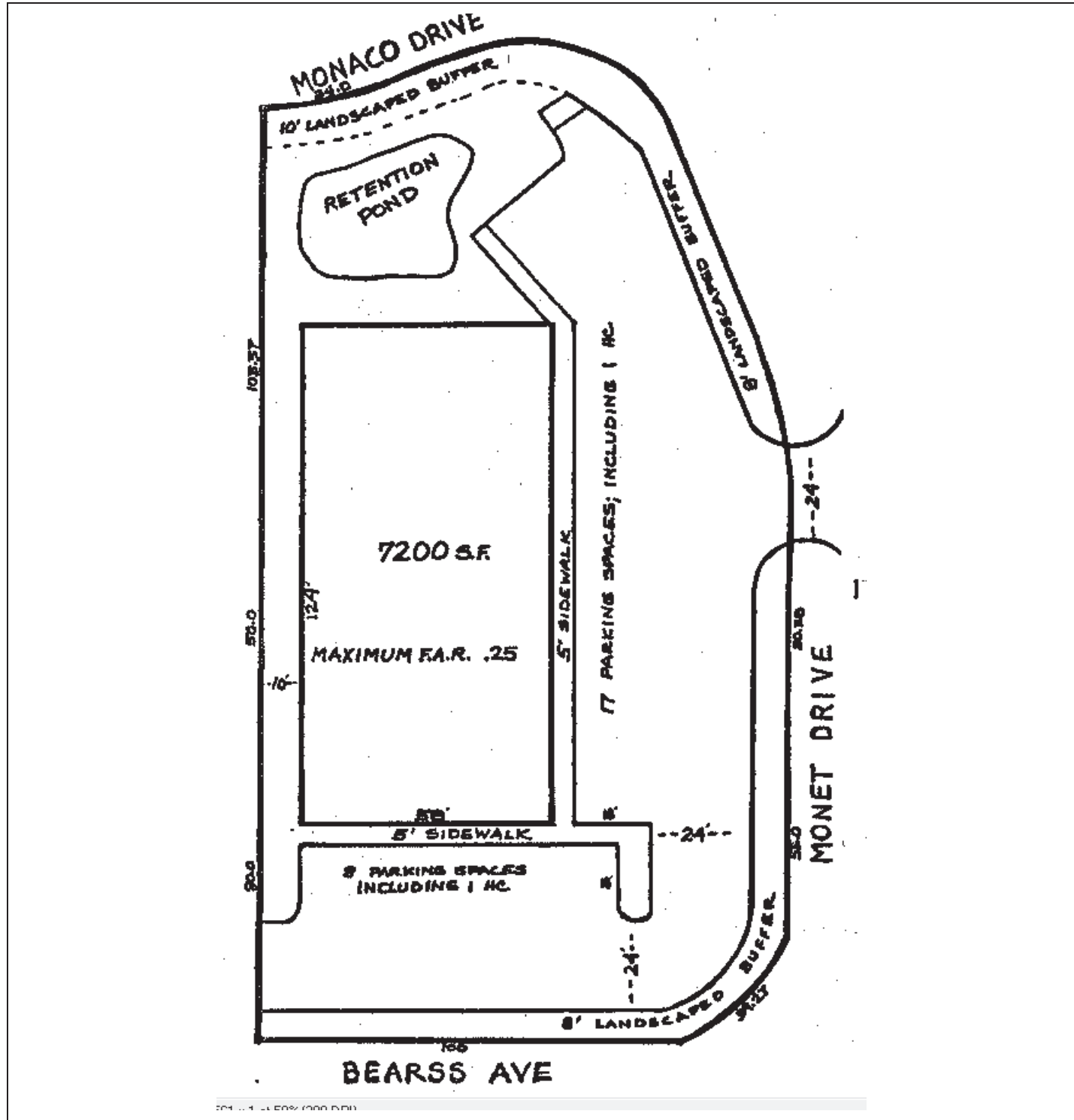


#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	4 units per acres / .25 FAR	Single-Family	Single-Family
South	AR	4 units per acre / .25 FAR	Agriculture, Residential Support Uses, Single-Family	Church
East	RSC-6	4 units per acre / .25 FAR	Residential, Institutional and Commercial	Single-Family
West	PD 01-0130 CN	PD: 11,000 square feet CN: .20 FAR	PD: Pharmacy/Drug Store CN: Commercial, Office, Residential Support	PD: Pharmacy/Drug Store CN: vacant

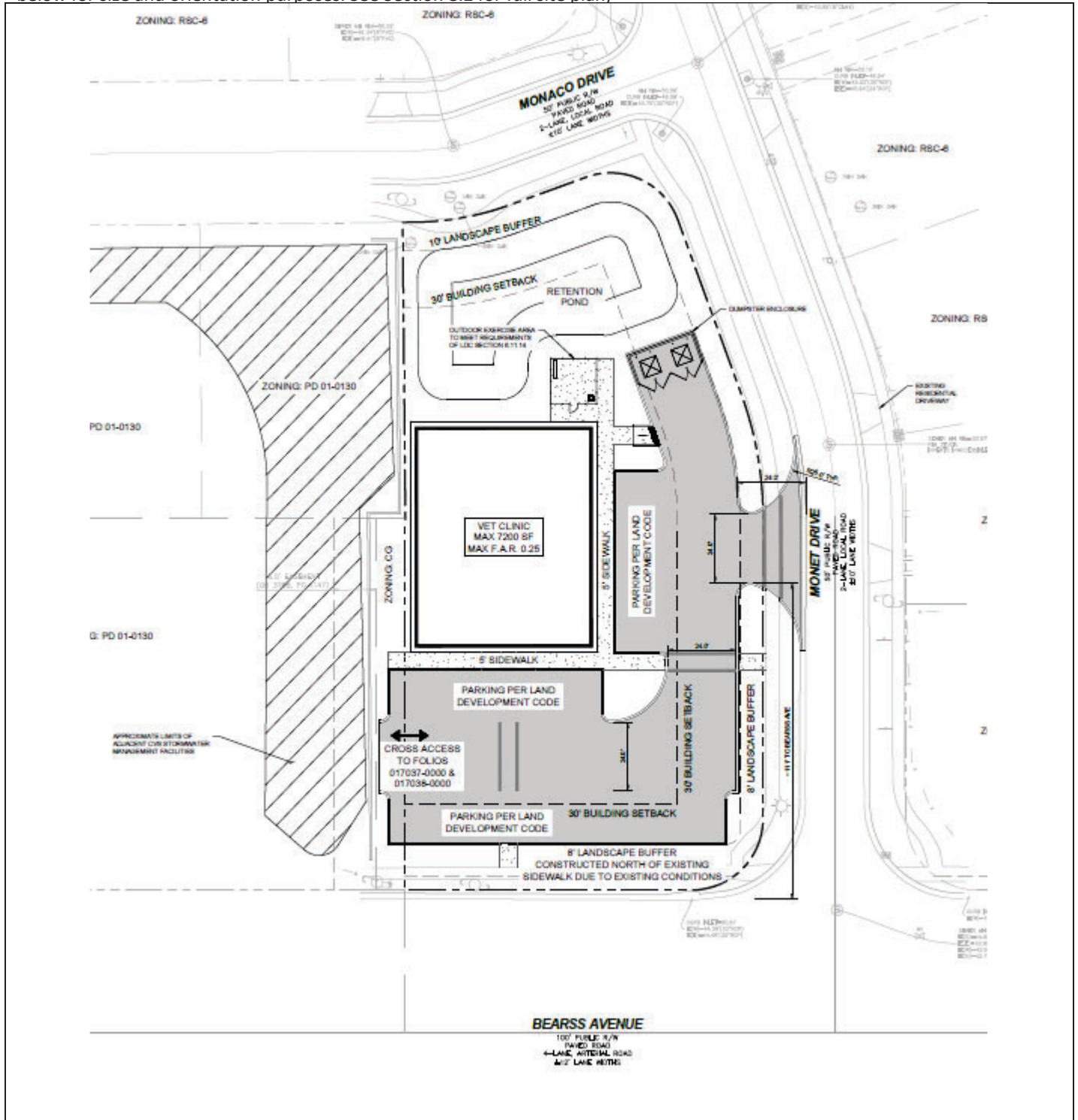
2.0 LAND USE MAP SET AND SUMMARY DATA

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

**2.5 Proposed Site Plan** (For Proposed Animal Clinic – Existing Site Plan will apply to other permitted uses - 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
Bearrs Avenue	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Monet Drive	County Local - Urban	2 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
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Monet Dr./Corner of Clearance Intersection	Administrative Variance Requested	Approvable
Monet Dr./Minimum Driveway Length	Administrative Variance Requested	Approvable
Notes:		

## 4.0 ADDITIONAL SITE INFORMATION &amp; 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	No wetlands within project limits
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 type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area			
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat			
<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area			
<input type="checkbox"/> Surface Water Resource Protection 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
<b>Transportation</b>				
<input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	See Report
<input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b>				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
<input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> No	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b>				
Adequate <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"/> Yes	<input checked="" type="checkbox"/> Yes	
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"/> No	<input type="checkbox"/> No	<input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested	<input type="checkbox"/> No	<input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A				

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

To the west of the parcel is a retail drug store. To the south across Bearss Avenue is a church. To the north and south across Monaco Drive and Monet Road, respectively, are single-family homes.

To address compatibility with the adjacent residential to the north and east for the proposed 24-hour emergency veterinary clinic the applicant is providing the following design enhancements:

- Relocated the access point further south to align with the access drive for the southernmost residential lot.
- Oriented building so the entrance to building faces Bearss Avenue
- Enhanced sound proofing of building.
- Enhanced architectural building design.

Relocating the access point further south minimizes the extent to which vehicular traffic will travel on Monet Drive into the existing residential neighborhood and will further minimize potential impacts on traffic lights from cars entering and leaving the facility as the access will align with the driveway and garage of the adjacent residential structure. The location and orientation of the building along the western boundary with the public entrance facing Bearss Avenue will focus activity further away from the residential use to the east and northeast. The majority of the parking as well as the public building entrance are towards the front of the lot along Bearss Avenue. Across Monet Drive to the east from this area is a retention pond. Regarding the sound proofing of the building the applicant has proposed installing noise insulation panels with a noise reduction coefficient (NRC) of .95. Staff with the Environmental Protection Commission staff have advised that the NRC is a standardized rating system typically determined using American Society for Testing and Materials (ASTM) methods, and it is for rating materials in the effectiveness of absorbing sound waves. The NRC scale starts at 0 as the least effective and continues up to 1.0 as the most effective. They further indicated that a rating of 0.95 would appear to be very effective, suggesting, with proper placement and installation, that the material has the potential to absorb up to 95% of the sound it encounters, and the typical range for barking dogs falls within the frequencies utilized in determining the NRC.

The existing conditions of approval require buffering (20 feet along Monaco Drive and 8 feet along Monet Drive) and screening (six-foot vegetative screen with additional trees on 20-foot centers) along the eastern and northern project boundary. There are also existing conditions regulating the height of light poles and which require them to be fully shielded.

Furthermore, staff does not object to the requested variation to allow an existing sidewalk to remain with the required buffer along Bearss Avenue.

Based on the above considerations, request compatible with the surrounding development pattern.

### 5.2 Recommendation

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 February 11, 2022.

1. Development shall be restricted to 7,200 square feet of floor area for BP-O uses and the following specialty retail uses: florist; gift shop; hobby/toys/craft shop; musical instruments; news stand; books/cards/stationary; delicatessen; bicycle sales; locksmith; watch/clock/jewelry sales and repair.
  - 1.1 Outdoor vending machines, outdoor displays and outdoor storage shall be prohibited.
  - 1.2 The "Existing Florist Use", as depicted on the site plan dated September 13, 2001, shall not be permitted as an interim use. Any florist use on the site shall be in compliance with the zoning conditions of approval herein and/or all applicable LDC regulations. The "Existing Florist Use" as depicted on the site plan dated September 13, 2001 shall be removed from the site plan submitted for certification.
  - 1.3 An emergency vet clinic shall be developed in accordance with the Site Plan B and the applicable conditions herein. All other uses shall be developed in accordance with the Site Plan A and the applicable conditions herein.
2. Unless otherwise provided herein, the project shall be developed in accordance with BP-O zoning district design standards, except that maximum building height shall be one story with a maximum height of 35 feet. The project building shall be located as generally shown on the site plan. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. and deliveries to the site shall occur only between the hours of 6:30 a.m. and 10:00 p.m.
  - 2.1. An emergency veterinary clinic shall be permitted to operate 24 hours a day
3. All project buildings shall be architecturally finished on all sides. At minimum, masonry exteriors shall include painted textured surfaces (e.g., stucco or precast concrete). The design of the facades for the building shall include such features as recesses for landscaping, projections, windows and separate entrances for individual uses. Building structures of the project shall be provided to include, but not be limited to, architectural design to incorporate residential-style pitched roofs.
  - 3.1 The public entrance for an emergency vet clinic shall face Bearss Avenue.
  - 3.2 The building design for an emergency vet clinic shall also include, but not be limited to, window awnings, clay tile shingles and stone accent treatments on the facade.
4. Buffering and screening shall be provided in accordance with Land Development Code standards except as otherwise stated herein.
  - 4.1 A 20-foot buffer containing Type "B" screening, excluding the wall or fence option, shall be required along Monaco Drive. An 8 (eight) foot buffer containing a Type "B" screen, excluding the wall or fence option, shall be required along Monet Drive and Bearss Avenue. Parking and/or retention is

permissible within the southern 10 feet of the required buffer yard along Monaco Drive, but shall not conflict with the required screening. This requirement shall be shown on the General Site Plan for certification.

4.2 Existing mature vegetation, excluding nuisance vegetation within the required buffers shall be preserved.

4.3 A sidewalk along Bearss Avenue shall be permitted within the required buffer.

5. Dumpster(s) shall be completely enclosed and the dumpster shelter(s) shall be finished in like material to the principal structures they serve. Dumpsters shall not be emptied between the hours of 7:00 p.m. and 6:30 a.m. Dumpsters shall not be located within required buffers and shall be located as generally depicted on the site plan received September 13, 2001.
6. Retention/detention areas shall be located as generally shown on the site plan unless an alternative location is required by EPC and/or SWFWMD. The retention pond(s) shall be sufficient distances from existing private wells in the area as prescribed by the Florida Department of Health.
7. ~~Signage shall be approved through a Master Sign Plan in accordance with the Land Development Code.~~ Project signage shall be mounted on or supported by materials that are consistent in color and material with design elements and finishes of the primary structure. Signage shall only be permitted along Bearss Avenue and along the southern fifty feet of the eastern property boundary measured from the Bearss Avenue existing right-of-way.
8. The height of security/parking lot light poles shall not exceed 18 feet in height. Lights shall be oriented internally and shall be fully shielded to reduce off-site illumination.
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. If feasible (feasibility to be determined by the County), the developer shall provide cross access to the commercial parcel to the west.

The following conditions (11-14) apply to the development option associated with Site Plan B:

11. The general location, design and number of access points, except where otherwise restricted by these conditions, shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Planning and Growth Management Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. Access points may be restricted in movements. The developer shall install noise insulating panels within the facility that have a minimum Noise Rating Coefficient ("NRC") rating of 0.95 so as to absorb 95% of the sound to be generated by the facility. Prior to final site development plan approval, the developer shall submit appropriate design plans from a qualified architect, builder or contractor demonstrating compliance with this requirement.
12. The project shall be limited to one driveway connection on Monet Drive aligning with the driveway serving Folio #17202.0000 on the opposite side of the road as depicted on the PD site plan.

- 13. If PRS 22-0042 is approved, the County Engineer will approve a Section 6.04.02 Administrative Variance (dated February 17, 2022) which was found approvable by the County Engineer (on February 18, 2022). Approval of this Administrative Variance will reduce the minimum separation distance, required pursuant to Section 6.04.08.L of the LDC, between the project driveway and the intersection of Monet Drive and Bearss Ave. from 125 feet to 111 feet.
- 14. If PRS 22-0042 is approved, the County Engineer will approve a Section 6.04.02 Administrative Variance (dated February 17, 2022) which was found approvable by the County Engineer (on February 18, 2022). Approval of the Administrative Variance will reduce the minimum driveway length, required pursuant to Section 6.04.04.A.2 of the LDC, from 30 to 24 feet.
- ~~1215.~~ 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.
- ~~1316.~~ Within ninety days of approval of ~~RZ-01-0353~~ PRS 22-0042 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above, including the buffer requirement of Condition 4.1.
- ~~14.~~ ~~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 permit.~~

**Zoning Administrator Sign Off:**



IntegrSign  
Desktop

J. Brian Grady  
Thu Feb 24 2022 11:20:04

**APPLICATION NUMBER: PRS 22-0042**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 8, 2022

Case Reviewer: J. Brian Grady

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

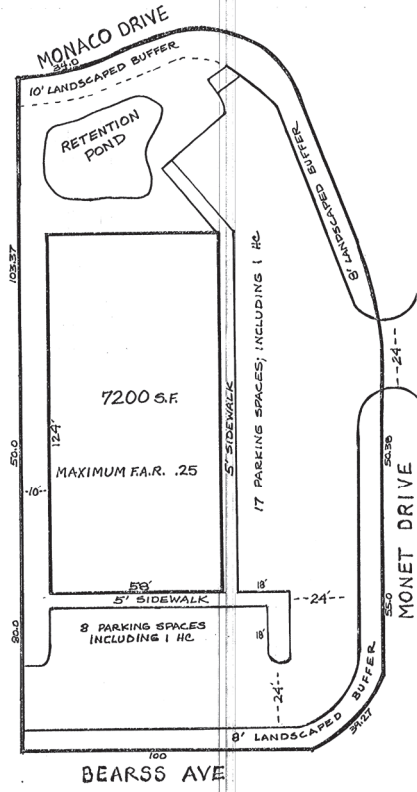
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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**

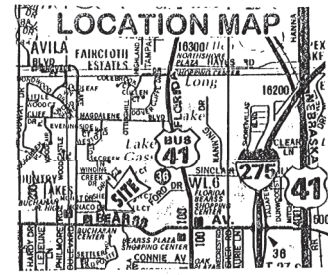
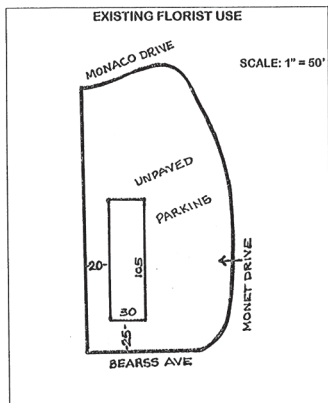
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

# BEARSS / MONET SITE



- NOTES:**
1. The maximum Floor Area Ratio shall be .25. Maximum building size shall be 7200 square feet.
  2. Proposed uses include all BPO (Business Professional Office) uses and the following Retail uses:  
 Florist Shop; Gift Shop; Hobby/ Toy/ Crafts; Jewelry; Musical Instruments; Newsstand; Book/Cards/ Stationery; Delicatessen; Bicycle Sales; Locksmith; Watch/Clock/Jewelry Repair.  
 There shall be no outdoor storage or displays.
  3. The existing Florist Shop, as shown on the site plan, shall be an approved use in its current location, intensity, and configuration.
  4. Any new building on this site may include a mixture of BPO and Retail uses as stated herein, however, at no time may the building contain more than 40% of retail uses. The only exception shall be the existing florist use as shown on the site plan.
  5. There shall be one full service access on Monet Drive, which meets access management standards.
  6. Parking, buffering, screening and retention shall meet the Land Development Code regulations and will be as generally shown on the site plan.
  7. Maximum building height shall be 35 feet.
  8. Hours of operation shall be limited to 7 a.m. to 11 p.m. and deliveries to the site shall occur only between the hours of 8:30 a.m. and 10 p.m.



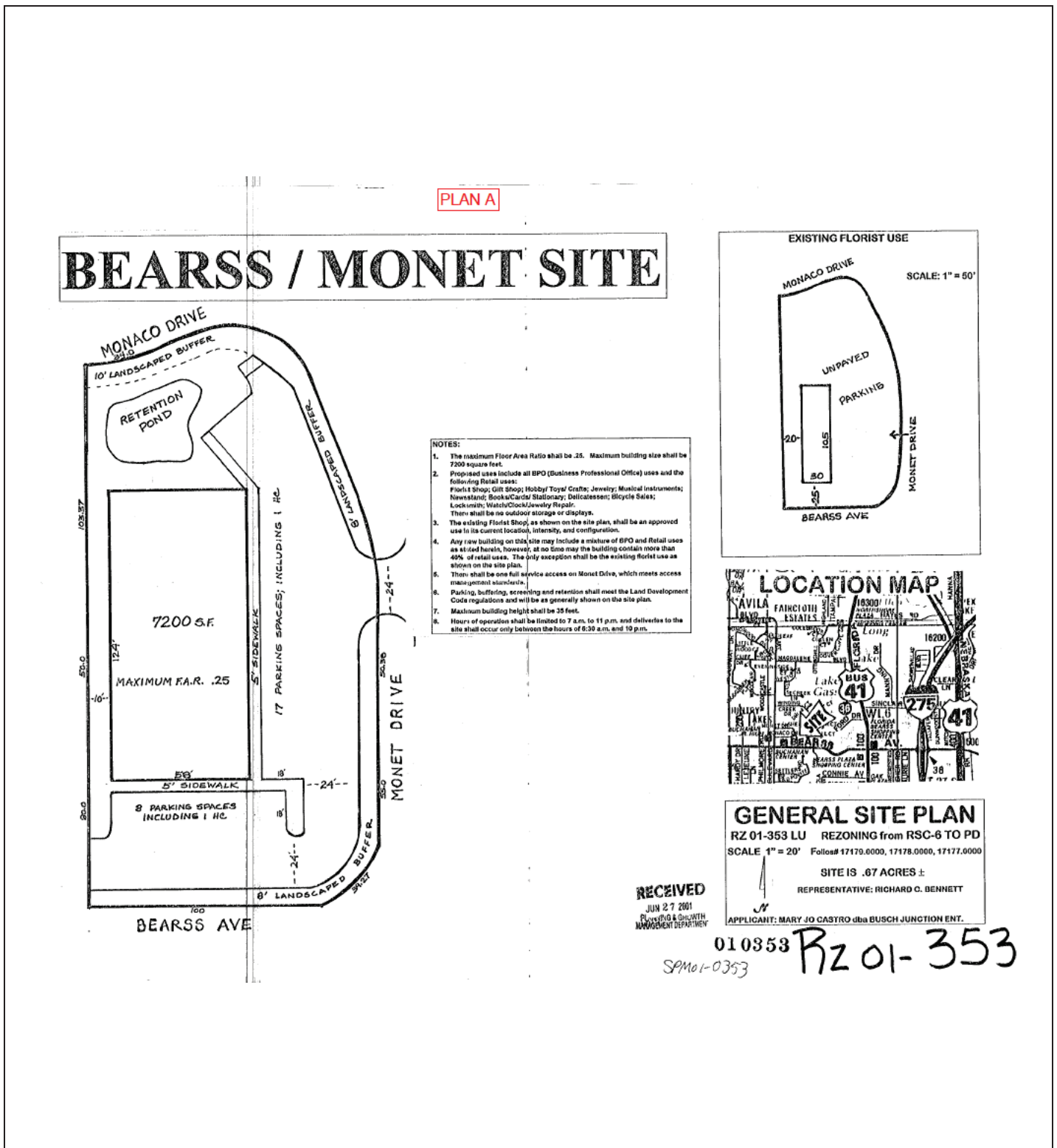
**GENERAL SITE PLAN**  
 RZ 01-353 LU REZONING from RSC-6 TO PD  
 SCALE 1" = 20' Folios# 17179.0000, 17178.0000, 17177.0000  
 SITE IS .67 ACRES ±  
 REPRESENTATIVE: RICHARD C. BENNETT  
 APPLICANT: MARY JO CASTRO dba BUSCH JUNCTION ENT.

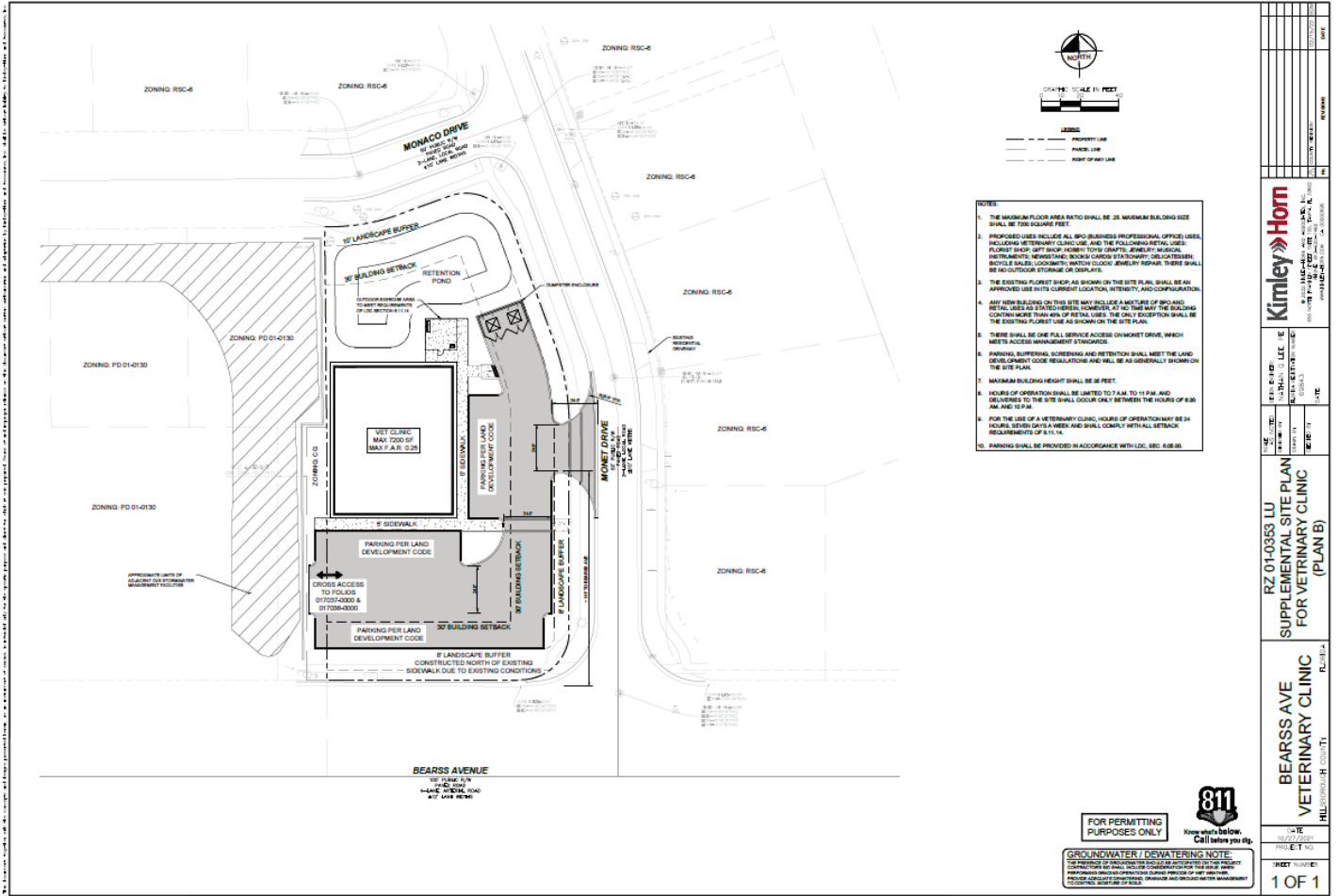
RECEIVED  
 JUN 27 2001  
 PLANNING & GROWTH  
 MANAGEMENT DEPARTMENT

010353 RZ 01-353  
 SPM01-0353

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full – Plan A and Plan B)





NO.	DATE	REVISION
1	03/08/2022	ISSUED FOR PERMITTING
2	03/08/2022	ISSUED FOR PERMITTING
3	03/08/2022	ISSUED FOR PERMITTING
4	03/08/2022	ISSUED FOR PERMITTING
5	03/08/2022	ISSUED FOR PERMITTING
6	03/08/2022	ISSUED FOR PERMITTING
7	03/08/2022	ISSUED FOR PERMITTING
8	03/08/2022	ISSUED FOR PERMITTING
9	03/08/2022	ISSUED FOR PERMITTING
10	03/08/2022	ISSUED FOR PERMITTING

**Kimley-Horn**  
 1000 W. 10th Street, Suite 200  
 Lincoln, NE 68502  
 (402) 441-2300  
 www.kimley-horn.com

**RZ 01-0363 LU SUPPLEMENTAL SITE PLAN FOR VETERINARY CLINIC (PLAN B)**

**BEARSS AVE VETERINARY CLINIC**  
 HILLSDALE, IL COUNTY

**811**  
 Call before you dig.

**FOR PERMITTING PURPOSES ONLY**

**GROUNDWATER / DRAINAGE NOTE:**  
 THE PRESENCE OF GROUNDWATER OR DRAINAGE IS NOT GUARANTEED BY THIS PLAN. THE USER SHALL CONSULT WITH A PROFESSIONAL ENGINEER FOR A DETAILED GROUNDWATER AND DRAINAGE STUDY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

**1 OF 1**



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/21/2021

Revised: 2/18/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN

PETITION NO: PRS 22-0042

- 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 APPROVAL

##### New Conditions:

- The project shall be limited to one driveway connection on Monet Drive aligning with the driveway serving foilio#17202.0000 on the opposite side of the road as depicted in the PD site plan.
- If PD 22-0042 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated February 17, 2022) which was found approvable by the County Engineer (on February 18, 2022). Approval of this Administrative Variance will reduce the minimum separation distance, required pursuant to Section 6.04.08. L of the LDC, between the project driveway and the intersection of Monet Dr. and Bearss Ave from 125 feet to 111 feet.
- If PD 22-0042 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated February 17, 2022) which was found approvable by the County Engineer (on February 18, 2022). Approval of this Administrative Variance will reduce the minimum driveway length, required pursuant to Section 6.04.04.A.2. of the LDC, from 30 feet to 24 feet.

##### Revised Conditions:

- ~~11. The general location, design and number of access points, except where otherwise restricted by these conditions, shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Planning and Growth Management Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. 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 an established access point and no changes are proposed.]*

#### PROJECT SUMMARY AND ANALYSIS

The applicant is proposing to modify PD 01-0353 to extend the hours of operation for the already approved veterinarian clinic. The existing PD allows for Business Professional Office (BPO) and limited retail uses up to a maximum of 7,200 sq. ft. The subject property is +/- 0.7 acres located at the northwest corner of Bearss Ave. and Monet Dr. The future land use designation is R-4.

The proposed minor modification will not result in any change in trip generation.

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of Bearss Ave. is a 4-lane, divided, publicly maintained, urban arterial roadway with +/- 12-foot lanes. Pavement appears to be in average condition. There are sidewalks along both sides of the roadway. No paved shoulders or bicycle facilities are present in the vicinity of this segment of Bearss Ave. Along the project frontage, the roadway lies within a +/- 88-foot wide right-of-way.

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

Monet Dr. is a 2-lane, publicly maintained local roadway with +/-24 feet of pavement in average condition within +/- 50' of right-of-way. There are sidewalks on both side of the roadway.

### SITE ACCESS AND CONNECTIVITY

The existing PD 01-0353 is approved with one full access connection on Monet Dr. There is no access to Bearss Ave.

The applicant proposes to shift the location of the site driveway south to be closer to Bearss Ave. with the intent of limiting traffic into the adjacent residential area. Staff notes that the residential single-family dwelling units on the east side of Monet Dr, opposite the subject site, face towards the project. As such the project driveway is aligned with the existing residential driveway on folio#17202.0000 to minimize the potential of vehicle headlights flashing into the windows of the residential dwelling unit upon exiting the subject site. Because the proposed location of the driveway is less than the minimum of 125 feet required by LDC, Sec. 6.04.08, the applicant has submitted an administrative variance to allow the driveway to be located 111 feet from Bearss Ave. Additionally, the applicant is seeking an administrative variance from LDC, Sec. 6.04.04.A.2, minimum driveway length to allow for a 24 feet long driveway. See the Administrative Variance section of this report for greater detail.

The proposed site plan provides for cross access to adjacent property to the west. While folio#17037.0000 is outside of the PD boundary, the parcel is under common ownership with the project and as demonstrated by the PD site plan it is the intent of the applicant to develop parcel as part of the same project consistent with the allowed uses entitled by the parcel's Commercial Neighborhood (CN) zoning designation. Additionally, should the existing CVS site further to the west redevelops it would then allow the adjacent property to redevelop in such a way as to be able to connect to the subject site with the intent to allow future vehicular and pedestrian trips to travel between the two sites.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

### ADMINISTRATIVE VARIANCE #1: CORNER CLEARANCE AT INTERSECTION

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated February 17, 2022) from the Section 6.04.08. L. LDC requirement, governing minimum corner clearance from intersections. The applicant is requesting to reduce the minimum separation distance between the project driveway and the intersection of Monet Dr. and Bearss Ave from 125 ft to 111 ft. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 18, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**ADMINISTRATIVE VARIANCE #2: DRIVEWAY LENGTH**

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated February 17, 2022) from the Section 6.04.04.A.2. LDC requirement, governing the minimum driveway length for a small commercial development. The applicant is requesting to reduce the minimum driveway length from 30ft to 24ft. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on dated February 18, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**ROADWAY LEVEL OF SERVICE**

Below is the roadway level of service. For informational purposes only.

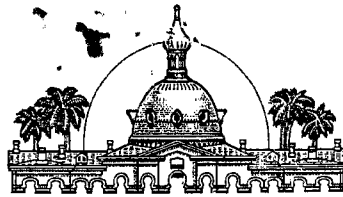
Monet Drive is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Bearss Ave.	Dale Mabry Ave.	Florida Ave.	E	F

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



**CURRENTLY  
APPROVED**



Hillsborough County  
Florida

Office of the County Administrator  
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling  
Pat Frank  
Chris Hart  
Jim Norman  
Jan K. Platt  
Thomas Scott  
Ronda Storms

Deputy County Administrator  
Patricia Bean

Assistant County Administrators  
Kathy C. Harris  
Edwin Hunzeker  
Anthony Shoemaker

November 14, 2001

Mary Jo Castro  
Busch Junction Enterprises  
1701 E Busch Blvd  
Tampa, FL 33612

RE: PETITION NO. RZ 01-0353 LU

Dear Ms. Castro:

At the regularly scheduled public meeting on November 13, 2001, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from RSC-6 to PD, with the attached conditions.

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

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

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

Sincerely,

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

Attachments

cc: Richard C. Bennett

Post Office Box 1110 · Tampa, Florida 33601

Web Site: [www.hillsboroughcounty.org](http://www.hillsboroughcounty.org)

An Affirmative Action/Equal Opportunity Employer

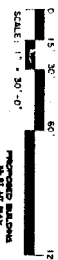
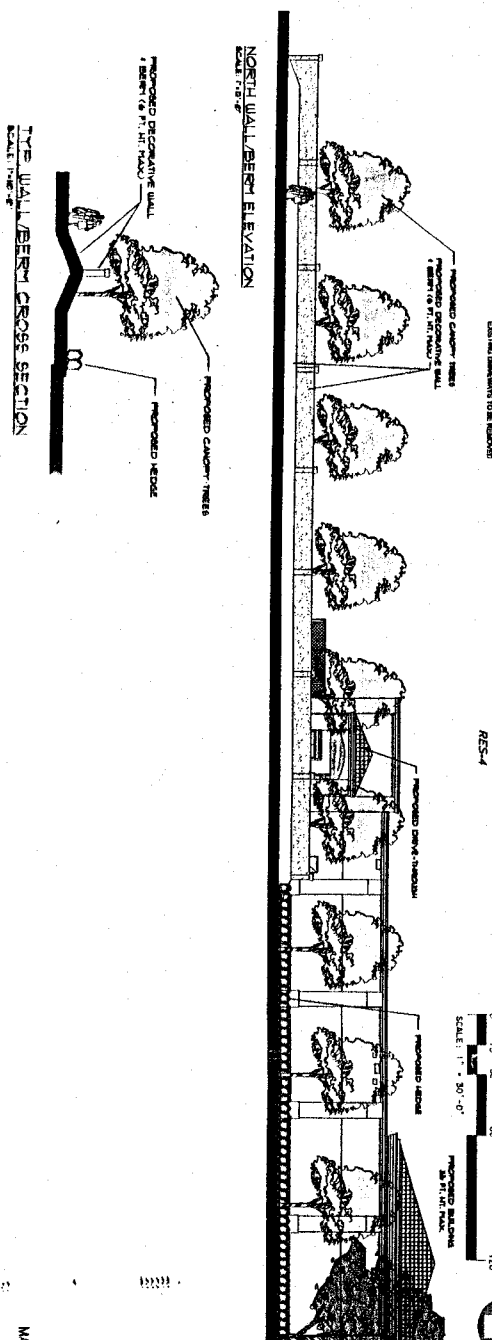
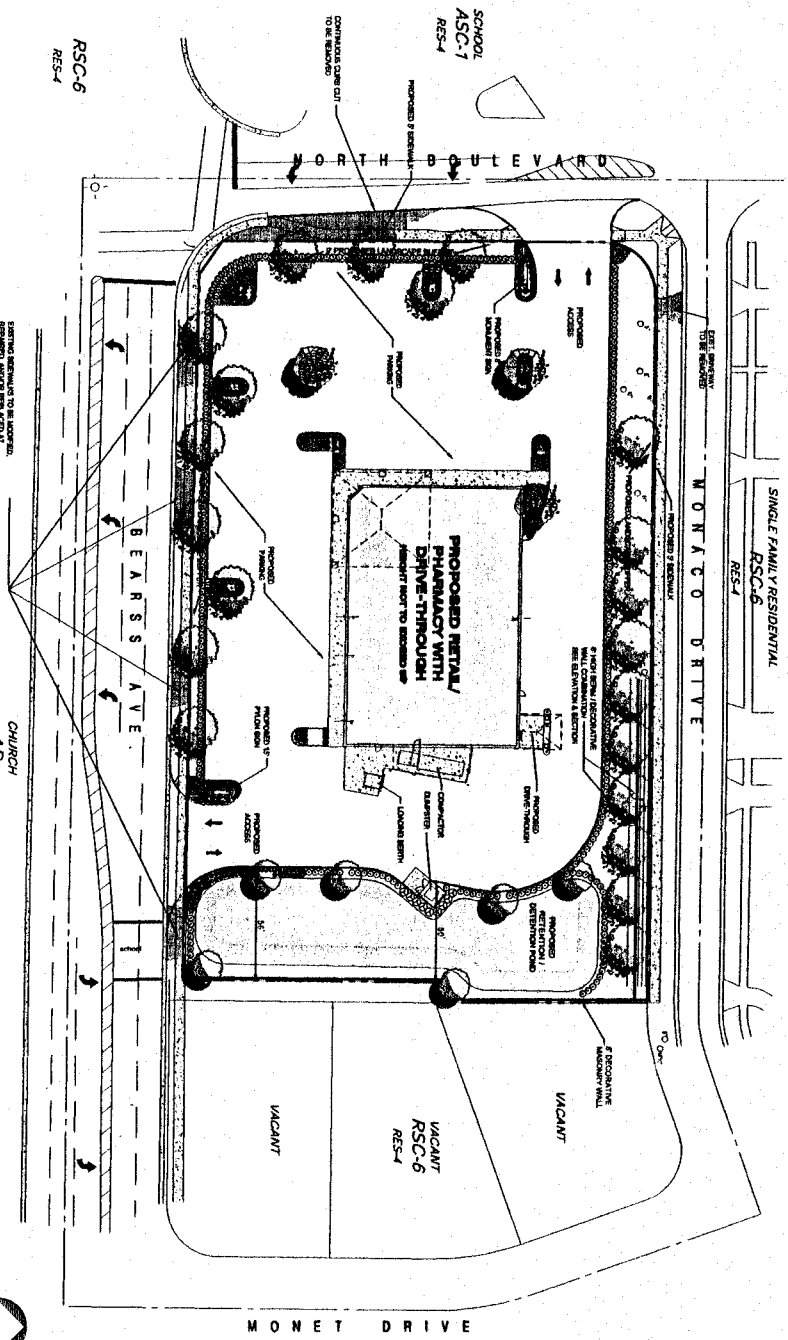
**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 13, 2001.

1. Development shall be restricted to 7,200 square feet of floor area for BP-O uses and the following specialty retail uses: florist; gift shop; hobby/toys/craft shop; musical instruments; news stand; books/cards/stationary; delicatessen; bicycle sales; locksmith; watch/clock/jewelry sales and repair.
  - 1.1 Outdoor vending machines, outdoor displays and outdoor storage shall be prohibited.
  - 1.2 The "Existing Florist Use", as depicted on the site plan dated September 13, 2001, shall not be permitted as an interim use. Any florist use on the site shall be in compliance with the zoning conditions of approval herein and/or all applicable LDC regulations. The "Existing Florist Use" as depicted on the site plan dated September 13, 2001 shall be removed from the site plan submitted for certification.
2. Unless otherwise provided herein, the project shall be developed in accordance with BP-O zoning district design standards, except that maximum building height shall be one story with a maximum height of 35 feet. The project building shall be located as generally shown on the site plan. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. and deliveries to the site shall occur only between the hours of 6:30 a.m. and 10:00 p.m.
3. All project buildings shall be architecturally finished on all sides. At minimum, masonry exteriors shall include painted textured surfaces (e.g., stucco or precast concrete). The design of the facades for the building shall include such features as recesses for landscaping, projections, windows and separate entrances for individual uses. Building structures of the project shall be provided to include, but not be limited to, architectural design to incorporate residential-style pitched roofs.
4. Buffering and screening shall be provided in accordance with Land Development Code standards except as otherwise stated herein.
  - 4.1 A 20-foot buffer containing Type "B" screening, excluding the wall or fence option, shall be required along Monaco Drive. An 8 (eight) foot buffer containing a Type "B" screen, excluding the wall or fence option, shall be required along Monet Drive and Bearss Avenue. Parking and/or retention is permissible within the southern 10 feet of the required buffer yard along Monaco Drive, but shall not conflict with the required screening. This requirement shall be shown on the General Site Plan for certification.
  - 4.2 Existing mature vegetation, excluding nuisance vegetation within the required buffers shall be preserved.
5. Dumpster(s) shall be completely enclosed and the dumpster shelter(s) shall be finished in like material to the principal structures they serve. Dumpsters shall not be emptied between the hours of 7:00 p.m. and 6:30 a.m. Dumpsters shall not be located within required buffers and shall be located as generally depicted on the site plan received September 13, 2001.

6. Retention/detention areas shall be located as generally shown on the site plan unless an alternative location is required by EPC and/or SWFWMD. The retention pond(s) shall be sufficient distances from existing private wells in the area as prescribed by the Florida Department of Health.
7. Signage shall be approved through a Master Sign Plan in accordance with the Land Development Code. Project signage shall be mounted on or supported by materials that are consistent in color and material with design elements and finishes of the primary structure. Signage shall only be permitted along Bearss Avenue and along the southern fifty feet of the eastern property boundary measured from the Bearss Avenue existing right-of-way.
8. The height of security/parking lot light poles shall not exceed 18 feet in height. Lights shall be oriented internally and shall be fully shielded to reduce off-site illumination.
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. If feasible (feasibility to be determined by the County), the developer shall provide cross access to the commercial parcel to the west.
11. The general location, design and number of access points, except where otherwise restricted by these conditions, shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Planning and Growth Management Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. Access points may be restricted in movements.
12. 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.
13. Within ninety days of approval of RZ 01-0353 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above, including the buffer requirement of Condition 4.1.
14. 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 permit.



# REZONING FROM C-N AND RSC-6 TO PD



RECEIVED  
 JAN 11 2001  
 PLANNING & GROWTH  
 MANAGEMENT DEPARTMENT  
 01 130

PREPARED BY: **Kimley-Horn and Associates, Inc.**  
 1220 Tech Boulevard, Tampa, Florida 33610-4453  
 TEL: (813) 820-1480 FAX: (813) 820-1542

PREPARED FOR: **Gustine Properties, Inc.**  
 1100 American Street, Suite 200  
 Tampa, Florida 33602  
 TEL: (813) 820-1480 FAX: (813) 820-1542

DRAWING TITLE: **GENERAL SITE DEVELOPMENT PLAN**

DATE: 1/11/01

SCALE: AS SHOWN

**DESCRIPTION**

1.1 SITE LOCATION MAP

1.2 SITE PLAN

1.3 GENERAL NOTES

1.4 FLOOD ZONE

1.5 FLOOD ZONE

1.6 FLOOD ZONE

1.7 FLOOD ZONE

1.8 FLOOD ZONE

1.9 FLOOD ZONE

1.10 FLOOD ZONE

1.11 FLOOD ZONE

1.12 FLOOD ZONE

1.13 FLOOD ZONE

1.14 FLOOD ZONE

1.15 FLOOD ZONE

1.16 FLOOD ZONE

1.17 FLOOD ZONE

1.18 FLOOD ZONE

1.19 FLOOD ZONE

1.20 FLOOD ZONE

**GENERAL NOTES**

1. SITE PLAN IS SHOWN ON THE ATTACHED SITE PLAN.
2. EXISTING UTILITIES AND OBSTRUCTIONS SHALL BE MAINTAINED AND PROTECTED.
3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
4. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
5. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
6. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
7. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
8. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
9. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
10. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
11. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
12. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
13. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
14. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
15. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
16. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
17. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
18. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
19. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
20. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.

Exhibit 3a



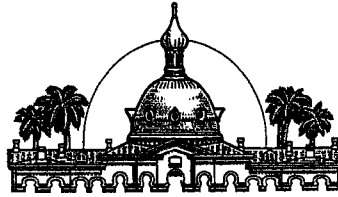
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 01-0130-US  
BOCC MEETING DATE: March 13, 2001  
DATE TYPED: March 21, 2001

Exhibit  
3b.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 11, 2001.

1. The planned development shall be permitted a maximum of 11,000 square feet of floor space for a pharmacy/drug store. A drive-through aisle for the primary building shall be permitted on its northern facade as generally shown on the site plan.
2. Unless otherwise provided herein, the project shall be developed in accordance with CG zoning district design standards, except that maximum building height shall be 35 feet. The project building shall be located as generally shown on the site plan. Hours of operation shall be limited to 7:00 a.m. to 12:00 a.m. (midnight), and deliveries to the site shall occur only between the hours of 6:30 a.m. and 10:00 p.m.
3. All project buildings shall be architecturally finished on all sides. At minimum, masonry exteriors shall include painted textured surfaces (e.g., stucco or precast concrete). No building shall have an uninterrupted length of any front facade in excess of 100 feet. The design of the facades for the building shall include such features as recesses for landscaping, projections, windows and separate entrances for individual uses as generally depicted on the section elevation received on January 11, 2001. The section elevation shall be submitted along with the revised general site plan for certification.
4. Buffering and screening shall be provided in accordance with Land Development Code standards except as otherwise stated herein. In the event the properties immediately east of the site are zoned for commercial uses prior to the date the applicant submits construction plans for preliminary site plan approval, no screening shall be provided along the eastern project boundary.
  - 4.1 A buffer area 20 feet in width shall be provided along the entire northern property boundary. A continuous evergreen hedge a minimum of four feet in height with an opacity of at least 75 percent shall be installed along the entire northern property boundary at the northern edge of the buffer area. Additionally, a berm/wall planting combination shall be installed, beginning 100 feet from the western property boundary and extending to the eastern edge of the northern property boundary as shown on the site plan. Said berm shall be a minimum of four feet in height and said wall shall extend two feet in height above the height of the berm. Evergreen shade trees a minimum of 10 feet in height with a minimum 2-inch caliper spaced not more than 20 feet apart shall be installed within the required buffer area.
5. The loading berth, trash compactor and dumpster shall be located along the eastern facade of the building as generally shown on the site plan.
6. Retention/detention areas shall be located as generally shown on the site plan unless alternative location(s) are required by EPC and/or SWFWMD. Retention is permissible within the required buffer area along the eastern property boundary and Berris Avenue, but shall not conflict with the required screening. The retention pond(s) shall be sufficient distances from existing private wells in the area as prescribed by the Florida Department of Health.



Hillsborough County  
Florida

Office of the County Administrator  
Daniel A. Kleman  
March 26, 2002

BOARD OF COUNTY COMMISSIONERS

Stacey L. Easterling  
Pat Frank  
Chris Hart  
Jim Norman  
Jan K. Platt  
Thomas Scott  
Ronda Storms

Deputy County Administrator  
Patricia Bean

Assistant County Administrators  
Kathy C. Harris  
Edwin Hunzeker  
Anthony Shoemaker

*Beula Howard*  
*File*  
*PD 01-0353*

Flower Patch, Inc.  
805W. Bearss Avenue  
Tampa, Florida 33613  
Attention: Cheri Williams

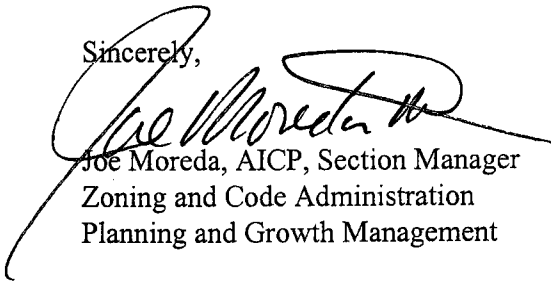
**SUBJECT: Temporary Vendor Specified Use Permit 02-0710, Tax Folios #17179.0000, 17178.0000, 17177.0000, 17037.0000.**

Dear Ms. Williams:

The above referenced parcels are currently zoned Planned Development (PD 01-353) and are governed by the zoning conditions approved by the Board of County Commissioners on November 13, 2001. According to condition 1.2 of the enclosed final conditions of approval, "the 'Existing Florist Use,' as depicted on the site plan dated September 13, 2001, shall not be permitted as an interim use." Therefore, because the use is prohibited as a temporary use on the properties identified above, this office has **DENIED** your request for a Temporary Vendor Permit for commercial flower sales.

If you have any questions regarding this matter, please contact Dave Borisenko at 279-8335.

Sincerely,



Joe Moreda, AICP, Section Manager  
Zoning and Code Administration  
Planning and Growth Management

Enclosure

cc: Don Shea, Code Enforcement  
Dave Ford, Development Services  
Don Goff, Fire Department  
Irene Bairan, Development Services  
Dave Borisenko, Planning and Growth Management

F:\PDM\GROUPS\PLANS\BORISEND\Letters\Temporary Vendors\tv020710.doc

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 01-0353 LU  
BOCC MEETING DATE: November 13, 2001  
DATE TYPED: November 14, 2001

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 13, 2001.

1. Development shall be restricted to 7,200 square feet of floor area for BP-O uses and the following specialty retail uses: florist; gift shop; hobby/toys/craft shop; musical instruments; news stand; books/cards/stationary; delicatessen; bicycle sales; locksmith; watch/clock/jewelry sales and repair.
  - 1.1 Outdoor vending machines, outdoor displays and outdoor storage shall be prohibited.
  - 1.2 The "Existing Florist Use", as depicted on the site plan dated September 13, 2001, shall not be permitted as an interim use. Any florist use on the site shall be in compliance with the zoning conditions of approval herein and/or all applicable LDC regulations. The "Existing Florist Use" as depicted on the site plan dated September 13, 2001 shall be removed from the site plan submitted for certification.
2. Unless otherwise provided herein, the project shall be developed in accordance with BP-O zoning district design standards, except that maximum building height shall be one story with a maximum height of 35 feet. The project building shall be located as generally shown on the site plan. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. and deliveries to the site shall occur only between the hours of 6:30 a.m. and 10:00 p.m.
3. All project buildings shall be architecturally finished on all sides. At minimum, masonry exteriors shall include painted textured surfaces (e.g., stucco or precast concrete). The design of the facades for the building shall include such features as recesses for landscaping, projections, windows and separate entrances for individual uses. Building structures of the project shall be provided to include, but not be limited to, architectural design to incorporate residential-style pitched roofs.
4. Buffering and screening shall be provided in accordance with Land Development Code standards except as otherwise stated herein.
  - 4.1 A 20-foot buffer containing Type "B" screening, excluding the wall or fence option, shall be required along Monaco Drive. An 8 (eight) foot buffer containing a Type "B" screen, excluding the wall or fence option, shall be required along Monet Drive and Bearss Avenue. Parking and/or retention is permissible within the southern 10 feet of the required buffer yard along Monaco Drive, but shall not conflict with the required screening. This requirement shall be shown on the General Site Plan for certification.
  - 4.2 Existing mature vegetation, excluding nuisance vegetation within the required buffers shall be preserved.
5. Dumpster(s) shall be completely enclosed and the dumpster shelter(s) shall be finished in like material to the principal structures they serve. Dumpsters shall not be emptied between the hours of 7:00 p.m. and 6:30 a.m. Dumpsters shall not be located within required buffers and shall be located as generally depicted on the site plan received September 13, 2001.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER:  
BOCC MEETING DATE:  
DATE TYPED:

RZ 98-0826-BR  
January 12, 1999  
January 25, 1999

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 17, 1998

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

2. The PD district shall develop in accordance with the following development schedule:

2,618,000 square feet of Research Corporate Park uses defined as those of the BPO zoning district, plus warehousing, light industrial and truck terminals within completely enclosed buildings

1,442,000 square feet of office uses defined as those of the BPO zoning district

As an alternative, up to 402,098 square feet of commercial uses defined as those of the C-I zoning district through the use of a trade-off mechanism

Plus infrastructure to serve the project, public uses facilities and public service facilities.

In order to maintain consistency between these zoning conditions and the DRI development order applicable to this project, any hotel/motel uses which are constructed shall be deducted from the allowed square footage totals of office uses. Any movie theater uses shall be deducted from the commercial uses. In the case of uses other than hotel/motel the developer shall declare which of the square footage totals shall be reduced whenever the use in question is allowed in more than one of the above referenced use categories.

The Gross F.A.R. for the site shall be limited to a maximum of 0.25.

The maximum gross density for the site shall be 20 dwelling units per acre.

In addition to the uses above an interim tree landscape nursery (established solely to provide landscaping for the development), necessary infrastructure for permitted development and interim agricultural uses including fish hatcheries or fish pools, hazing, grassing, and seeding, cattle and horse grazing, horse boarding, and accessory agricultural structures shall be permitted. A maximum of one cow shall be allowed per acre of designated pasture area. Structures including trailers utilized by security, maintenance and construction personnel shall be permitted.

Land uses may be substituted pursuant to the equivalency matrix contained in the DRI Development Order, as amended and including multi-family residential uses and movie theater uses.

RECEIVED

MAY 09 2000

PLANNING & GROWTH  
MANAGEMENT

3. The developer shall have the option to convert the square footage of one use for residential uses in accordance with the following conditions:

00

863

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 98-0826-BR  
BOCC MEETING DATE: January 12, 1999  
DATE TYPED: January 25, 1999

- 3.1 In order to convert one land use for another, the developer shall submit a calculation consistent with the equivalency matrix in the DRI Development Order, as amended.
- 3.2 Residential conversions shall be allowed up to a maximum of 2,376 multi-family units.
- 3.3 Prior to the issuance of Certificates of Occupancy for any residential development within pods 109, 110, or the eastern half of pod 111, the developer shall design and install, when warranted, a traffic signal with interconnections and design and construct a southbound to eastbound left turn lane of an adequate length and width to accommodate Providence Lakes project traffic at the intersection of Providence Road and Providence Lakes Boulevard (a northbound to westbound turn lane(s) shall be required at the time the east/west collector is connected to Providence Road). In the event that the traffic signal is not warranted at the time of Certificate of Occupancy issuance, the signal shall not be required subject to its installation within six months after a determination is made by Hillsborough County that such a signal is warranted.
4. Permitted land use locations shall be as listed in each pod pursuant to the General Site Plan.
5. For locational purposes, the pods designated as RCP shall permit office uses and warehousing, light industrial and truck terminals within completely enclosed buildings .
6. The project shall develop in accordance with the conditions listed below. This shall serve as a satisfactory replacement for the requirements of the IPD zoning district performance standards.
  - 6.1 Bus bays and/or shelters, including benches, lighting and trash receptacles, of a design and location acceptable to Hartline, shall be required and shall be the responsibility of the developer. They shall be installed by the developer in the following pods at the specified locations. Bus bays and shelters are required in the following pods: pod 109/111 at Providence and Sweetridge, and in pod 110, a bus stop on the proposed East West collector. The exact location, design, landscaping, and size of each above referenced facilities shall be approved by Hartline prior to the applicable site development plan approval.

00 8 8 3

01 03 04

RECEIVED  
MAY 09 2000  
PLANNING & GROWTH  
MANAGEMENT

Furthermore, in accordance with design plans contained in The South Brandon Corridor Study, provisions shall be made for a future light rail corridor and facilities until January 2004. The developer shall reserve, as needed, a corridor 40 feet wide along applicable portions of the western project boundary (the east side of the Interstate Highway) for light rail track and a bicycle/pedestrian path. Within pod 106, the developer shall reserve a parcel of sufficient size (estimated at 3.5 acres) for a rail transit pick-up/drop-off ("Kiss and Ride") station with access to the East - West Collector. The area reserved for th Kiss and Ride station may be relocated at the Developer's option, anywhere along the reserved rail corridor. Alternatively, the Kiss

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER:  
BOCC MEETING DATE:  
DATE TYPED:

RZ 98-0826-BR  
January 12, 1999  
January 25, 1999

and Ride station may be relocated within Parce #118 on condition that pedestrian access to the corridor is secured. If the County abandons light rail for this area, such a reservation shall automatically terminate.

The imposition of this condition and the Developer's acquiescence thereto is not intended to limit the Developer's right to seek and obtain just compensation for any land which is acquired and/or compensation for damages, including damages to Developer's remainder property, in the event that the areas reserved under this condition are ever acquired by any governmental authority.

- 6.2 A master landscaping, lighting, pedestrian/ bicycle/vehicular circulation, signage, and drainage plan shall be provided for the entire project.
- 6.3 Sidewalks shall be six feet in width along Causeway Blvd., Providence Road, the North - South Arterial and the East - West Arterial. All other sidewalks shall be a minimum of 4 feet in width. Widths and location shall be shown on the submitted sidewalk plan. This plan shall be submitted prior to construction plan approvals and shall indicate a tie in with the large lake in the center of the project as well as various parks as applicable.
- 6.4 A 4 foot wide bicycle lane on both sides shall be required along the full extent of the North-South arterial.
- 6.5 A walkway for occupants of the Lake Brandon project shall be provided along the edge of the central lake within pods # 105, 108, 112, and 113. This walkway for occupants of the Lake Brandon project is only required for each pod that is developed in a non-residential pattern. Under such circumstances, the developer shall install a six foot wide sidewalk, tying into the larger sidewalk system to gain access to the lake.
- 6.6 Street furniture, including benches, trash receptacles, and bike racks, shall be provided at all commercial and office developments.
7. Structures which facilitate the pasturing of cattle (e.g. cow pens or barns) shall be a minimum of 1,200 feet from the perimeter of the project site's boundary. All other interim agricultural structures (e.g. security trailers, maintenance barns) shall be a minimum of 150 feet from the perimeter of the project site's boundary.

RECEIVED

MAY 09 2000  
PLANNING & GROWTH  
MANAGEMENT

00

863

01

0564

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER:  
BOCC MEETING DATE:  
DATE TYPED:

RZ 98-0826-BR  
January 12, 1999  
January 25, 1999

8. The following shall be the maximum height table for the various pods:

<u>Pod Number</u>	<u>Maximum Height</u>
101, 102, 105, 106, 107, 108, 111, 112, 113, 117, 118	60'
109, 110, 114, 115, 116, 118	45'

9. The non-residential uses shall follow applicable performance standards identified in the Land Development Code except as modified in the site plan and these conditions.
10. The multi-family use shall be in accordance with applicable standards of the RMC-20 district of the Land Development Code except as modified in the site plan and these conditions.
11. The developer shall be required to re-certify the General Site Plan for Lake Brandon (AKA Florida Corporate Center) as part of any Site Plan Approvals. The updated plan shall include an accounting for all the square footage and/or residential unit amounts that have been utilized to that point in each land use category, and delineate the areas on the site plan where development has occurred with the commensurate square footage and/or residential units.
12. Prior to the issuance of Certificates of Occupancy for any residential development exceeding 594 units, the developer shall designate on the General Site Plan, one 5 acre neighborhood park site at a site either on or off-site acceptable to and meeting the requirements of the Parks and Recreational Department. This park shall be donated prior to the issuance of Certificates of Occupancy for residential development in excess of 1,188 units. Prior to the issuance of Certificates of Occupancy for residential development in excess of 1,782 units, the developer shall designate the second 5 acre neighborhood park site on the General Site Plan (to be donated prior to exceeding 2,300 units). If build-out reflects a strictly non-residential development pattern or residential development of less than the above thresholds, designation of the applicable parks are not required. If either of the required parks is proposed off-site, each shall be located south of Causeway Blvd, east of I-75, north of Bloomingdale Ave, and west of Providence Road.

RECEIVED

MAY 09 2000  
PLANNING & GROWTH  
MANAGEMENT

00

863

07

0564



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER:  
BOCC MEETING DATE:  
DATE TYPED:

RZ 98-0826-BR  
January 12, 1999  
January 25, 1999

13. To promote connectivity and ensure completion of both the North-South Arterial and East-West Collector, prior to Certificates of Occupancy for any development within a pod adjacent to either road, the developer shall design and construct to County standards, and dedicate to the County applicable North-South Arterial/East West Collector road improvements with rights-of-way widths as defined immediately below. Such improvements shall be for the total length of the subject development pod except when adjacent pods are divided by conservation/mitigation/lake/retention areas in which case the road shall be completed to the middle of the conservation/mitigation/ lake/retention area. Prior to any certificates of occupancy within pod 111, the developer shall design, construct, and dedicate the full length of the East-West Collector from Providence Road to the North-South Arterial/East West Collector road intersection.
14. The applicant shall dedicate to Hillsborough County, prior to detailed site plan approval, or within 90 days from the request of the County to coincide with roadway improvements, whichever comes first, the following amount of right-of-way.
  - 14.1 Providence Road - 102 feet along the eastern portion of the project site.
  - 14.2 North - South Arterial - 52 feet from the centerline along the west side of the road, throughout the site.
  - 14.3 North - South Arterial - 52 feet from the centerline along the east side of the road, throughout the site.
  - 14.4 East - West Collector - Total of 104 feet, west of the North - South Corridor, throughout the site.
15. Each full and limited (right-in/right-out) access point is defined as shown on the site plan date stamped April 17, 1998.
16. The developer shall design and construct left turn lanes for project traffic on Providence Road as part of any development along Providence Road.
17. The developer shall design and construct left turn lanes for project traffic on Causeway Blvd. as part of any development along Causeway Blvd.
18. The developer shall provide cross access from the East - West Collector via the road labeled "Street A" to the off-site parcel south and west of pod # 114. Notwithstanding the above, cross access shall not be required if development pods are consolidated and developed for non-residential uses in such a way that "Street A" is not constructed.

RECEIVED

MAY 09 2000

PLANNING & GROWTH  
MANAGEMENT

00

863

01

0364

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER:  
BOCC MEETING DATE:  
DATE TYPED:

RZ 98-0826-BR  
January 12, 1999  
January 25, 1999

19. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive area(s) and shall label the area(s) therein "Wetland Conservation Area", "Wetland Preservation Area" or "Sand Pine Scrub Preservation Area". The boundaries of any on site environmentally sensitive area(s) shall be delineated in the field by EPC or County staff and shown on the applicable submitted Site Plan. The developer shall submit to the County evidence of approval from the EPC of the Wetland Conservation Area boundaries prior to Preliminary Site Plan approval.
20. All on site Conservation Area(s), Wetland Preservation Area(s) and Sand Pine Scrub Preservation Area(s) shall be preserved unless a mitigation plan is approved by the EPC and submitted to the County prior to Preliminary Site Plan approval.
21. The area defined as pods 114, 117 and 118 shall be bound by the requirements of the Essential and Significant Upland Wildlife Habitat ordinance. The location of any required minimum significant habitat set aside, if any, shall be shown on the General Site Development Plan prior to site plan approval of any development within these pods.
22. Within ninety days of RZ 98-0826 approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

RECEIVED.

MAY 09 2000

PLANNING & GROWTH  
MANAGEMENT

00

863

01

0364



# **AGENCY COMMENTS**

**From:** [Grady, Brian](#)  
**To:** [Vazquez, Bianca](#)  
**Subject:** FW: PRS 22-0042  
**Date:** Thursday, February 17, 2022 9:43:56 AM  
**Attachments:** [image006.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Please place in agency comments.

**J. Brian Grady**

**Executive Planner**

Development Services Department

---

P: (813) 276-8343  
E: [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

---

**From:** Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Sent:** Thursday, February 17, 2022 9:42 AM  
**To:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>  
**Cc:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Subject:** PRS 22-0042

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Good Morning Brian,

Planning Commission staff had previously filed an inconsistency Memo for PRS 22-0042 on December 22, 2021. Staff has met with the applicant to discuss mitigation efforts on February 14, 2022 and a new site plan design has been proposed to address staff 's concerns. Staff accepts all of the proposed conditions in particular Condition 1.1.3 which requires the vet clinic to be developed in accordance with the revised site plan, Condition 2.2.1 the 24 hours operation is limited to the vet clinic, Condition 3.3.1 the public entrance is facing Bearss Avenue and 3.3.2 that there is enhanced buffering, and Condition 11 that the building will have noise insulating panels. After reviewing the most recently submitted site plan, and the revised list of conditions staff now finds the proposed project consistent with the Comprehensive

## Plan Goals, Objectives and Policies.

**Karla Llanos | MPA**

Senior Planner | CPPR Division

813.272.5940 (Main)

813.212.0650 (Direct)

[planhillsborough.org](http://planhillsborough.org)



**Plan  
Hillsborough**



*All incoming and outgoing messages are  
subject to public records inspection.*

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/21/2021

*Revised: 2/18/2022*

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN

PETITION NO: PRS 22-0042

- 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 APPROVAL**

#### New Conditions:

- The project shall be limited to one driveway connection on Monet Drive aligning with the driveway serving foilio#17202.0000 on the opposite side of the road as depicted in the PD site plan.
- If PD 22-0042 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated February 17, 2022) which was found approvable by the County Engineer (on February 18, 2022). Approval of this Administrative Variance will reduce the minimum separation distance, required pursuant to Section 6.04.08. L of the LDC, between the project driveway and the intersection of Monet Dr. and Bearss Ave from 125 feet to 111 feet.
- If PD 22-0042 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated February 17, 2022) which was found approvable by the County Engineer (on February 18, 2022). Approval of this Administrative Variance will reduce the minimum driveway length, required pursuant to Section 6.04.04.A.2. of the LDC, from 30 feet to 24 feet.

#### Revised Conditions:

- ~~11. The general location, design and number of access points, except where otherwise restricted by these conditions, shall be as shown on the general site plan, subject to compliance with Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Planning and Growth Management Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. 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 an established access point and no changes are proposed.]*

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is proposing to modify PD 01-0353 to extend the hours of operation for the already approved veterinarian clinic. The existing PD allows for Business Professional Office (BPO) and limited retail uses up to a maximum of 7,200 sq. ft. The subject property is +/- 0.7 acres located at the northwest corner of Bearss Ave. and Monet Dr. The future land use designation is R-4.

The proposed minor modification will not result in any change in trip generation.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

This segment of Bearss Ave. is a 4-lane, divided, publicly maintained, urban arterial roadway with +/- 12-foot lanes. Pavement appears to be in average condition. There are sidewalks along both sides of the roadway. No paved shoulders or bicycle facilities are present in the vicinity of this segment of Bearss Ave. Along the project frontage, the roadway lies within a +/- 88-foot wide right-of-way.

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

Monet Dr. is a 2-lane, publicly maintained local roadway with +/-24 feet of pavement in average condition within +/- 50' of right-of-way. There are sidewalks on both side of the roadway.

### **SITE ACCESS AND CONNECTIVITY**

The existing PD 01-0353 is approved with one full access connection on Monet Dr. There is no access to Bearss Ave.

The applicant proposes to shift the location of the site driveway south to be closer to Bearss Ave. with the intent of limiting traffic into the adjacent residential area. Staff notes that the residential single-family dwelling units on the east side of Monet Dr, opposite the subject site, face towards the project. As such the project driveway is aligned with the existing residential driveway on folio#17202.0000 to minimize the potential of vehicle headlights flashing into the windows of the residential dwelling unit upon exiting the subject site. Because the proposed location of the driveway is less than the minimum of 125 feet required by LDC, Sec. 6.04.08, the applicant has submitted an administrative variance to allow the driveway to be located 111 feet from Bearss Ave. Additionally, the applicant is seeking an administrative variance from LDC, Sec. 6.04.04.A.2, minimum driveway length to allow for a 24 feet long driveway. See the Administrative Variance section of this report for greater detail.

The proposed site plan provides for cross access to adjacent property to the west. While folio#17037.0000 is outside of the PD boundary, the parcel is under common ownership with the project and as demonstrated by the PD site plan it is the intent of the applicant to develop parcel as part of the same project consistent with the allowed uses entitled by the parcel's Commercial Neighborhood (CN) zoning designation. Additionally, should the existing CVS site further to the west redevelops it would then allow the adjacent property to redevelop in such a way as to be able to connect to the subject site with the intent to allow future vehicular and pedestrian trips to travel between the two sites.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

### **ADMINISTRATIVE VARIANCE #1: CORNER CLEARANCE AT INTERSECTION**

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated February 17, 2022) from the Section 6.04.08. L. LDC requirement, governing minimum corner clearance from intersections. The applicant is requesting to reduce the minimum separation distance between the project driveway and the intersection of Monet Dr. and Bearss Ave from 125 ft to 111 ft. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on February 18, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**ADMINISTRATIVE VARIANCE #2: DRIVEWAY LENGTH**

The applicant submitted a Section 6.04.02.B. Administrative Variance Request (dated February 17, 2022) from the Section 6.04.04.A.2. LDC requirement, governing the minimum driveway length for a small commercial development. The applicant is requesting to reduce the minimum driveway length from 30ft to 24ft. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on dated February 18, 2022.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

**ROADWAY LEVEL OF SERVICE**

Below is the roadway level of service. For informational purposes only.

Monet Drive is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
Bearss Ave.	Dale Mabry Ave.	Florida Ave.	E	F

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



## Perez, Richard

---

**From:** Williams, Michael  
**Sent:** Friday, February 18, 2022 4:49 PM  
**To:** Cintron, Artie  
**Cc:** Lee, Nathan; Grady, Brian; Perez, Richard; Tirado, Sheida; PW-CEIntake  
**Subject:** FW: PRS 22-0042 Administrative Variances  
**Attachments:** 22-0042 Rev AVReq 02-18-22.pdf

**Importance:** High

Artie,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 22-0042 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron ([padroni@hillsboroughcounty.org](mailto:padroni@hillsboroughcounty.org) or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

---

P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)

W: HCFLGov.net

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

---

**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Friday, February 18, 2022 3:19 PM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** PRS 22-0042 Administrative Variances  
**Importance:** High

Hello Mike,

I find the attached Administrative Variances Approvable to me. Please copy the following people on your email:

[nathan.lee@kimley-horn.com](mailto:nathan.lee@kimley-horn.com)  
[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)  
[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)  
[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)

Best Regards,

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

---

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

---

**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Friday, February 18, 2022 11:06 AM  
**To:** Amber Dickerson <[amber.dickerson@hcps.net](mailto:amber.dickerson@hcps.net)>; Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; James Hamilton <[jkhilton@tecoenergy.com](mailto:jkhilton@tecoenergy.com)>; Justin Willits <[WillitsJ@gohart.org](mailto:WillitsJ@gohart.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; Matthew Pleasant <[matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Olivia Ryall <[oryall@teamhcso.com](mailto:oryall@teamhcso.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jakska <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Rochelle, Randy

<[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tapley, Kimberly <[tapleyk@epchc.org](mailto:tapleyk@epchc.org)>; Thompson, Mike <[Thompson@epchc.org](mailto:Thompson@epchc.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; Valdez, Rick <[ValdezR@HillsboroughCounty.ORG](mailto:ValdezR@HillsboroughCounty.ORG)>; Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>  
**Cc:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Vazquez, Bianca <[VazquezB@hillsboroughcounty.org](mailto:VazquezB@hillsboroughcounty.org)>; Padron, Ingrid <[PadronI@hillsboroughcounty.org](mailto:PadronI@hillsboroughcounty.org)>; Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>; Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>

**Subject:** RE PRS 22-0042

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Brian Grady

Contact: [gradyb@hillsboroughcounty.org](mailto:gradyb@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

February 17, 2022

Mr. Michael J. Williams, P.E.  
Director of Transportation Planning and Development  
Hillsborough County Public Works Department  
601 East Kennedy Boulevard, 22<sup>nd</sup> Floor Tampa,  
Florida 33602

Via Email: [ZoningIntake-DSD@hillsboroughcounty.org](mailto:ZoningIntake-DSD@hillsboroughcounty.org)

Re: **ADMINISTRATIVE VARIANCE FOR BEARSS AVE. VET CLINIC**  
*Folio(s): 017177-0000; 017178-0000; 017179-0000;*  
*017037-0000*

Mr. Williams:

Please accept this letter as a formal request for your approval of the following administrative variance(s):

- A) Variance to Section 6.04.04 of the LDC (Minimum Driveway Length)
- B) Variance to Sections 6.04.08 of the LDC (Minimum Corner Clearance at Intersections)

The subject property is zoned PD. The total property of interest, comprised of the 4 folios listed above, is 0.69 acres, has a Future Land Use of Residential-4 (R-4), and is located east of the intersection of W. Bearss Ave. and Boulevard N. just off Monet Dr. in Tampa, FL.

The proposed project is a 24-Hour Emergency Veterinary Clinic, with all associated parking and utilities. The variance would allow the primary access point to be located approximately 100 LF due north of W Bearss Ave. on Monet Dr. for better vehicular circulation and to limit headlight disturbance in the form of light pollution into the neighboring homes on the east side of Monet Drive. Due to the physical constraints of the project location, the access point being located any farther north on Monet would result in the possibility of exiting vehicular headlights disturbing the neighboring residences.

The Land Development Code (“LDC”) allows for relief of certain standards of Section 6.04, Access Management, subject to providing the following information and justifications:

1. *Site Information (folio number, acreage):*  
**Folio(s) 017177-0000; 017178-0000; 017179-0000; 017037-0000, Total acreage is 0.69 acres**
2. *Associated application numbers, if any (zoning numbers, site/plat/construction plan review):*  
**Minor Modification to an Existing PD Review PRS# 22-0042**
3. *Type of Request:*
  - A) Administrative Variances to Section 6.04.04.2**
  - B) Administrative Variances to Section 6.04.08**

4. *Section of the LDC from which the variance is being sought as well as any associated zoning conditions which require said improvement(s):*
  - A) **Section 6.04.04.2 limits the driveway length/depth for smaller commercial developments to a minimum of 30 feet.**
  - B) **Section 6.04.08 requires a minimum driveway corner clearance for isolated corner properties on an access class 7 roadway to 125 feet between the existing intersection and the proposed access points.**
  
5. *Description of what the LDC / zoning conditions require (e.g. improvement of current standards for a TS-4 roadway):*
  - A) **Section 6.04.04.2 limits the driveway length/depth for smaller commercial developments to a minimum of 30 feet, but the proposed site access depth is 23.0 feet due to site geometrical constraints as well as maintaining general conformance of the existing PD.**
  - B) **Section 6.04.08 requires a minimum driveway corner clearance for this corner property to 125 feet between the existing intersection and the proposed access points. A clearance of 111 feet is proposed to be to promote minimal disturbance and impact to the neighboring residents by aligning the driveway the southernmost residential driveway. This configuration will minimize impact caused by headlights from cars leaving during night operation.**
  
6. *Description of existing roadway conditions (e.g. pavement width, lane width, condition, number of lanes, bicycles / sidewalk facilities):*

**The portion of W. Bearss Ave. adjacent to the project is currently comprised of four (4) 12' wide lanes separated by a 12' left turn lane, directed north to Monet Dr; two (2) west bound lanes, and two (2) east bound lanes. It also features 5' sidewalks adjacent to the Right-of-Way line on either side of W. Bearss Ave.**
  
- 7a. *Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability the following circumstances are met:*
  - a) *There is unreasonable burden on the applicant*

**Section 6.04.04.2: The throat depth is being maximized per the site's geometrical constraints; a greater throat depth would adversely impact the development potential of the site.**

- b) *The variance would not be detrimental to the public health, safety and welfare*

A Variance approval to Section 6.04.04.2, to allow the access point's throat depth to be reduced to 23.0 LF likewise will still promote vehicular circulation, community connectivity and emergency access without risking public health, safety, or welfare. According to the Section 6.04.04.A of the Hillsborough County Land Development Code, "driveway length shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow.

The driveway length, therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period." The number of entering and exiting vehicles during the peak-hours was estimated using trip generation rates and equations for Land Use Code (LUC) 640 (Animal Hospital/Veterinary Clinic) within the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The 7,200 square-foot facility is anticipated to generate up to 27 a.m. peak-hour trips (18 entering, 9 exiting) and 27 p.m. peak-hour trips (11 entering, 16 exiting). Monet Drive adjacent to the project site is a low speed, local roadway. Due to the generally low volume through volumes along Monet Drive and the site's peak-hour two-way trip generation of fewer than 30 trips (approximately 1 trip every 2 minutes), the proposed driveway length of 23 feet is anticipated to provide adequate stacking length for entering and exiting vehicles without spillover onto Monet Drive.

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

**Without the approval of the Variance to Section 6.04.04.2; a throat depth of 30 LF would be detrimental to the project's circulation, and developmental potential. The current code mandated throat depth would result in a site design that does not meet the desired service potential and anticipated operations for the project.**

- 7b. *Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability the following circumstances are met:*

- a) *There is unreasonable burden on the applicant*

**Sections 6.04.08: The proposed access point is the only feasible location to the proposed development that is generally consistent with Hillsborough County Transportation requirements, and the existing PD, that provides sufficient circulation within the site.**

- b) *The variance would not be detrimental to the public health, safety and welfare*

**A Variance approval to Section 6.04.08, to allow the access point to fall 111 LF from W. Bearss Ave. will still promote vehicular circulation, community connectivity and emergency access without risking public health, safety, or welfare. The location and alignment of the access point for ingress and egress was deliberately aligned with the southernmost driveway of the adjacent residential dwellings to decrease the possibility of light pollution into neighboring homes.**

**The number of entering and exiting vehicles during the peak-hours was estimated using trip generation rates and equations for Land Use Code (LUC) 640 (Animal Hospital/Veterinary Clinic) within the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The 7,200 square-foot facility is anticipated to generate up to 27 a.m. peak-hour trips (18 entering, 9 exiting) and 27 p.m. peak-hour trips (11 entering, 16 exiting). With the low amount of anticipated peak hour trips generated by this development, the proposed 111 LF corner clearance is anticipated to provide adequate circulation and connectivity from Bearss Ave. along Monet Dr. to the facility, and vice versa, with out impeding the flow of traffic.**

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

**Without the approval of the Variance to Section 6.04.08; the requirements of a 125 LF minimum clearance from W. Bearss Ave. would be detrimental to the project's connectivity. Additionally, this requirement would cause the adhering access point for the development not to align with the southernmost residential driveway, thus increasing the risk for light pollution and disturbance to the surrounding dwellings.**

8. *Documentation / Other attachments:*

**Attached is the latest Site Plan for the Bearss Ave VEG Vet Clinic.**

If you have any questions regarding this submittal, please feel free to contact me at 813-620-1460, or email me at [Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com) .

Sincerely,  
KIMLEY-HORN AND ASSOCIATES



Artie Cintron,  
Project Manager

---

Base on the information provided by the applicant this request is:

\_\_\_\_\_ Approved with Conditions

\_\_\_\_\_ Approved

\_\_\_\_\_ Disapproved

---

Michael J. Williams, P.E  
Hillsborough County Engineer on \_\_\_\_\_

Notice: Consistent with Sections 6.04.02B.8. of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



DATE	10/27/2021
PROJECT NO.	
SHEET NUMBER	1 OF 1

HILLSBOROUGH COUNTY  
**VETERINARY CLINIC**  
 BEARSS AVE

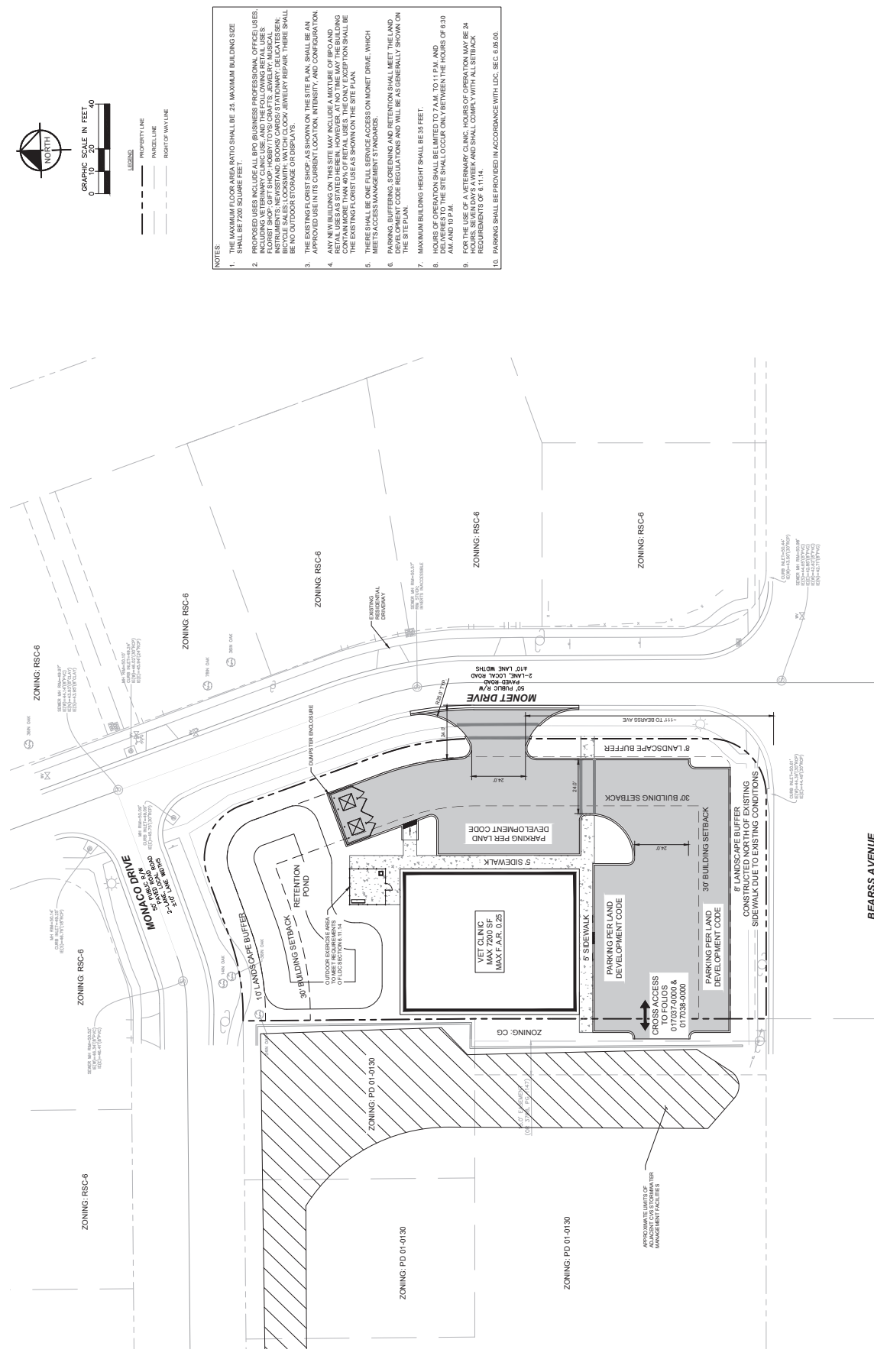
RZ 01-0353 LU  
 SUPPLEMENTAL SITE PLAN  
 FOR VETERINARY CLINIC  
 (PLAN B)

DESIGN ENGINEER:  
 NATHAN Q LEE, PE  
 LICENSE NO. 69843  
 DATE: 10/27/2021

AS NOTED  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:

655 NORTH FRANKLIN AVE., SUITE 100, TAMPA, FL 33602  
 WWW.KIMLEY-HORN.COM CA 00000066

Kimley-Horn  
 & Associates, Inc.  
 811  
 Know what's below.  
 Call before you dig.  
 FOR PERMITTING  
 PURPOSES ONLY  
 GROUNDWATER/DEWATERING NOTE:  
 CONTRACTORS SHALL INCLUDE CONSIDERATION FOR THE EXISTING WATER TABLE AND DEWATERING REQUIREMENTS FOR THE PROPOSED CONSTRUCTION. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT INCLUDING PROPER USE OF PILES.



- NOTES:
1. THE MAXIMUM FLOOR AREA RATIO SHALL BE 25. MAXIMUM BUILDING SIZE SHALL BE 7200 SQUARE FEET.
  2. PROPOSED USES INCLUDE ALL BPO (BUSINESS PROFESSIONAL OFFICE) USES, INCLUDING VETERINARY CLINIC USE, AND THE FOLLOWING RETAIL USES: GROCERIES, MEAT AND SEAFOOD, BAKERY, BUTCHERY, DELI, FISH MARKET, INSTRUMENTS, NEWSSTAND, BOOKS, CIGARETTES, STATIONARY, DELICATESSEN, BICYCLE SALES, LOCKSMITH, WATCH CLOCK, JEWELRY REPAIR. THERE SHALL BE NO OUTDOOR STORAGE OR DISPLAYS.
  3. THE EXISTING LOTIST SHOP, AS SHOWN ON THE SITE PLAN, SHALL BE AN APPROPRIATE USE FOR THE LOCATION, INTENSITY, AND CHARACTER OF THE SITE. THE EXISTING LOTIST SHOP SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE ZONING AND DEVELOPMENT CODE REQUIREMENTS. RETAIL USES AS STATED HEREIN, HOWEVER, AT NO TIME MAY THE BUILDING CONTAIN MORE THAN 40% OF RETAIL USES. THE ONLY EXCEPTION SHALL BE THE EXISTING LOTIST SHOP SHOWN ON THE SITE PLAN.
  4. THE EXISTING LOTIST SHOP SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH ALL APPLICABLE ZONING AND DEVELOPMENT CODE REQUIREMENTS.
  5. MEETS ACCESS MANAGEMENT STANDARDS.
  6. PARKING, BUFFERING, SCREENING AND RETENTION SHALL MEET THE LAND DEVELOPMENT CODE REGULATIONS AND WILL BE AS GENERALLY SHOWN ON THE SITE PLAN.
  7. MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET.
  8. HOURS OF OPERATION SHALL BE LIMITED TO 7 A.M. TO 11 P.M. AND DELIVERIES TO THE SITE SHALL OCCUR ONLY BETWEEN THE HOURS OF 6:30 A.M. AND 9 P.M.
  9. THE HOURS OF VETERINARY CLINIC USES SHALL BE LIMITED TO THE HOURS SET FORTH IN THE ZONING AND DEVELOPMENT CODE REGULATIONS AND SHALL COMPLY WITH ALL SETBACK REQUIREMENTS OF 8 & 11.4.
  10. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH LDC, SEC. 6.65.00.



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
Bearss Ave.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Monet Dr.	County Local - Urban	2 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Monet Dr./Corner Clearance at Intersection	Administrative Variance Requested	Approvable
Monet Dr./Minimum Driveway Length	Administrative Variance Requested	Approvable
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 report.

**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 12/14/2021</p> <p><b>PETITION NO.:</b> 22-0042</p> <p><b>EPC REVIEWER:</b> Melissa Yañez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1360</p> <p><b>EMAIL:</b> yanezm@epchc.org</p>	<p><b>COMMENT DATE:</b> 11/10/2021</p> <p><b>PROPERTY ADDRESS:</b> 15002, 15004, 15006 Monet Dr, Tampa, FL 33613</p> <p><b>FOLIO #:</b> 0171770000, 0171780000, 0171790000</p> <p><b>STR:</b> 36-27S-18E</p>
<p><b>REQUESTED ZONING:</b> : Example From AG to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	11/10/2021
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst

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

---

---

PETITION NO.: PRS22-0042    REVIEWED BY: Randy Rochelle    DATE: 11/5/2021

FOLIO NO.: 17177.0000, 17178.0000 & 17179.0000

---

---

**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately 45 feet from the site) and is located within the east Right-of-Way of Monet Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- 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 prior to June 1, 2022, that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 8 inch wastewater gravity main exists  (adjacent to the site),  (approximately 25 feet from the site) and is located within the Right-of-Way of Monet Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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



**PARTY OF  
RECORD**



One Crisis Center Plaza  
Tampa, FL 33613

813.964.1964 — Office

Call 211  
[crisiscenter.com](http://crisiscenter.com)

## Board of Directors

Meredith A. Freeman  
Chair

Roger Boothroyd, Ph.D.  
Chair Elect

Barbara Curts  
Immediate Past Chair

David Feeman  
Treasurer

Mellissa Longo, Esq.  
Secretary

Marian Cacciatore

Cornelia Corbett

Stephen M. Dutzar

Hope Gonzalez, Ph.D., NCSP

Robert J. Grammig, Esq.

Kristin Greco

Tanya Hillary

Jamie Klingman

Lisa McGlynn, Esq.

Linda A. Miller

Madhavi Othuluru

James J. Porter, Esq.

Lou Prida

Rebecca Rosenthal

Marcus Session

Dae C. Sheridan, Ph.D., LMHC, CRC

Erin Smith Aebel, Esq.

Kaley Tash, M.D.

Timothy W. Traud

David Travis

Clara A. Reynolds, LCSW, MBA  
President & CEO

February 16, 2022

Re: PRS 22-0042

Dear Hillsborough County Commissioners,

For 50 years, the Crisis Center of Tampa Bay has served people in their time of need. I can think of no better neighbor than an emergency animal hospital that services people in their pets' time of need.

Like Veterinary Emergency Group (VEG), the Crisis Center of Tampa Bay operates 24 hours a day, 7 days a week. Therefore, it would be hypocritical for me not to support our neighbor who seeks to be open 24/7 to serve animals in crisis. I believe the project proposed by VEG is a perfect fit for our neighborhood.

Also, on a personal note, I live next to a BluePearl Pet Hospital, and I can attest the traffic patterns there are quite reasonable and do not disturb our neighborhood.

I hope you will vote to approve PRS 22-0042 at the upcoming hearing on March 8, 2022.

Sincerely,

DocuSigned by:  
*Clara Reynolds*  
CEA568F20E77446...

Clara A. Reynolds, LCSW, MBA  
President and CEO  
813-969-4999  
[creynold@crisiscenter.com](mailto:creynold@crisiscenter.com)



One Crisis Center Plaza  
Tampa, FL 33613

813.964.1964 — Office

Call 211  
[crisiscenter.com](http://crisiscenter.com)

## Board of Directors

Meredith A. Freeman  
Chair

Roger Boothroyd, Ph.D.  
Chair Elect

Barbara Curts  
Immediate Past Chair

David Feeman  
Treasurer

Mellissa Longo, Esq.  
Secretary

Marian Cacciatore

Cornelia Corbett

Stephen M. Dutzar

Hope Gonzalez, Ph.D., NCSP

Robert J. Grammig, Esq.

Kristin Greco

Tanya Hillary

Jamie Klingman

Lisa McGlynn, Esq.

Linda A. Miller

Madhavi Othuluru

James J. Porter, Esq.

Lou Prida

Rebecca Rosenthal

Marcus Session

Dae C. Sheridan, Ph.D., LMHC, CRC

Erin Smith Aebel, Esq.

Kaley Tash, M.D.

Timothy W. Traud

David Travis

Clara A. Reynolds, LCSW, MBA  
President & CEO

February 16, 2022

Re: PRS 22-0042

Dear Hillsborough County Commissioners,

For 50 years, the Crisis Center of Tampa Bay has served people in their time of need. I can think of no better neighbor than an emergency animal hospital that services people in their pets' time of need.

Like Veterinary Emergency Group (VEG), the Crisis Center of Tampa Bay operates 24 hours a day, 7 days a week. Therefore, it would be hypocritical for me not to support our neighbor who seeks to be open 24/7 to serve animals in crisis. I believe the project proposed by VEG is a perfect fit for our neighborhood.

Also, on a personal note, I live next to a BluePearl Pet Hospital, and I can attest the traffic patterns there are quite reasonable and do not disturb our neighborhood.

I hope you will vote to approve PRS 22-0042 at the upcoming hearing on March 8, 2022.

Sincerely,

DocuSigned by:  
  
CEA568F20E77446...

Clara A. Reynolds, LCSW, MBA  
President and CEO  
813-969-4999  
[creynold@crisiscenter.com](mailto:creynold@crisiscenter.com)

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, February 14, 2022 10:08 AM  
**To:** Rome, Ashley  
**Subject:** FW: Letter of Support  
**Attachments:** doc00803220220211175052.pdf

Good morning,

Can you please place it in optix.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



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

Please make use of CenterPass to make appointment requests online at  
<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Grady, Brian <GradyB@HillsboroughCounty.ORG>  
**Sent:** Monday, February 14, 2022 9:55 AM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Letter of Support

For the file (22-0042).



**J. Brian Grady**

**Executive Planner**

Development Services Department

P: (813) 276-8343

E: [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net)

W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

**From:** Jane Floyd <[jfloyd@nfmlending.com](mailto:jfloyd@nfmlending.com)>

**Sent:** Monday, February 14, 2022 9:43 AM

**To:** [Ilanosk@plancom.org](mailto:Ilanosk@plancom.org); Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; [heyd@plancom.org](mailto:heyd@plancom.org)

**Subject:** Letter of Support

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Hi,

Please see attachment of Letter of Support.

Thank you,

The Jane Floyd Team



**Jane Floyd**  
Branch Manager / Loan Originator  
NMLS# 327235



Phone: 813-961-3900 | Cell: 813-758-8334

[jfloyd@nfmlending.com](mailto:jfloyd@nfmlending.com) | [www.nfmlending.com/jfloyd](http://www.nfmlending.com/jfloyd)  
3325 W Bearss Ave, Tampa, FL 33618

READY TO GET  
PRE-QUALIFIED?

GET STARTED



WE WILL NEVER ASK YOU TO WIRE MONEY! BEWARE OF PHISHING EMAILS REQUESTING A BANK WIRE. PLEASE CALL AND SPEAK WITH YOUR LENDER, TITLE COMPANY AND CLOSING ATTORNEY TO CONFIRM ANY WIRING INSTRUCTIONS

BEFORE YOU WIRE ANY FUNDS. The information in this email is confidential, privileged, and/or proprietary to NFM Lending and/or its affiliates. The information transmitted herewith is intended only for use by the individual or entity to which it is addressed. Access to the email message by anyone other than the addressee is unauthorized. If you are not the intended recipient, any disclosure, copying, or distribution of the message, or any action or omission taken by you in reliance on it, is prohibited and may be unlawful. If you have received this email message in error, please immediately notify the sender and/or NFM Lending by calling (888) 233-0092 and return and/or destroy the original message.

February 11, 2022

Dear Hillsborough County Commissioners,

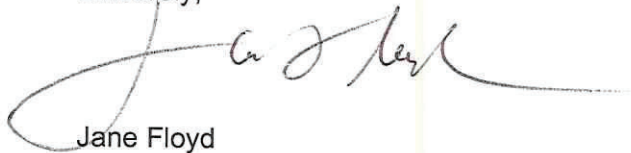
I am writing as a business neighbor and Branch Manager for NFM Lending located at 3325 W Bearss Avenue to voice my full support for PRS 22-0042.

For the last 30 years, I am honored to say my team has helped over 14,000 families in the Tampa Bay Area navigate the home loan process, and more than 60% of those homeowners have four-legged friends living in their homes. Therefore, I believe the project proposed by the Veterinary Emergency Group (VEG) is a perfect fit for our neighborhood.

I have looked at the average traffic patterns for VEG locations, and even though the business is open 24/7, overall, the after-hours traffic is minimal. However, with that being said, it is imperative that when someone's beloved pet is sick or injured that VEG is open and provides an invaluable service.

I hope that you will vote to approve PRS 22-0042.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Floyd", with a long horizontal flourish extending to the right.

Jane Floyd  
Branch Manager | NMLS# 327235

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, February 14, 2022 1:42 PM  
**To:** Rome, Ashley  
**Subject:** FW: Letter of Support PRS 22-0042 Veterinary Emergency Group  
**Attachments:** doc00803220220211175052.pdf

Hi Ashley,

One more. Sorry.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



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

Please make use of CenterPass to make appointment requests online at  
<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Grady, Brian <GradyB@HillsboroughCounty.ORG>  
**Sent:** Monday, February 14, 2022 1:41 PM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: Letter of Support PRS 22-0042 Veterinary Emergency Group

**J. Brian Grady**

**Executive Planner**

Development Services Department

---

P: (813) 276-8343

E: [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net)

W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

---

**From:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>

**Sent:** Monday, February 14, 2022 1:35 PM

**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>

**Subject:** Fwd: Letter of Support PRS 22-0042 Veterinary Emergency Group

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Please see below and attached.

----- Forwarded message -----

From: **Jane Floyd** <[jfloyd@nfmlending.com](mailto:jfloyd@nfmlending.com)>

Date: Fri, Feb 11, 2022 at 5:28 PM

Subject: RE: Letter of Support PS 22-0042 Veterinary Emergency Group

To: Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>

Hi Sally-

Please see the attached. Thank you!

# The Jane Floyd Team



**Jane Floyd**  
Branch Manager / Loan Originator  
NMLS# 327235



Phone: 813-961-3900 | Cell: 813-758-8334  
jfloyd@nfm lending.com | www.nfm lending.com/jfloyd  
3325 W Bearss Ave, Tampa, FL 33618

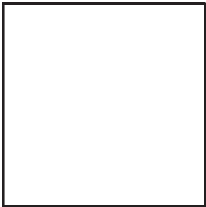
READY TO GET  
PRE-QUALIFIED?

GET STARTED



WE WILL NEVER ASK YOU TO WIRE MONEY! BEWARE OF PHISHING EMAILS REQUESTING A BANK WIRE. PLEASE CALL AND SPEAK WITH YOUR LENDER, TITLE COMPANY AND CLOSING ATTORNEY TO CONFIRM ANY WIRING INSTRUCTIONS BEFORE YOU WIRE ANY FUNDS. The information in this email is confidential, privileged, and/or proprietary to NFM Lending and/or its affiliates. The information transmitted herewith is intended only for use by the individual or entity to which it is addressed. Access to the email message by anyone other than the addressee is unauthorized. If you are not the intended recipient, any disclosure, copying, or distribution of the message, or any action or omission taken by you in reliance on it, is prohibited and may be unlawful. If you have received this email message in error, please immediately notify the sender and/or NFM Lending by calling (888) 233-0092 and return and/or destroy the original message.

--  
**Sally Dee, MBA**  
Principal, Playbook Public Relations  
(813) 789-7122 | [Playbook's Website](#)



February 11, 2022

Dear Hillsborough County Commissioners,

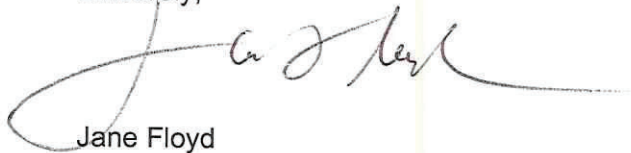
I am writing as a business neighbor and Branch Manager for NFM Lending located at 3325 W Bearss Avenue to voice my full support for PRS 22-0042.

For the last 30 years, I am honored to say my team has helped over 14,000 families in the Tampa Bay Area navigate the home loan process, and more than 60% of those homeowners have four-legged friends living in their homes. Therefore, I believe the project proposed by the Veterinary Emergency Group (VEG) is a perfect fit for our neighborhood.

I have looked at the average traffic patterns for VEG locations, and even though the business is open 24/7, overall, the after-hours traffic is minimal. However, with that being said, it is imperative that when someone's beloved pet is sick or injured that VEG is open and provides an invaluable service.

I hope that you will vote to approve PRS 22-0042.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Floyd", with a long horizontal flourish extending to the right.

Jane Floyd  
Branch Manager | NMLS# 327235

## Rome, Ashley

---

**From:** Vazquez, Bianca  
**Sent:** Monday, February 14, 2022 3:01 PM  
**To:** Rome, Ashley  
**Subject:** FW: PRS 22-0042 Meeting on December 23, 2021  
**Attachments:** PRS 22-0042 Trinity Church Letter of Support.pdf

Hi Ashley,

POR for 22-0042.

Thank You,

**Bianca O. Vazquez**  
**Planning and Zoning Technician**  
Development Services Department

---

**P:** (813) 276-2155  
**F:** (813) 635-7362  
**E:** [vazquezb@HillsboroughCounty.org](mailto:vazquezb@HillsboroughCounty.org)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



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

Please make use of CenterPass to make appointment requests online at  
<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

---

**From:** Grady, Brian <GradyB@HillsboroughCounty.ORG>  
**Sent:** Monday, February 14, 2022 2:58 PM  
**To:** Vazquez, Bianca <VazquezB@hillsboroughcounty.org>  
**Subject:** FW: PRS 22-0042 Meeting on December 23, 2021

For the file.



## J. Brian Grady

### Executive Planner

Development Services Department

---

P: (813) 276-8343

E: [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net)

W: [HCFLGov.net](http://HCFLGov.net)

---

### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>

**Sent:** Monday, February 14, 2022 2:48 PM

**To:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>

**Cc:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>; [khennessy@llw-law.com](mailto:khennessy@llw-law.com); David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>; Ross Claiborne <[rclaiborne@verdad.com](mailto:rclaiborne@verdad.com)>

**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Melissa/Brian,

In preparation for our call I wanted to send you the attached letter of support from the Trinity Presbyterian Church that we received on Friday.

### Artie Cintron

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602

Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** Cintron, Artie

**Sent:** Monday, February 14, 2022 10:16 AM

**To:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>

**Cc:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>; [khennessy@llw-law.com](mailto:khennessy@llw-law.com); David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>; Ross Claiborne <[rclaiborne@verdad.com](mailto:rclaiborne@verdad.com)>

**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

I'll send out the invite for 3 today.

### Artie Cintron

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602

Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>

**Sent:** Monday, February 14, 2022 9:57 AM

**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>

**Cc:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>; [khennessy@llw-law.com](mailto:khennessy@llw-law.com); David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla

Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>; Ross Claiborne <[rclaiborne@verdad.com](mailto:rclaiborne@verdad.com)>  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

I am available.

**J. Brian Grady**

**Executive Planner**

Development Services Department

---

P: (813) 276-8343

E: [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net)

W: [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

---

**From:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>

**Sent:** Monday, February 14, 2022 9:02 AM

**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>

**Cc:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>; [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>; Ross Claiborne <[rclaiborne@verdad.com](mailto:rclaiborne@verdad.com)>

**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

I'm ok with 3 to 330 today. David will not be able to attend as there is a Planning Commission meeting that starts at 3pm today. I will fill him in after our meeting. After Brian lets us know if he's available, will you be sending the invite?

*Melissa E. Lienhard* | AICP

Planning Commission

Executive Planner

813.547.4364 (O)

[planhillsborough.org](http://planhillsborough.org)



*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>

**Sent:** Monday, February 14, 2022 8:07 AM

**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>

**Cc:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>; [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta

<[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian <[GradyB@hillsboroughcounty.org](mailto:GradyB@hillsboroughcounty.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>; Ross Claiborne <[rclaiborne@verdad.com](mailto:rclaiborne@verdad.com)>  
**Subject:** Re: PRS 22-0042 Meeting on December 23, 2021

Morning Melissa,

Can we push till 3-30? Will David be able to attend?

Bryan,

Are you only available tomorrow or will that time today work?

Sent from my iPhone

On Feb 14, 2022, at 7:45 AM, Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)> wrote:

Morning, all, this morning I am open from 9 to 930 and then not until 3 to 330.

*Melissa E. Lienhard* | AICP

Planning Commission  
Executive Planner  
813.547.4364 (O)  
[planhillsborough.org](http://planhillsborough.org)



*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>  
**Sent:** Saturday, February 12, 2022 6:24 PM  
**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Cc:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian <[gradyb@hillsboroughcounty.org](mailto:gradyb@hillsboroughcounty.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>  
**Subject:** Re: PRS 22-0042 Meeting on December 23, 2021

Hi Artie & Melanie,

I am booked at 9:30 am but I can do a call between 10:15 am - 11:30 am or anytime after 2:30 pm on Monday.

Thanks,

Sally

—

Sally Dee, MBA  
Playbook Public Relations  
(813) 789-7122

On Feb 11, 2022, at 4:51 PM, Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)> wrote:

Melissa,

I may have spoke to quickly. Can we actually do the meeting at the Monday morning time? 9:30?

Sent from my iPhone

On Feb 11, 2022, at 3:58 PM, Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)> wrote:

Hi Artie,

That sounds like a great idea. Is it possible to move the meeting from 9am to 9:30am on Tuesday?

*Melissa E. Lienhard* | AICP

Planning Commission  
Executive Planner  
813.547.4364 (O)  
[planhillsborough.org](http://planhillsborough.org)



*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Sent:** Friday, February 11, 2022 3:54 PM  
**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian <[gradyb@hillsboroughcounty.org](mailto:gradyb@hillsboroughcounty.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Melanie Bagley <[mbagley@hdgroupinc.com](mailto:mbagley@hdgroupinc.com)>; Sally Dee <[sdee@playbookpublicrelations.com](mailto:sdee@playbookpublicrelations.com)>  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Melissa,

The revised site plan and needed variances have been formally to zoning staff.

Tuesday morning next week works for us. Would you like me to set up the Teams call?

**Artie Cintron**

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602  
Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Sent:** Thursday, February 10, 2022 10:02 AM  
**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian <[gradyb@hillsboroughcounty.org](mailto:gradyb@hillsboroughcounty.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Hi Artie, thanks for the update. Has the revised site plan been submitted officially to Zoning intake yet?

Staff reports are due 2/17. Would you like to set up a meeting for Monday or Tuesday of next week to go over the revised plans in advance of us finalizing our report? If so I am free Monday and Tuesday 9:30 to 10:30am. By copy on this email I'll ask Brian if he is available either of those times.

Thanks,  
Melissa

*Melissa E. Lienhard* | AICP

Planning Commission  
Executive Planner  
813.547.4364 (O)  
[planhillsborough.org](http://planhillsborough.org)



*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Sent:** Thursday, February 10, 2022 5:35 AM  
**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian <[gradyb@hillsboroughcounty.org](mailto:gradyb@hillsboroughcounty.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>

Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>

**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Melissa,

Wanted to give you an update from our last correspondence.

The driveway was shifted roughly ~45 feet south to align with the southernmost residential unit. Shifting south requires a variance for corner clearance as the requirement is 125' and what is provided is 105'-109' . A variance has been discussed with County staff and amenable.

Currently, we have reached out to the neighboring businesses and the church and are expecting their letters of support by early next week. Additionally, there are plans to knock on doors starting this weekend for the homes next door. From review and research into this neighborhood, we feel that a one on one approach with the residents individually would be best. I will update you more once we receive more information.

**Artie Cintron**

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602  
Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>

**Sent:** Monday, January 31, 2022 10:09 AM

**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>

**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta

<[zornittam@plancom.org](mailto:zornittam@plancom.org)>; Grady, Brian

<[gradyb@hillsboroughcounty.org](mailto:gradyb@hillsboroughcounty.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>;

Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>

**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Hi Artie,

Thanks for sending the updated site plan. Moving the driveway to the south is a step in the right direction. How many feet was it moved? And is that the most it can be due to separation requirements? Thank you for the clarification that the main door will be the door on the southern elevation. Will the side door on the eastern elevation be limited to an emergency exit?

I'd be happy to set up a meeting but we would prefer it to occur after the community meeting. When is that scheduled to take place?

Thank you,



**Melissa E. Lienhard, AICP**

Unincorporated Hillsborough County Liaison | Executive Planner  
Planning Commission | Comprehensive Plan Policy and Review Division  
[lienhardm@plancom.org](mailto:lienhardm@plancom.org) | 813/272-5940 [main] | 813/547-4364 [direct]  
[planhillsborough.org](http://planhillsborough.org)

*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Sent:** Friday, January 28, 2022 11:48 AM  
**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Melissa,

After our last discussion, we made some changes in relation to the driveway and shifting it further south. Additionally, we confirmed that the main entrance will be located on the south side so that the operational circulation of the site will happen mainly between the building and Berrys Ave. We are currently in the process of setting up a community meeting as well to discuss with the neighbors.

I wanted to see if we could have another meeting early next week to discuss these revisions and help assist in determining the correct path forward if possible. Thank you.

**Artie Cintron**

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602  
Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Sent:** Thursday, January 20, 2022 8:25 AM  
**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com); Melissa Zornitta <[zornittam@plancom.org](mailto:zornittam@plancom.org)>  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Hi Artie,

David is out sick today but our Executive Director can come if we push the meeting to 3:30pm. We still need to end at 4pm though as I have a community meeting and need to leave the office at 4pm to set up. I think we can still cover everything in 30 minutes.

Thanks,  
Melissa



**Melissa E. Lienhard, AICP**

Unincorporated Hillsborough County Liaison | Executive Planner  
Planning Commission | Comprehensive Plan Policy and Review Division  
[lienhardm@plancom.org](mailto:lienhardm@plancom.org) | 813/272-5940 [main] | 813/547-4364 [direct]  
[planhillsborough.org](http://planhillsborough.org)

*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Sent:** Wednesday, January 19, 2022 4:53 PM  
**To:** David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com)  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Thanks all..... I have sent out an invite for tomorrow.

**Artie Cintron**

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602  
Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>  
**Sent:** Wednesday, January 19, 2022 3:06 PM  
**To:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com)  
**Subject:** Re: PRS 22-0042 Meeting on December 23, 2021

Hi,

I am available between 3 till 4 on the 20th and 9AM till 10AM on the 24th.



**David A. Hey, Jr., AICP**

Director - Comprehensive Plan & Policy Review Division

[heyd@plancom.org](mailto:heyd@plancom.org) • 813.582.7375

[planhillsborough.org](http://planhillsborough.org)

*All incoming and outgoing messages are subject to public records inspection.*



---

**From:** Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Sent:** Wednesday, January 19, 2022 2:42 PM  
**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com) <[khennessy@llw-law.com](mailto:khennessy@llw-law.com)>  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Hi Artie,

We would be happy to meet. I am free 1/20 from 3pm to 4pm or 1/24 from 8:30 to 11:30am that day. I'll let Karla and David weigh in to see if they are free at those times.

Thank you,



**Melissa E. Lienhard, AICP**

Unincorporated Hillsborough County Liaison | Executive Planner  
Planning Commission | Comprehensive Plan Policy and Review Division  
[lienhardm@plancom.org](mailto:lienhardm@plancom.org) | 813/272-5940 [main] | 813/547-4364 [direct]  
[planhillsborough.org](http://planhillsborough.org)

*All incoming and outgoing messages are subject to public records inspection.*

---

**From:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Sent:** Wednesday, January 19, 2022 1:55 PM  
**To:** Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; David Hey <[heyd@plancom.org](mailto:heyd@plancom.org)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com)  
**Subject:** RE: PRS 22-0042 Meeting on December 23, 2021

Good afternoon Melissa and David,

We are currently working with County Staff on a PRS for a Veterinary Hospital. We have received your staff report and have coordinated with Karla previously. From preliminary conversation, we wanted to have a further discussion about the product and the project as a whole. Do you have any time to discuss in the next few days? I have suggested some times below:

- 1/20 – 12pm till 1pm or 3pm and later
- 1/24 – 8 am till noon

**Artie Cintron**

**Kimley-Horn** | 655 North Franklin Street, Suite 150, Tampa, FL 33602  
Direct: 813 635-5585 | Office: 813-620-1460

---

**From:** Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>  
**Sent:** Thursday, December 23, 2021 12:32 PM  
**To:** Cintron, Artie <[Artie.Cintron@kimley-horn.com](mailto:Artie.Cintron@kimley-horn.com)>  
**Cc:** [khennessy@llw-law.com](mailto:khennessy@llw-law.com)  
**Subject:** PRS 22-0042 Meeting on December 23, 2021

You don't often get email from [llanosk@plancom.org](mailto:llanosk@plancom.org). [Learn why this is important](#)

I wanted to summarize the key points of our discussion today.

There are compatibility concerns with the surrounding uses and how a 24/7 veterinary hospital could negatively impact the nearby residential. At first glance, your proposed shared access with the CVS Pharmacy would have help reduce compatibility concerns. However, you mentioned that there is a stormwater pond and a dumpster in the way. You mentioned that it would not be cost-effective and would require reconfiguration of both sites. As mentioned in the meeting, the shared access with CVS is not possible and proposed access will remain on Monaco Drive. The following are the compatibility concerns.

- Lighting: placement of the sign and vehicle ingress and egress on Monaco drive will disturb the nearby residential.
- Noise: Vehicle traffic on Monaco Drive.
- PD: The condition prohibiting 24/7 operations was placed in the original PD, so that proposed commercial uses do not disturb nearby residents. Allowing 24/7 for veterinary hospital undermines the conditions of approval and might set precedent for other requests.

The PRS 22-0042 Memo is currently with an inconsistency finding for your project. If you have any additional information that you would like us to consider, please feel free to coordinate with Brian Grady for re-submittal or continuation.



**Karla Llanos, MPA, Senior Planner**

Planning Commission | Comprehensive Plan & Policy Review Division

**A:** 601 E. Kennedy Blvd 18<sup>th</sup> Fl., Tampa, FL 33602

**P:** (813) 272-5940 (main) | (813) 212-0650 (direct)

**E:** [llanosk@plancom.org](mailto:llanosk@plancom.org) | **W:** [planhillsborough.org](http://planhillsborough.org)

*\*All incoming and outgoing messages are subject to public records inspection.*



# *Trinity Presbyterian Church*

(Associate Reformed Presbyterian)

14925 North Boulevard, Tampa, Florida 33613

Email: [trinityarp2@msn.com](mailto:trinityarp2@msn.com)

813-961-5836

**John A. "Jac" Coad, D. Min.  
Pastor**

Dear Hillsborough County Commissioners,

The motto for Trinity Presbyterian Church is "*Welcoming Our Neighbors to Jesus Christ and to His Church.*" So today, I am writing to let you know that we would welcome the Veterinary Emergency Group (VEG).

Our Church is located across the street from the proposed VEG site, and we believe that the 24/7 use of this property for an emergency veterinary hospital is an appropriate use of the vacant lot.

Many members of our congregation and the residential neighborhoods surrounding us have pets, and they are beloved members of their households. A 24/7 veterinary service will help those in need, regardless of the hour of the emergency. This facility will both fill a neighborhood need as well as be consistent with the character of the neighborhood.

I have looked at site plans and average traffic counts and think everything looks great. I hope you will vote in favor of PRS 22-0042.

Sincerely,

A handwritten signature in cursive script that reads "Jac Coad".

John "Jac" Coad  
Pastor



# *Trinity Presbyterian Church*

(Associate Reformed Presbyterian)

14925 North Boulevard, Tampa, Florida 33613

Email: [trinityarp2@msn.com](mailto:trinityarp2@msn.com)

813-961-5836

**John A. "Jac" Coad, D. Min.  
Pastor**

Dear Hillsborough County Commissioners,

The motto for Trinity Presbyterian Church is "*Welcoming Our Neighbors to Jesus Christ and to His Church.*" So today, I am writing to let you know that we would welcome the Veterinary Emergency Group (VEG).

Our Church is located across the street from the proposed VEG site, and we believe that the 24/7 use of this property for an emergency veterinary hospital is an appropriate use of the vacant lot.

Many members of our congregation and the residential neighborhoods surrounding us have pets, and they are beloved members of their households. A 24/7 veterinary service will help those in need, regardless of the hour of the emergency. This facility will both fill a neighborhood need as well as be consistent with the character of the neighborhood.

I have looked at site plans and average traffic counts and think everything looks great. I hope you will vote in favor of PRS 22-0042.

Sincerely,

A handwritten signature in cursive script that reads "Jac Coad".

John "Jac" Coad  
Pastor