PD Modification Application:

MM 22-0416

Zoning Hearing Master Date:

June 13, 2022

BOCC Land Use Meeting Date:

August 25, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: WWS Contracting, LLC

Residential – 4 (RES-4) FLU Category:

Service Area: Urban

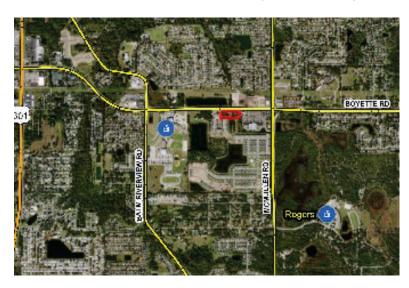
Site Acreage: 3.07

Community

Riverview

Plan Area:

Overlay: None



Introduction Summary:

union; and kennel.

POD A, located within PD 15-0694, was modified in 2017 (PRS 17-0490) to allow for up to 50,000 square feet of gross floor area to be used for all Business, Professional Office (BPO) uses and selected Commercial Neighborhood (CN) uses. Major Modification 22-0224 to allow a kennel as an allowable use within POD A was approved at the April 12, 2022 BOCC Land Use Meeting. The applicant requests modifications to PD 15-0694 to include car wash and neighborhood serving motor vehicle repair as allowable uses within POD A.

Existing Approval(s):	Proposed Modification(s):
POD A: the project shall be limited to a maximum of	
50,000 square feet the following uses: all BPO uses and	
the following CN Uses: coffee shop; sub/sandwich shop;	
hobby shop; consignment store; news stand; jewelry	Include car wash and neighborhood serving motor
store; antique store; personal services; eating	vehicle repair as allowable uses.
establishments/no drive-thru; home furnishings store;	
florist; paint store; gift shop; pharmacy; bank/credit	

Additional Information	
PD Variation(s)	None Requested as part of this application
Waiver(s) to the Land Development Code	None Requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

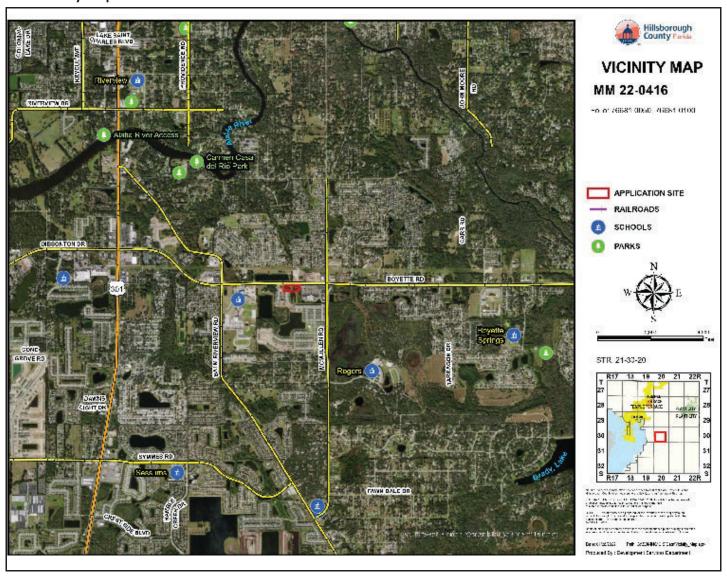
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Created: 8-17-21

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

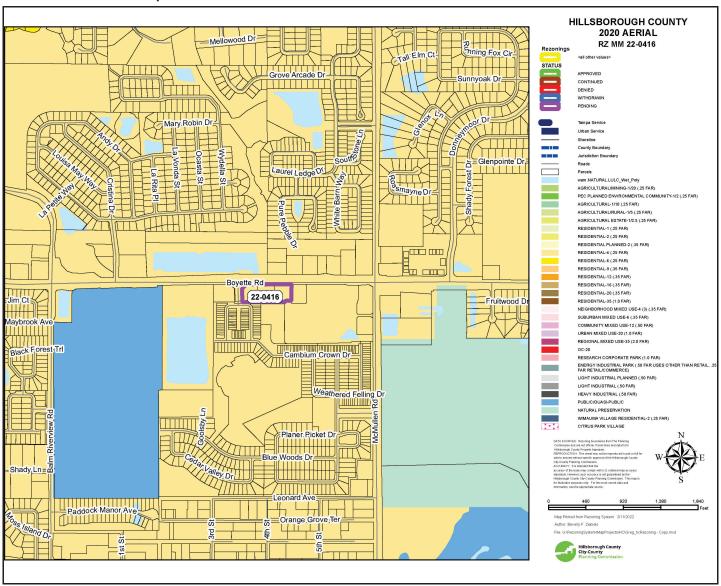


Context of Surrounding Area:

The surrounding area contains a mix of commercial, institutional, and residential uses. A gated community with 424 lots, (single-family conventional, duplexes and townhomes) that was completed in 2020, adjoins the property to the south and is also part of PD 15-0694. The vacant property opposite Newel Valley Loop, to the west, covers approximately 1.27 acres and is also part of PD 15-0694 was approved through Major Modification MM-22-0224 to allow the site to be developed for an 11,000-square-foot kennel. The property across Boyette Road to the north contains a 12-acre man-made lake. The property to the east is developed for a convenience store with gas station and strip retail to the southeast. Other uses in the area include Riverview High School, single-family conventional, a religious institution, and vacant commercial.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



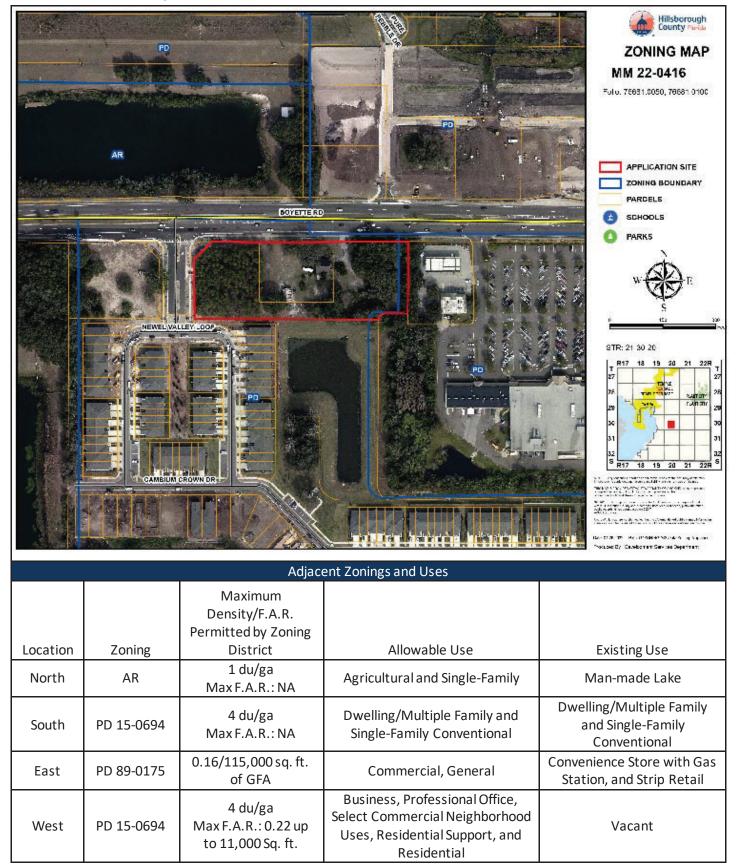
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Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 du/ga and 0.25 F.A.R. up to 50,000 square feet within Pod A.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

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2.0 LAND USE MAP SET AND SUMMARY DATA

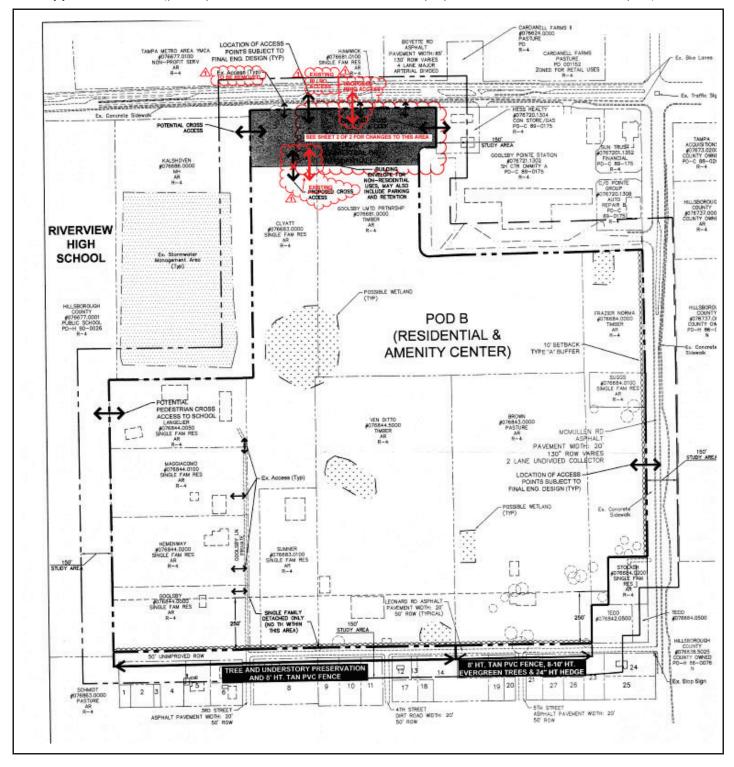
2.3 Immediate Area Map



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2.0 LAND USE MAP SET AND SUMMARY DATA

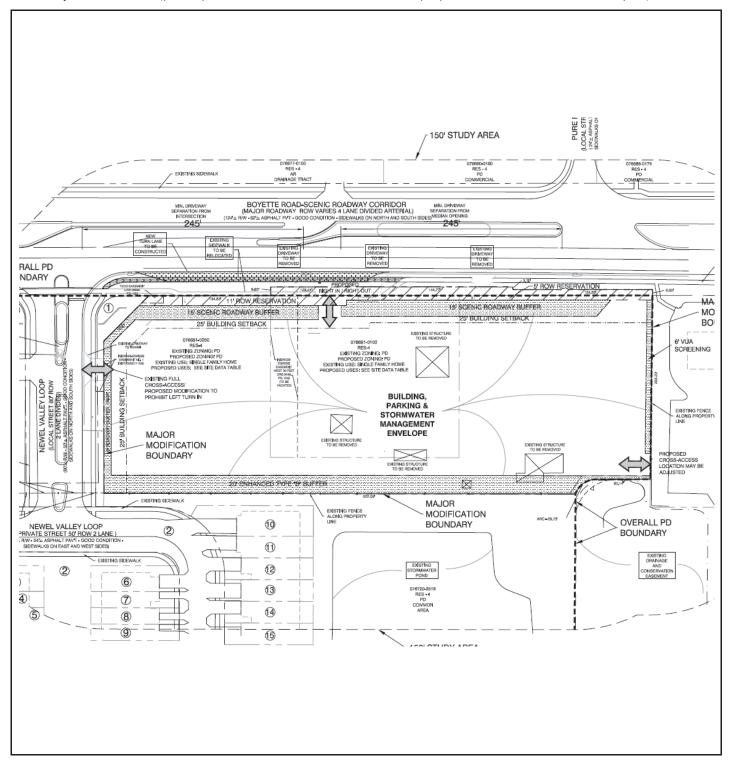
2.4 Approved Site Plan (partial provided belowfor size and orientation purposes. See Section 8.1 for full site plan)



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2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways to Modification Area (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Boyette Rd.	County Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other		
Newell Valley Lp.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other 		

Total Project Trip Generation □ Not applicable for this request						
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	11,736	648	554			
Proposed	11,736	648	554			
Difference (+/-)	Difference (+/-) No Change No Change No Change					

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

Connectivity and Cross Access (Modification Area Only) \square Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North	Х	Vehicular & None		Meets LDC	
NOILII	^	Pedestrian	None	MIGGISTDC	
South		None	None	Meets LDC	
East		None	Vehicular &	MooteLDC	
Last		None	Pedestrian	Meets LDC	
Most	V	Vehicular &		Meets LDC	
West	Х	Pedestrian	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance Not applicable for this request					
Road Name/Nature of Request Type Finding					
Choose an item. Choose an item.					
Choose an item. Choose an item.					
Notes:					

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	□ Yes	□ Yes	miormation/comments
Environmental Protection Commission	□ No	⊠ No	⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes ☒ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Cre Wellhead Protection Area Surface Water Resource Protection Area	dit	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater ⊠ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	South County Statement of Record
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠ N/A Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	☐ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Various use types allowed. Estimates are a sample of potential development. Auto Repair Automated Car Wash Quick Lube (Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$10,535 Mobility: \$34,804 Mobility: \$17,303 Fire: \$313 Fire: \$313 Fire: \$313				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☑ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the revised development configuration compatible with the surrounding development patter. Non-residential uses and zoning are located to the north across Boyette Road, to the west across Newel Valley Loop, and to the adjoining properties to the east and southeast. The proposed prohibited left turn-in from Newel Valley Loop with the proposed enhancements, to include a 6-foot PVC fence, 6-foot tall evergreen screen, and 10-foot tall evergreen shade trees place 20 feet apart, to the Type "B" buffer to the south will minimize the impacts to the residential properties to the south.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 15-0694 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

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6.0 PROPOSED CONDITIONS

Prior to Site Plan Certification the applicant shall revise the site plan to:

- 1. Staff notes that right of way preservation and dedicated is proposed/required as specified in the conditions of approval. Revise note 24 on Sheet 1 accordingly.
- 2. Add a label over the top of Boyette Rd. on Sheet 1 directing viewers to updated right-of-way information on Sheet 2. Revise the existing right-of-way labels and notations for Boyette Rd. on Sheet 2. Currently it is labeled as being +/- 124-feet in width; however, the applicant's linework shows the existing right-of-way varies. As such, the applicant should label as "Right-of-Way Varies Between +/- ____ feet and +/- ____ feet" and the applicant should show/dimension/label the minimum and maximum locations of variance.
- 3. Show the required right-of-way preservation and label as "Up to +/- 10-foot wide Right-of-way Preservation in Accordance with Hillsborough County Corridor Preservation Plan". Show the required right-of-way dedication and label as "+/- 11-foot Right-of-Way Dedication and Conveyance See Conditions of Approval". Staff calculated this preservation by scaling the narrowest portion of existing right-of-way shown on the plans, which measured as 114 feet. Staff notes that since a minimum of 134 feet is needed to accommodate the future 6-lanes (exclusive of any required eastbound to southbound right turn lanes), the developer is required to preserve up to 10 feet of right-of-way (with less preservation required in those variable areas where existing right-of-way is greater than 114 feet in width).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 19, 2022.

- 1. The project shall be limited to the following:
 - 1.1 POD A: The project shall be limited to a maximum of 50,000 square feet the following uses:

All Business, Professional Office (BPO) uses AND the following Commercial, Neighborhood (CN) Uses

- Coffee Shop
- Sub / Sandwich Shop
- Hobby Shop
- Consignment Store
- News Stand
- Jewelry Store
- Antique Store
- Personal Services
- Eating Establishment/No Drive-Thru

- Home Furnishings Store
- Florist
- Paint Store
- Gift Shop
- Pharmacy
- Bank / Credit Union
- Kennel
- Car Wash (1 Tunnel Maximum)
- Motor Vehicle Repair, Neighborhood Serving
- 1.2 A maximum of 424 dwelling units to include single-family detached, single-family attached, townhomes and multi-family units.
 - 1.2.1 Setbacks for the residential structures shall be as follows:
 - Front Yard
 - 10 Feet (Front Facing Garages shall have a Front Yard setback of 20 Feet)
 - 10 Feet setback for Front Yards that function as a Side Yard
 - Side Yard
 - 5 Feet
 - Rear Yard
 - 10 Feet (Alley Loaded Lots with Rear Facing Garages shall have a Rear Yard of 3 Feet)
 - 1.2.2 Minimum lot size for the Single-Family residential development shall be 4,400 square feet with 60% of the lots having a minimum lot size of 5,000 square Feet and minimum lot width of 50 Feet.

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- 1.2.3 Single-Family Residential development shall be limited to 55% building coverage and a maximum height of 35 Feet.
- 1.2.4 Maximum height for Multi-Family and / or Townhomes shall be 45 Feet.
- 1.2.5 Only Single-Family residential development shall be permitted within the 250Foot parcel along Leonard Avenue as shown on the General Development Plan. Each of these lots shall have a twenty-five (25) foot rearyard setback along Leonard Avenue.
- 1.3 Should one car garages be used, the following shall apply:
 - 1.3.1 Homes developed with a one car garage shall have two (2) stories.
 - 1.3.2 A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
 - 1.3.3 The guest parking lot location shall be centrally located to the one-car garage units they serve.
 - 1.3.4 Two-car garage units are not required to provide guest parking areas, as required for one-car garage units. However, a variety of two-car garage door designs shall be used within the project with no identical two-car garage doors adjacent to one another.
- 2. Development Pockets shall be located as shown on the site plan. Prior to Preliminary Plan for any Pocket, the developer shall provide documentation on the total amount of development, residential and/or non-residential development currently approved within the project to ensure compliance with the development thresholds identified herein.
- 3. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 3.1 Billboards, pennants and banners shall be prohibited.
- 4. The following access points shall be required to serve the proposed development as illustrated on the General Site Plan:
 - A. One (1) right-in/right-out access connection to Boyette Rd. from Pod A (i.e. Newell Valley Loop);
 - B. One (1) additional right-in/right-out access connection from Pod A to Boyette Rd., which shall be located a minimum of 245 feet east of Newel Valley Loop and 245 feet west of the median opening, as generally shown on the Site Plan; and, One (1) access connection to McMullen Rd. from Pod B;
 - C One (1) full access connection to McMullen Rd. from Pod B.

All existing access points shall be closed (with curb restoration, sodding, and sidewalk extensions as necessary). These three (2) access connections may include new or existing access points, otherwise all existing access points shall be closed. Access locations may be adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.

- 5. The developer shall submit a detailed transportation analysis for the entire site, or each increment of development, prior to plat/site/construction plan submittal for any portion of the PD. This analysis shall be used to determine what proportionate share or other mitigation may be required.
- 6. The developer shall construct a minimum 5-foot wide sidewalk within the McMullen Rd. right-of-way, along the project's boundary.
- 7. The developer shall construct a minimum 5 foot wide sidewalk along the project's frontage within the Leonard Ave. right-of-way, between the westernmost extent (of the paved portion) of Leonard Ave. and McMullen Rd. (to the east).

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8. Notwithstanding the number/location of external pedestrian access points shown on the PD site plan, sidewalk/bikeway/multi-purpose pathway connections from the internal sidewalk network and/or individual outparcels shall be permitted along the entirety of the project's frontages on Boyette Rd., McMullen Rd. and Leonard Ave.

- 9. The developer shall construct a minimum 5-foot wide pedestrian cross access between the internal sidewalk system within Pod B and the Riverview High School Campus. If approval cannot be obtained by the Hillsborough County School District for a direct connection, then the developer shall construct a continuous walkway through Pod A which connects the internal sidewalk network within Pod B to the existing sidewalk within the Boyette Rd. right-of-way Such walkway shall be located to minimize pedestrian and vehicular conflicts.
- 10. Within Pod A, pedestrian connectivity shall be provided between uses via an improved surface (such as sidewalks, multi-use paths, pervious concrete, or right-of-way markings) to provide safe, efficient and functional pedestrian access.
- 11. The developer shall construct a vehicular cross access stub out to folio 076720.1304, as shown on the site plan, along the eastern boundary of Pod A. Such cross access shall be constructed to the property boundary prior to or concurrent with vertical development for any commercial uses within Pod A.
- 12. The developer shall install an 8 foot high PVC fence along the entire southern boundary in order to screen the development from Leonard Avenue. Where existing vegetation is not present, the developer shall install 10' high evergreen trees spaced 20 feet on center and a 24 inch hedge spaced three feet on center.
 - 12.1 The developer shall install an enhanced Type "B" Buffer along the southern boundary of Pod A. This Buffer shall include the following:
 - A 6' tall solid PVC privacy fence (finished side out); and
 - 6' tall evergreen plants with overall screening opacity of 75%; and
 - 10' tall evergreen shade trees at a 2" minimum caliper placed 20' on center.
- 13. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. There may be discrepancies allowed between the General Development Plan and the Preliminary Plan as necessary in order to save trees.
- 14. All construction traffic shall access the site via Boyette Road and/or McMullen Road except for construction traffic necessary for the installation of sidewalks and landscaping along the southern boundary of the project.
- 15. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

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

- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 20. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 21. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 22. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 23. The minimum parking for a kennel use is 1 space per 15 animals, one additional space per employee, and one additional space for each facility vehicle.
- 24. Water distribution system improvements will need to be completed prior to connection to the County's water system for a kennel approved through MM 22-0224, <u>car wash</u>, <u>or neighborhood serving motor vehicle repair</u> <u>restaurant with drive up facilities</u> approved through MM 22-0416. No building permits for the <u>kennel</u>, <u>car wash</u>, <u>or neighborhood serving motor vehicle repair facilities</u> shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and the projects are put into operation.
- 25. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to southbound right turn lane on Boyette Rd. into the project access.
- 26. The access onto Newell Valley Loop shall be restricted to right-in/right-out/left-out turning movements only.

 Prior to or concurrent with the initial increment of development, the developer shall extend the existing median nose south and install no left turn signage in order to prohibit southbound to eastbound left turning movements.

 Final design of this improvement shall be subject to Hillsborough County review and approval.
- 27. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve one-half of the needed right-of-way (i.e. the applicant shall preserve up to 10 feet of right-of-way along the project's Boyette Rd. frontage), such that a minimum of 134 feet of right-of-way is preserved in the future condition when accounting for the 10-foot preservation on both sides of the roadway. Only those interim uses permitted by the Hillsborough County LDC shall be permitted within the preservation area. The preservation area shall be shown on all future site plans, and building setbacks shall be calculated form the future right-of-way line.
- 28. Notwithstanding the above, given that the project is entitled with uses which could exceed the 100-trip threshold whereby a right turn lane will remain required after Boyette Rd. is widened to 6-lanes, and given that the developer desires to place the turn lane within existing County right-of-way which is reserved for future 6-laning, the developer shall (prior to or concurrent with the initial increment of development) dedicate and convey to

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Hillsborough County a minimum of 11-feet of right-of-way (above and beyond the amount required to be preserved) in specific areas along the project's Boyette Rd. frontage as necessary (such that the turn lane may be relocated one the Boyette Rd. widening occurs).

- 29. The ingress and egress easement recorded in Official Records of Hillsborough County Book 3448 Page 1242 shall be vacated or otherwise terminated prior to or concurrent with the initial increment of development.
- 30. A fifteen (15) foot Scenic Roadway Buffer shall be provided along Boyette Road.
- 31. The carwash facility shall be self-service/automated only and shall be contained within a structure with a roof and at least two sides.
- 32. Motor vehicle repairs shall be limited to those defined as neighborhood serving by the LDC. Repairs shall be conducted within fully enclosed buildings only.
- 33. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Britan Grady Tue Jun 14 2022 14:29:21

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

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

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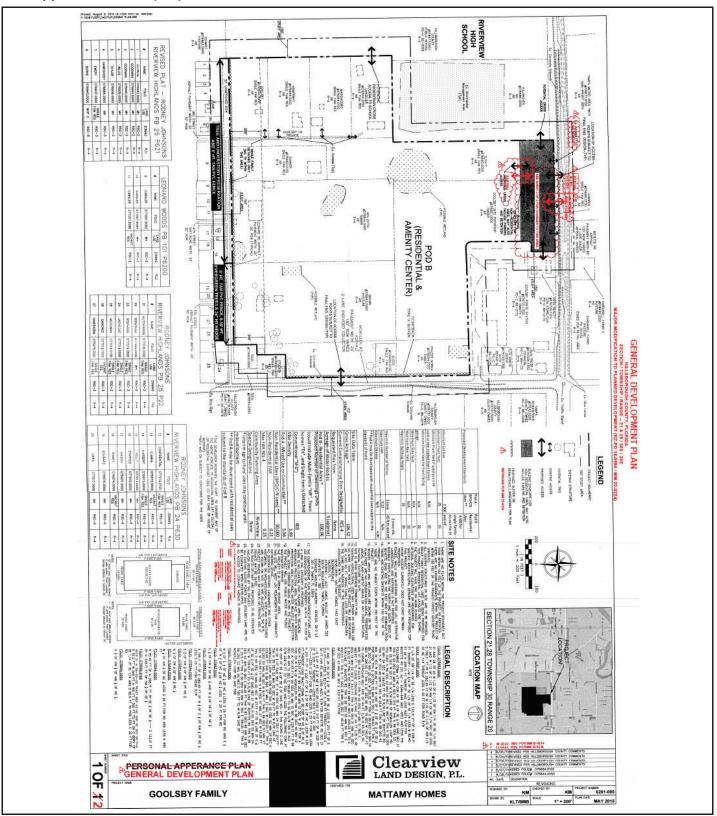
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Case Reviewer: Sam Ball

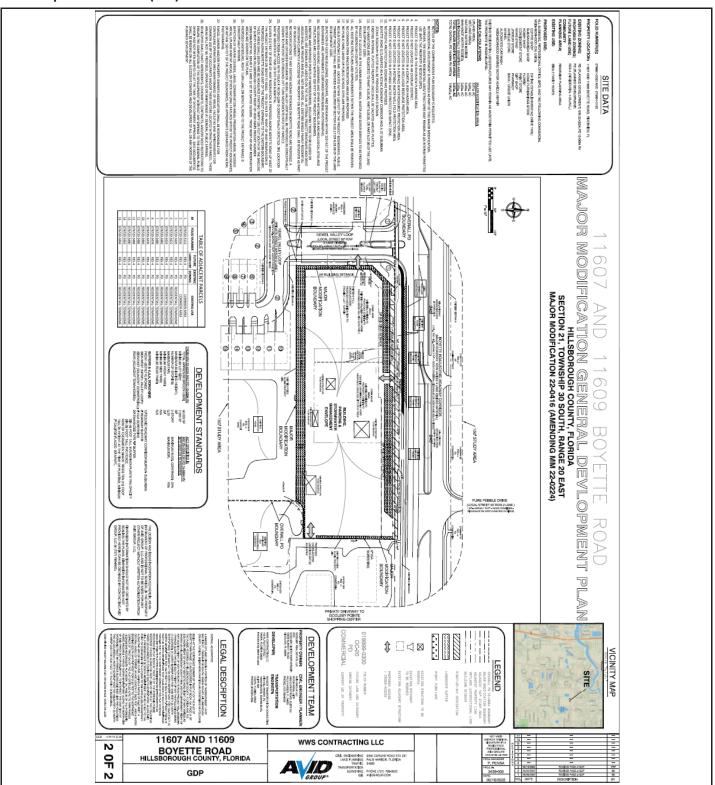
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Depart	ment DATE: 6/04/2022
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: RV/ South	PETITION NO: RZ 22-0416
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed of	or attached conditions.
	This agency objects, based on the listed or attac	ched conditions.
	AND REVISED CONDITIONS OF APPROVA d Conditions The project shall be limited to the following: 1.1 POD A: The project shall be limited to a ma	AL eximum of 50,000 square feet the following uses:
	1 3	ises AND the following Commercial, Neighborhood
	 Coffee Shop Sub / Sandwich Shop Hobby Shop Consignment Store News Stand Jewelry Store Antique Store Personal Services Car Wash (1 Tunnel Maximum) 	 Eating Establishment/No Drive-Thru Home Furnishings Store Florist Paint Store Gift Shop Pharmacy Bank/Credit Union Kennel Motor Vehicle Repair, Neighborhood Serving
	entitlement program proposed by the applicant, wi	a modification to this condition to reflect the revised ith additional restriction to the number of car wash generation potential to avoid/minimize any queuing
4.	The following access points shall be required to s General Site Plan:	erve the proposed development as illustrated on the

One (1) right-in/right-out access connection to Boyette Rd. from Pod A (i.e. Newell Valley Loop);

One (1) additional right-in/right-out access connection from Pod A to Boyette Rd., which shall be located a minimum of 245 feet east of Newel Valley Loop and 245 feet west of the median

opening, as generally shown on the Site Plan; and,

A.

These two (2) access connections may include new or existing access points, otherwise aAll existing access points shall be closed (with curb restoration, sodding, and sidewalk extensions as necessary). Access locations may be adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.

[Transportation Review Section staff is proposing a modification to this condition to reflect the revised access proposed by the applicant, with additional changes for clarification and to comport with current practice. Staff notes that if deviations to access location below Section 6.04.07 spacing requirements was desired, the applicant would have needed to submit a Section 6.04.02.B. Administrative Variance together with this Major Modification request in accordance with current procedures; however, no such request was received.]

5. The developer shall submit a detailed transportation analysis for the entire site, or each increment of development, prior to plat/site/construction plan submittal for any portion of the PD. This analysis shall be used to determine what proportionate share or other mitigation may be required.

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, this condition is no longer enforceable. Staff notes future development will be required to pay mobility fees unless grandfathered in accordance with the ordinance.]

New Conditions:

New Conditions (Zoning Staff to Insert Number) through (Zoning Staff to Insert Number) shall apply to the commercial development within the portion of Pod A located east of Newell Valley Loop:

- Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to southbound right turn lane on Boyette Rd. into the project access.
- The access onto Newell Valley Loop shall be restricted to right-in/right-out/left-out turning
 movements only. Prior to or concurrent with the initial increment of development, the developer
 shall extend the existing median nose south and install no left turn signage in order to prohibit
 southbound to eastbound left turning movements. Final design of this improvement shall be
 subject to Hillsborough County review and approval.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve one-half of the needed right-of-way (i.e. the applicant shall preserve up to 10 feet of right-of-way along the project's Boyette Rd. frontage), such that a minimum of 134 feet of right-of-way is preserved in the future condition when accounting for the 10-foot preservation on both sides of the roadway. Only those interim uses permitted by the Hillsborough County LDC shall be permitted within the preservation area. The preservation area shall be shown on all future site plans, and building setbacks shall be calculated form the future right-of-way line.
- Notwithstanding the above, given that the project is entitled with uses which could exceed the 100-trip threshold whereby a right turn lane will remain required after Boyette Rd. is widened to 6-lanes, and given that the developer desires to place the turn lane within existing County right-of-way which is reserved for future 6-laning, the developer shall (prior to or concurrent with the

initial increment of development) dedicate and convey to Hillsborough County a minimum of 11-feet of right-of-way (above and beyond the amount required to be preserved) in specific areas along the project's Boyette Rd. frontage as necessary (such that the turn lane may be relocated one the Boyette Rd. widening occurs).

• The ingress and egress easement recorded in Official Records of Hillsborough County Book 3448 Page 1242 shall be vacated or otherwise terminated prior to or concurrent with the initial increment of development.

Other Conditions of Approval:

Prior to Site Plan Certification the applicant shall revise the site plan to:

- Staff notes that right of way preservation and dedicated is proposed/required as specified in the conditions of approval. Revise note 24 on Sheet 1 accordingly.
- Add a label over the top of Boyette Rd. on Sheet 1 directing viewers to updated right-of-way information on Sheet 2. Revise the existing right-of-way labels and notations for Boyette Rd. on Sheet 2. Currently it is labeled as being +/- 124-feet in width; however, the applicant's linework shows the existing right-of-way varies. As such, the applicant should label as "Right-of-Way Varies Between +/- ____ feet and +/- ____ feet" and the applicant should show/dimension/label the minimum and maximum locations of variance.
- Show the required right-of-way preservation and label as "Up to +/- 10-foot wide Right-of-way Preservation in Accordance with Hillsborough County Corridor Preservation Plan". Show the required right-of-way dedication and label as "+/- 11-foot Right-of-Way Dedication and Conveyance See Conditions of Approval". Staff calculated this preservation by scaling the narrowest portion of existing right-of-way shown on the plans, which measured as 114 feet. Staff notes that since a minimum of 134 feet is needed to accommodate the future 6-lanes (exclusive of any required eastbound to southbound right turn lanes), the developer is required to preserve up to 10 feet of right-of-way (with less preservation required in those variable areas where existing right-of-way is greater than 114 feet in width).

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 2.97 ac. portion of a +/- 111.58 acre project previously zoned Planned Development (PD) 15-0694, and as most recently modified via PRS 22-0224. The project is currently approved for a variety of uses, including 424 single-family detached dwelling units within Pod B, and up to 50,000 s.f. of certain uses within Pod A, including all Business Professional Office (BPO) uses as well as eating establishments (without-drive throughs), home furnishing stores, hobby shops, florists, consignment stores, paint stores, newsstands, gift shops, jewelry stores, pharmacies, antique stores, bank/credit unions, personal service uses and a dog kennel.

The applicant is requesting to modify the project to add car wash and motor vehicle repair (neighborhood serving) uses. The applicant is also proposing to add an additional right-in/right-out access connection to Boyette Rd. which would serve the portion of Pod A east of Newel Valley Lp.

The applicant's previously submitted analysis in support of the original zoning still accurately reflects a generalized worst-case scenario for potential post-development project impacts if all available entitlements were constructed. The following analysis shows the trip generation impacts for the existing approved zoning, as well as demonstrates why the proposed newly added uses generates fewer trip impacts than certain uses already approved within the existing PD zoning.

Given the above, the proposed modification will have no impact on the maximum trip generation potential of the subject parcel; however, the proposed zoning is anticipated to reduce the number of trips which will utilize the project's Newell Valley Lp. Access (given the addition of a second right-in/right-out access to Boyette Rd.)

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 424 Single-Family Detached D.U.s (ITE Code 210)	3,967	307	386
PD, 3,000 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,148	132	78
PD, 2,800 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,005	123	73
PD, 18,200 Medical Office Uses (ITE Code 720)	658	43	65
PD, 5,000 Bank w/ Drive-Through (ITE Code 912)	741	60	122
PD, 6,000 s.f. High-Turnover Site Down Restaurant (ITE Code 932)	763	65	59
PD, 15,000 s.f. Pharmacy/Drugstore with Drive-Through (ITE Code 881)	1,454	52	149
Subtotal	11,736	782	932
Less Internal Capture	Not Available	-134	-278
Less Pass-By Trips:	Not Available	Not Available	-100
Net External Trips:	11,736	648	554

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 424 Single-Family Detached D.U.s (ITE Code 210)	3,967	307	386
PD, 3,000 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,148	132	78
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Subtotal	11,736	782	932
Less Internal Capture	Not Available	-134	-278
Less Pass-By Trips:	Not Available	Not Available	-100
Net External Trips:	11,736	648	554

Trip Generation Difference:

Land Use/Size 24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM
Difference	No Change	No Change	No Change

Staff notes that the proposed uses being added generate fewer peak hour trips than the uses already approved within the existing zoning, as detailed below.

- Each 1,000 g.s.f. of Motor Vehicle Repair, Neighborhood Serving uses (ITE LUC 942) generate 3.11 p.m. peak hour trips in its highest peak hour.
- Each 1 tunnel of an automated car was (ITE LUC 948) generates 77.5 peak hour trips in its highest peak hour. While on its face this appears to be higher than fast-food with drive through uses, it is important to examine these based upon equivalent independent variables. Because the square-footage of car washes can vary, staff surveyed a variety of car washes to determine their sizes. The smallest modern car was that could be found was +/- 4,000 s.f. Based upon this value, a 1 tunnel car wash generates an equivalent of approximately 19.4 trips per 1,000 s.f.
- Each 1,000 g.s.f of fast food uses without drive-throughs (an already approved use) generate 28.34 p.m. peak hour trips in its highest peak hour.

Given the above, the proposed project will not increase the maximum trip generation potential of the subject site.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE (AREA OF MODIFICATION ONLY)

Boyette Rd. (between US 301 and McMullen Rd Rd.) is a 4-lane, divided, arterial roadway within a +/-120-foot right-of-way. The roadway is in good condition and is operating at Level of Service (LOS) C, with an adopted LOS D. There are +/- 5-foot wide sidewalks on both sides of Boyette Rd. in the vicinity of the proposed project. There are +/- 4-foot wide bicycle facilities present along both sides of Boyette Rd. in the vicinity of the project.

Along the western boundary of the Major Modification area, Newell Valley Loop consists of a 2-lane, divided, local roadway characterized by between +/- 15 feet and +/- 20 feet of pavement on each side. The roadway lies within a +/- 80-foot wide right-of-way. There are +/- 5-foot wide sidewalks along both sides of Newell Valley Loop. There are no bicycle facilities along Newell Valley Loop.

SITE ACCESS AND CONNECTIVITY

This Major Modification request seeks to add one (1) additional right-in/right-out connection to Boyette Rd. from the portion of Parcel A located east of Newell Valley Loop Rd. The applicant is also restricting the connection to Newell Valley from this portion of Parcel A such that it permits only right-in/right-out/left-out turning movements. Signage and median modifications will help to enforce this restriction; however, they will not prohibit full access connection for the portion of Pod A located west of Newell Valley Loop. This modification, together with the additional access to Boyette Rd., is anticipated to substantially reduce the amount of amount of traffic on Newell Valley Loop without putting undue trips on Boyette Rd. (i.e. other business and residences within the PD will have full access to the project without having to use collector roadways).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION
Roadway LOS information for Boyette Rd. is provided below. Newell Valley Loop is not included in the Hillsborough LOS Report. As such, no information on this facility can be provided.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Boyette Rd.	Balm Riverview Rd.	Bell Shoals Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Boyette Rd.	County Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other
Newell Valley Lp.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other

Total Project Trip Generation □ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,736	648	554
Proposed	11,736	648	554
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access (Modification Area Only) Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
Choose an item. Choose an item.		
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐N/A ☑ No		

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	MM 22-0416
Hearing date:	June 13, 2022
Applicant:	WWS Contracting LLC
Request:	Major Modification to a Planned Development
Location:	11607 and 11609 Boyette Road, Riverview
	South side of Boyette Road and 80 feet east of Newel Valley Loop
Parcel size:	3.07 acres +/-
Existing zoning:	PD 15-0694
Future land use designation:	Res-4 (0.25 FAR)
Service area:	Urban
Community planning area:	Riverview Community Plan
	Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application:

MM 22-0416

Zoning Hearing Master Date:

June 13, 2022

BOCC Land Use Meeting Date:

August 25, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: WWS Contracting, LLC

FLU Category: Residential – 4 (RES-4)

Service Area: Urban

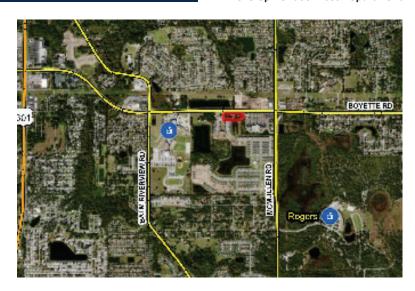
Site Acreage: 3.07

Community Plan Area:

Riverview

Overlay:

None



Introduction Summary:

POD A, located within PD 15-0694, was modified in 2017 (PRS 17-0490) to allow for up to 50,000 square feet of gross floor area to be used for all Business, Professional Office (BPO) uses and selected Commercial Neighborhood (CN) uses. Major Modification 22-0224 to allow a kennel as an allowable use within POD A was approved at the April 12, 2022 BOCC Land Use Meeting. The applicant requests modifications to PD 15-0694 to include car wash and neighborhood serving motor vehicle repair as allowable uses within POD A.

Existing Approval(s): POD A: the project shall be limited to a maximum of 50,000 square feet the following uses: all BPO uses and the following CN Uses: coffee shop; sub/sandwich shop; hobby shop; consignment store; news stand; jewelry store; antique store; personal services; eating establishments/no drive-thru; home furnishings store; florist; paint store; gift shop; pharmacy; bank/credit union; and kennel. Proposed Modification(s): Include car wash and neighborhood serving motor vehicle repair as allowable uses.

Additional Information	
PD Variation(s)	None Requested as part of this application
Waiver(s) to the Land Development Code	None Requested as part of this application

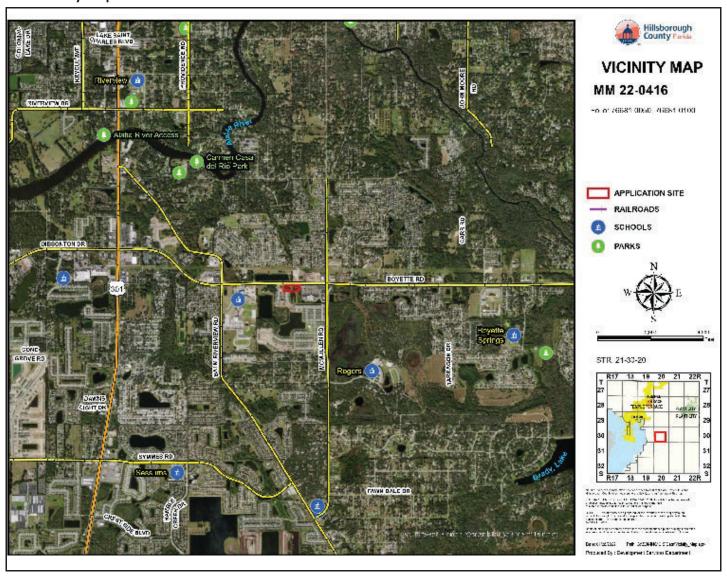
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Created: 8-17-21 3 of 39

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



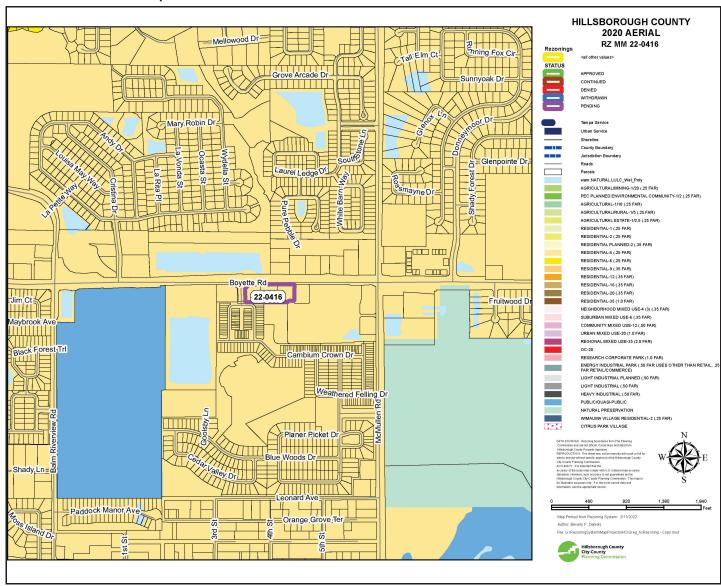
Context of Surrounding Area:

The surrounding area contains a mix of commercial, institutional, and residential uses. A gated community with 424 lots, (single-family conventional, duplexes and townhomes) that was completed in 2020, adjoins the property to the south and is also part of PD 15-0694. The vacant property opposite Newel Valley Loop, to the west, covers approximately 1.27 acres and is also part of PD 15-0694 was approved through Major Modification MM-22-0224 to allow the site to be developed for an 11,000-square-foot kennel. The property across Boyette Road to the north contains a 12-acre man-made lake. The property to the east is developed for a convenience store with gas station and strip retail to the southeast. Other uses in the area include Riverview High School, single-family conventional, a religious institution, and vacant commercial.

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 du/ga and 0.25 F.A.R. up to 50,000 square feet within Pod A.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

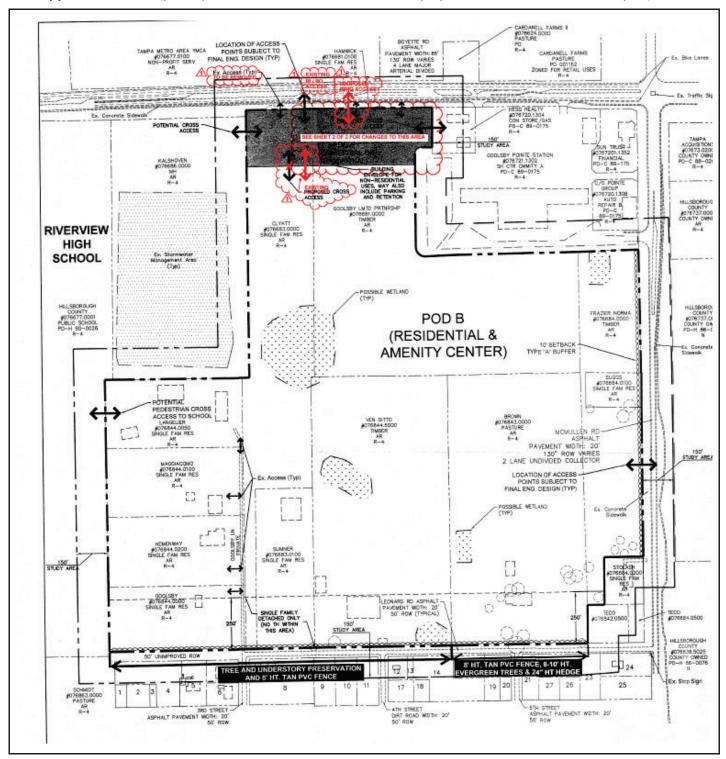


Adjacent Zonings and Uses					
Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use	
North	AR	1 du/ga Max F.A.R.: NA	Agricultural and Single-Family	Man-made Lake	
South	PD 15-0694	4 du/ga Max F.A.R.: NA	Dwelling/Multiple Family and Single-Family Conventional	Dwelling/Multiple Family and Single-Family Conventional	
East	PD 89-0175	0.16/115,000 sq. ft. of GFA	Commercial, General	Convenience Store with Gas Station, and Strip Retail	
West	PD 15-0694	4 du/ga Max F.A.R.: 0.22 up to 11,000 Sq. ft.	Business, Professional Office, Select Commercial Neighborhood Uses, Residential Support, and Residential	Vacant	

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

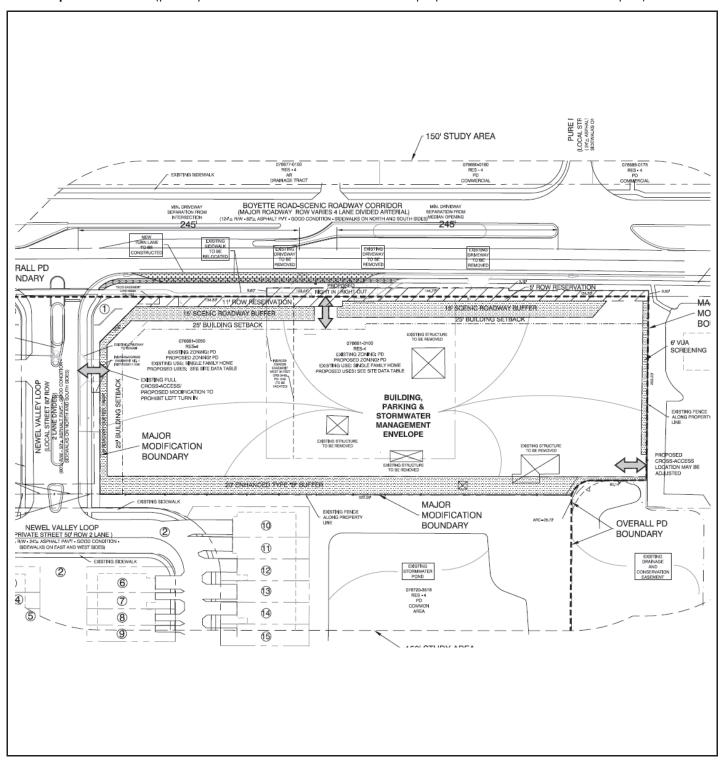
2.4 Approved Site Plan (partial provided belowfor size and orientation purposes. See Section 8.1 for full site plan)



Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	MM 22-0416
ZUNA HEADING DATE:	luna 12 2022

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

Adjoining Roadways to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Boyette Rd.	County Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Newell Valley Lp.	County Local - Urban	2 Lanes □ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other

Total Project Trip Generation \square Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	11,736	648	554		
Proposed	11,736	648	554		
Difference (+/-)	No Change	No Change	No Change		

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

Connectivity and Cross Access (Modification Area Only) \square Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	Х	Vehicular &	None	Meets LDC
North		Pedestrian	None	
South		None	None	Meets LDC
East		None	Vehicular &	Meets LDC
EdSt			Pedestrian	
Most	Х	Vehicular &	None	Meets LDC
West		Pedestrian	None	INIEGISTAC
Notes:				

Design Exception/Administrative Variance Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: MM 22-0416

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received		Requested	Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	□Yes	
	□ No □ Yes	☐ Yes	⊠ No □ Yes	
Natural Resources	⊠ No	⊠ No	⊠ No	
	☐ Yes	☐ Yes	☐ Yes	
Conservation & Environ. Lands Mgmt.	⊠ No	⊠ No	⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Cre Wellhead Protection Area Surface Water Resource Protection Area	edit	☐ Potable Wate ☐ Significant Wi ☐ Coastal High I ☑ Urban/Suburk ☐ Adjacent to E	ldlife Habitat Hazard Area pan/Rural Scer	nic Corridor
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater				
⊠Urban □ City of Tampa	⊠ Yes	□ Yes ⊠ No	⊠ Yes	South County
☐Rural ☐ City of Temple Terrace	□No		□No	Statement of Record
Hillsborough County School Board	_			
Adequate □ K-5 □6-8 □9-12 図N/A	☐ Yes ⊠ No	□ Yes ⊠ No	☐ Yes	
Inadequate			⊠ No	
Various use types allowed. Estimates are a sample of potential development. Auto Repair Automated Car Wash Quick Lube (Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$10,535 Mobility: \$34,804 Mobility: \$17,303 Fire: \$313 Fire: \$313 Fire: \$313				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				, , , , , , , , , , , , , , , , , , , ,
☐ Meets Locational Criteria ☑ N/A	⊠ Yes	☐ Inconsistent	□Yes	
	□ No		⊠ No	
☐ Minimum Density Met N/A				

Case Reviewer: Sam Ball

APPLICATION NUMBER: MM 22-0416
ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the revised development configuration compatible with the surrounding development patter. Non-residential uses and zoning are located to the north across Boyette Road, to the west across Newel Valley Loop, and to the adjoining properties to the east and southeast. The proposed prohibited left turn-in from Newel Valley Loop with the proposed enhancements, to include a 6-foot PVC fence, 6-foot tall evergreen screen, and 10-foot tall evergreen shade trees place 20 feet apart, to the Type "B" buffer to the south will minimize the impacts to the residential properties to the south.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 15-0694 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

APPLICATION NUMBER: MM 22-0416

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Sam Ball

6.0 PROPOSED CONDITIONS

Prior to Site Plan Certification the applicant shall revise the site plan to:

- 1. Staff notes that right of way preservation and dedicated is proposed/required as specified in the conditions of approval. Revise note 24 on Sheet 1 accordingly.
- 2. Add a label over the top of Boyette Rd. on Sheet 1 directing viewers to updated right-of-way information on Sheet 2. Revise the existing right-of-way labels and notations for Boyette Rd. on Sheet 2. Currently it is labeled as being +/- 124-feet in width; however, the applicant's linework shows the existing right-of-way varies. As such, the applicant should label as "Right-of-Way Varies Between +/- ____ feet and +/- ____ feet" and the applicant should show/dimension/label the minimum and maximum locations of variance.
- 3. Show the required right-of-way preservation and label as "Up to +/- 10-foot wide Right-of-way Preservation in Accordance with Hillsborough County Corridor Preservation Plan". Show the required right-of-way dedication and label as "+/- 11-foot Right-of-Way Dedication and Conveyance See Conditions of Approval". Staff calculated this preservation by scaling the narrowest portion of existing right-of-way shown on the plans, which measured as 114 feet. Staff notes that since a minimum of 134 feet is needed to accommodate the future 6-lanes (exclusive of any required eastbound to southbound right turn lanes), the developer is required to preserve up to 10 feet of right-of-way (with less preservation required in those variable areas where existing right-of-way is greater than 114 feet in width).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 19, 2022.

- 1. The project shall be limited to the following:
 - 1.1 POD A: The project shall be limited to a maximum of 50,000 square feet the following uses:

All Business, Professional Office (BPO) uses AND the following Commercial, Neighborhood (CN) Uses

- Coffee Shop
- Sub / Sandwich Shop
- Hobby Shop
- Consignment Store
- News Stand
- Jewelry Store
- Antique Store
- Personal Services
- Eating Establishment/No Drive-Thru

- Home Furnishings Store
- Florist
- Paint Store
- Gift Shop
- Pharmacy
- Bank / Credit Union
- Kennel
- Car Wash (1 Tunnel Maximum)
- Motor Vehicle Repair, Neighborhood Serving
- 1.2 A maximum of 424 dwelling units to include single-family detached, single-family attached, townhomes and multi-family units.
 - 1.2.1 Setbacks for the residential structures shall be as follows:
 - Front Yard
 - 10 Feet (Front Facing Garages shall have a Front Yard setback of 20 Feet)
 - 10 Feet setback for Front Yards that function as a Side Yard
 - Side Yard
 - 5 Feet
 - Rear Yard
 - 10 Feet (Alley Loaded Lots with Rear Facing Garages shall have a Rear Yard of 3 Feet)
 - 1.2.2 Minimum lot size for the Single-Family residential development shall be 4,400 square feet with 60% of the lots having a minimum lot size of 5,000 square Feet and minimum lot width of 50 Feet.

APPLICATION NUMBER:	MM 22-0416	
ZHM HEARING DATE:	June 13, 2022	
BOCCILIM MEETING DATE:	Δugust 25 2022	Case Reviewer: Sam Ball

- 1.2.3 Single-Family Residential development shall be limited to 55% building coverage and a maximum height of 35 Feet.
- 1.2.4 Maximum height for Multi-Family and / or Townhomes shall be 45 Feet.
- 1.2.5 Only Single-Family residential development shall be permitted within the 250Foot parcel along Leonard Avenue as shown on the General Development Plan. Each of these lots shall have a twenty-five (25) foot rearyard setback along Leonard Avenue.
- 1.3 Should one car garages be used, the following shall apply:
 - 1.3.1 Homes developed with a one car garage shall have two (2) stories.
 - 1.3.2 A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
 - 1.3.3 The guest parking lot location shall be centrally located to the one-car garage units they serve.
 - 1.3.4 Two-car garage units are not required to provide guest parking areas, as required for one-car garage units. However, a variety of two-car garage door designs shall be used within the project with no identical two-car garage doors adjacent to one another.
- 2. Development Pockets shall be located as shown on the site plan. Prior to Preliminary Plan for any Pocket, the developer shall provide documentation on the total amount of development, residential and/or non-residential development currently approved within the project to ensure compliance with the development thresholds identified herein.
- 3. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 3.1 Billboards, pennants and banners shall be prohibited.
- 4. The following access points shall be required to serve the proposed development as illustrated on the General Site Plan:
 - A. One (1) right-in/right-out access connection to Boyette Rd. from Pod A (i.e. Newell Valley Loop);
 - B. One (1) additional right-in/right-out access connection from Pod A to Boyette Rd., which shall be located a minimum of 245 feet east of Newel Valley Loop and 245 feet west of the median opening, as generally shown on the Site Plan; and, One (1) access connection to McMullen Rd. from Pod B;
 - C One (1) full access connection to McMullen Rd. from Pod B.

All existing access points shall be closed (with curb restoration, sodding, and sidewalk extensions as necessary). These three (2) access connections may include new or existing access points, otherwise all existing access points shall be closed. Access locations may be adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.

- 5. The developer shall submit a detailed transportation analysis for the entire site, or each increment of development, prior to plat/site/construction plan submittal for any portion of the PD. This analysis shall be used to determine what proportionate share or other mitigation may be required.
- 6. The developer shall construct a minimum 5-foot wide sidewalk within the McMullen Rd. right-of-way, along the project's boundary.
- 7. The developer shall construct a minimum 5 foot wide sidewalk along the project's frontage within the Leonard Ave. right-of-way, between the westernmost extent (of the paved portion) of Leonard Ave. and McMullen Rd. (to the east).

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8. Notwithstanding the number/location of external pedestrian access points shown on the PD site plan, sidewalk/bikeway/multi-purpose pathway connections from the internal sidewalk network and/or individual outparcels shall be permitted along the entirety of the project's frontages on Boyette Rd., McMullen Rd. and Leonard Ave.

- 9. The developer shall construct a minimum 5-foot wide pedestrian cross access between the internal sidewalk system within Pod B and the Riverview High School Campus. If approval cannot be obtained by the Hillsborough County School District for a direct connection, then the developer shall construct a continuous walkway through Pod A which connects the internal sidewalk network within Pod B to the existing sidewalk within the Boyette Rd. right-of-way Such walkway shall be located to minimize pedestrian and vehicular conflicts.
- 10. Within Pod A, pedestrian connectivity shall be provided between uses via an improved surface (such as sidewalks, multi-use paths, pervious concrete, or right-of-way markings) to provide safe, efficient and functional pedestrian access.
- 11. The developer shall construct a vehicular cross access stub out to folio 076720.1304, as shown on the site plan, along the eastern boundary of Pod A. Such cross access shall be constructed to the property boundary prior to or concurrent with vertical development for any commercial uses within Pod A.
- 12. The developer shall install an 8 foot high PVC fence along the entire southern boundary in order to screen the development from Leonard Avenue. Where existing vegetation is not present, the developer shall install 10' high evergreen trees spaced 20 feet on center and a 24 inch hedge spaced three feet on center.
 - 12.1 The developer shall install an enhanced Type "B" Buffer along the southern boundary of Pod A. This Buffer shall include the following:
 - A 6' tall solid PVC privacy fence (finished side out); and
 - 6' tall evergreen plants with overall screening opacity of 75%; and
 - 10' tall evergreen shade trees at a 2" minimum caliper placed 20' on center.
- 13. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. There may be discrepancies allowed between the General Development Plan and the Preliminary Plan as necessary in order to save trees.
- 14. All construction traffic shall access the site via Boyette Road and/or McMullen Road except for construction traffic necessary for the installation of sidewalks and landscaping along the southern boundary of the project.
- 15. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

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

- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 20. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 21. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 22. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 23. The minimum parking for a kennel use is 1 space per 15 animals, one additional space per employee, and one additional space for each facility vehicle.
- 24. Water distribution system improvements will need to be completed prior to connection to the County's water system for a kennel approved through MM 22-0224, <u>car wash</u>, <u>or neighborhood serving motor vehicle repair</u> <u>restaurant with drive up facilities</u> approved through MM 22-0416. No building permits for the <u>kennel</u>, <u>car wash</u>, <u>or neighborhood serving motor vehicle repair facilities</u> shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and the projects are put into operation.
- 25. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to southbound right turn lane on Boyette Rd. into the project access.
- 26. The access onto Newell Valley Loop shall be restricted to right-in/right-out/left-out turning movements only.

 Prior to or concurrent with the initial increment of development, the developer shall extend the existing median nose south and install no left turn signage in order to prohibit southbound to eastbound left turning movements.

 Final design of this improvement shall be subject to Hillsborough County review and approval.
- 27. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve one-half of the needed right-of-way (i.e. the applicant shall preserve up to 10 feet of right-of-way along the project's Boyette Rd. frontage), such that a minimum of 134 feet of right-of-way is preserved in the future condition when accounting for the 10-foot preservation on both sides of the roadway. Only those interim uses permitted by the Hillsborough County LDC shall be permitted within the preservation area. The preservation area shall be shown on all future site plans, and building setbacks shall be calculated form the future right-of-way line.
- 28. Notwithstanding the above, given that the project is entitled with uses which could exceed the 100-trip threshold whereby a right turn lane will remain required after Boyette Rd. is widened to 6-lanes, and given that the developer desires to place the turn lane within existing County right-of-way which is reserved for future 6-laning, the developer shall (prior to or concurrent with the initial increment of development) dedicate and convey to

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Hillsborough County a minimum of 11-feet of right-of-way (above and beyond the amount required to be preserved) in specific areas along the project's Boyette Rd. frontage as necessary (such that the turn lane may be relocated one the Boyette Rd. widening occurs).

- 29. The ingress and egress easement recorded in Official Records of Hillsborough County Book 3448 Page 1242 shall be vacated or otherwise terminated prior to or concurrent with the initial increment of development.
- 30. A fifteen (15) foot Scenic Roadway Buffer shall be provided along Boyette Road.
- 31. The carwash facility shall be self-service/automated only and shall be contained within a structure with a roof and at least two sides.
- 32. Motor vehicle repairs shall be limited to those defined as neighborhood serving by the LDC. Repairs shall be conducted within fully enclosed buildings only.
- 33. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Britan Grady Tue Jun 14 2022 14:29:21

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Peter Pensa spoke on behalf of the applicant. Mr. Pensa presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, and responded to the hearing officer's questions. Mr. Grady also responded to the hearing officer's questions.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none

Development Services Department

Mr. James Ratliff provided testimony related to a fast-food restaurant and connectivity for the proposed development as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Applicant Rebuttal

Mr. Pensa stated the applicant had nothing further.

The hearing officer closed the hearing MM 22-0416.

C. EVIDENCE SUMBITTED

Mr. Grady submitted into the record at the hearing a revised staff report

Mr. Pensa submitted into the record at the hearing a copy of the applicant's presentation package.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 3.07 acres 11607 and 11609 Boyette Road, Riverview, South side of Boyette Road and east of Newel Valley Loop.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned PD 15-0694 as modified in by PRS 17-0490 in 2017 and by Major Modification 22-0224.
- 3. The subject Property is located within the boundaries of the Riverview Community Plan and the Southshore Systems Plan and is within the Urban Services Area.
- 4. POD A of the Planned Development was modified in 2017 by PRS 17-0490 to allow up to 50,000 square feet of gross floor area for all BPO uses and selected CN uses. POD A was further modified in 2022 by MM 22-0224 to add a kennel as an allowable use.
- 5. The applicant is requesting a major modification to PD 15-0694 to include car wash and neighborhood serving motor vehicle repair as allowable uses within POD A.
- 6. The surrounding area is developed with a mix of commercial, institutional, and residential uses. A residential subdivision, which is also part of PD 15-0694, adjoins the Subject Property to the south and southwest. A vacant parcel of approximately 1.27 acres, also part of PD 15-0694 and approved through MM 22-0224, is west of the Subject Property across Newell Valley Loop and is approved for development as an 11,000-square-foot kennel. A 12-acre man-made lake exists north and northwest of the Subject Property across Boyette Road. The adjacent property to the east of the Subject Property is developed with a convenience store and gasoline station. East and southeast of the Subject Property is a parcel developed as a shopping center. Other uses in the surrounding area include Riverview High School, single-family conventional, a religious institution, and vacant commercial land.
- 7. The Subject Property does not meet commercial locational criteria and the applicant requested a waiver. Planning Commission staff found the request consistent with the waiver criteria because the Subject Property is part of a mixed-use development and was previously approved for up to 50,000 square feet of commercial uses. Also, the proposed major modification introduces two CN uses that are compatible in the location and consistent with the suburban scale neighborhood trend in the area. Planning Commission staff recommends the Board of County Commissioners approve and grant the commercial locational criteria waiver.
- 8. Development Services staff found the proposed major modification to PD 15-0694 compatible with the existing zoning districts and development patterns in the

- surrounding area, and recommended approval with conditions based on the applicant's general site plan submitted May 19, 2022, with required changes.
- 9. Planning Commission staff found the major modification to PD 15-0694 would facilitate growth in the Urban Services Area and support the Riverview Community Plan and Southshore Areawide Systems Plan. Planning Commission staff found the proposed rezoning consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and compatible with the existing development pattern in the surrounding area.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The proposed major modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested major modification to PD 15-0694 is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification to PD 15-0694 to include car wash and neighborhood serving motor vehicle repair as allowable uses within POD A. The applicant is requesting a waiver of Commercial Locational Criteria.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request subject to conditions set forth in the Development Services staff report based on the applicant's general site plan submitted May 19, 2022, with required changes noted in the staff report.

Pamela Jo Hatley PhD, D Land Use Hearing Officer July 6, 2022

Date:

Hearing Transcript

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	>

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 179
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	June 13, 2022
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
6	D6: Application Number: MM 22-0416
7	Applicant: WWS Contracting, LLC Location: S side of Boyette Rd & 80' E of
8	Newel Valley Loop Folio Number: 076681.0050 & 076681.0100
9	Acreage: 3.07 acres, more or less Comprehensive Plan: R-4
	Service Area: Urban
10	Existing Zoning: PD 15-0694 Request: Major Modification to a Planned
11	Development
12	
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ZJ	

Page 180 1 MR. GRADY: The next item is agenda item 2 It's Major Mod Application 22-0416. applicant is WWS Contracting, LLC. The request is 4 for Major Modification to existing Planned 5 Development. 6 Sam Ball with County Staff will provide staff recommendation after presentation by the 8 applicant. Good evening. My name is Peter 9 MR. PENSA: I'm an AICP planner with Avid Group, the 10 11 planners, engineers, and surveyors for the project, 12 representing the property owner and developer. 13 The site that's before you tonight is a 14 portion of pod A, which is part of the Boyette Park 15 mixed-use Planned Development. This property along 16 with the property to the west of Newel Valley Loop 17 is currently entitled for 50,000-square-foot of BPU 18 uses, plus select CN uses. 19 The catalyst proposed on the western parcel, that's not part of this application but came in 20 21 front of the Zoning Hearing Master several months 22 I believe it was in February. It's proposed 23 for 11,000-square-foot. So that would leave 24 39,000-square-foot of entitlement remaining for

this property or in combination with the other.

Page 181 The -- the 3.07-acre site that's before you 1 2 tonight is while we're requesting to retain that same 50,000-square-foot of entitlement, the -- the 4 applicant's intent is to develop the property with 5 less intense project. 6 We're proposing a, roughly, 6500-square-foot, our automated car wash tunnel. 8 1600-square-foot three-bay oil change facility, also known in the Code as a neighborhood-serving 9 auto repair facility. And a 6,000-square-foot 10 11 multitenant retail building. 12 The application requests a waiver from the 13 locational criteria. I'll go over that in a 14 second. We're not asking for any other variations 15 from -- from the Code as part of this PD. 16 request is to add two specific uses that are CN 17 uses but were not part of the previous approved PD 18 plan. 19 One is for the automated car wash; the other is for the neighborhood-surveying automobile repair 20 facility. We also originally had a request for 21 22 drive-through restaurant that was removed during 23 the review process, and we are no longer asking for 24 that. 25 We also are asking for additional access on

is identified in the County's plans as an arterial

road with plans for future expansion to a six-lane

24

1 facility.

As part of the project, we will be providing a 15-foot scenic roadway buffer along Boyette Road, and we proposed a 20-foot Type B enhanced buffer, which will include a 6-foot fence, a 6-foot continuous evergreen hedge and 10-foot evergreen shade trees as a mitigating measure to protect the neighborhood to the rear.

As part of the process, we had a neighborhood meeting by video and -- and phone conference with the neighborhood. I reached out to the Boyette Park CDD Board of directors. Spoke with several of the board members and then scheduled a meeting using their video conference facilities that they use for their monthly meetings with their residents.

We -- we met by video and phone on March 9th in the evening and had a well-attended meeting. As you would normally expect with a lot of projects, there were similar questions you'd normally would hear. Questions about access, stormwater, and about potable water demand.

The stormwater facility, I'll start with that one. The site was partially included in the master stormwater system for the development. When

Page 184 it was built, it's apart of the stormwater will be 1 2 handled through the existing stormwater system. There was one parcel that was added to the site later on. 5 That parcel will need to have additional 6 stormwater so we'll be providing on-site retention for that. The potable water demand, we talked about the concerns that the residents already have. You have a letter in the staff report from 10 utilities expressing the issues the County has in 11 the plan -- the plans for future expansion of the 12 potable water system to meet the demands of the 13 part of the County. 14 Part of this project is an automated car wash 15 We went into extensive detail with the 16 residents about how that operation works and the 17 benefits of an automated system and how it recycles 18 water and reuses it and uses significantly less 19 water an individual washing their car at their 20 residence. 21 As part of the meeting we did provide copy 22 of our PowerPoint presentations to the residents 23 and the Board recorded the meeting as well and made 24 that available to anyone else in the community that

wasn't able to attend.

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Regarding access, it was suggested during the meeting that the driveway connection, which is existing, on Newel Valley Loop that it be removed from the project.

There's a lot of glare in this, so it's hard to see. This is Newel Valley Loop. This is the main entrance into the residential development.

Constructed as part of that project was a driveway connection located right here to serve this property; the one that we're reviewing tonight, as well as a driveway aligned across from it to serve the 11,000-square-foot panel that's proposed across the street from it.

So the residents expressed concern about traffic potentially backing up into Boyette Road during PQs. Obviously, we're sensitive to that concern as well. We went back to -- we being our traffic consultant went back to the County and discussed that.

It was determined that -- that the County was going to require the cross access to continue to exist and said what was proposed was a modification to the median to remove the left-in movement for traffic coming into the site.

So that'll be a right in, right out, and

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left out so that it can be accessed by the residents but not from general public coming into the property. Instead a right in, right out driveway would be placed central on the property for shared access for the multiple commercial uses within the project.

And then as detailed in the staff report, that access would be as certain locational requirements in order to space it from other median openings and driveways within the area.

That kind of covers what we covered at the neighborhood meeting. I'd like to wrap it up by saying that we do concur with staff's recommended conditions, but I would like to note that condition No. 24 has a reference to the restaurant with drive-through facility. And as I noted, the Planning Commission had a concern about that as well as the -- well, the residents actually didn't have a concern with it other than questions about traffic.

But at the request of the Planning

Commission, we did remove that -- that use from our request. But it did make it into the conditions because it was part of the traffic study, and so we just wanted to note we may want to clean that up.

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1	Other than that, we're we're in support
2	of it and here to answer any questions you may
3	have.
4	HEARING MASTER HATLEY: Okay. Thank you.
5	Sign in with the clerk here. Thank you.
6	All right. Development Services.
7	MR. BALL: Good evening. Good evening. Sam
8	Ball, Development Services.
9	There will be a corrected staff report to be
10	submitted. Corrections for condition of approval
11	No. 1.1, allowable uses in the they also include
12	a kennel.
13	This request is for a Major Modification to
14	a Planned Development, 15-0694, to include a car
15	wash and neighborhood service motor vehicle repair
16	as a level of uses within pod A.
17	The 3.07-acre property is located at the
18	southeast corner of Boyette Road and Newel Valley
19	Loop. It is in the Urban Service Area and the
20	Riverview Community Plan Area.
21	The site is within the Residential-4 Future
22	Land Use Classification, which allows four dwelling
23	per gross acre and even though a 0.25 floor area
24	ratio is the maximum for allowable nonresidential
25	uses in Residential-4, PD 15-0694 was approved for

	Page 188
1	up to 50,000 square feet of nonresidential gross
2	floor area, which comes up to 0.22 floor area ratio
3	for pod A.
4	Typical uses for Residential-4 include
5	residential suburban scale neighborhood commercial,
6	office uses, and multipurpose projects. The
7	surrounding area contains a mix of commercial,
8	institutional, and residential uses.
9	A gated community with 424 lots, including
10	single-family conventional, duplexes, and
11	townhomes, was completed in 2020 and adjoins the
12	property to the south and is also part of PD
13	15-0694.
14	The PD was modified earlier this year to
15	allow the property on the west side of Newel Valley
16	Loop to be developed for a kennel to 11,000 square
17	feet. The property to the west of the PD covers
18	18.59 acres and is developed for single-family use.
19	The property across Boyette Road to the
20	north contains a 12-acre man-made lake. That
21	property to the east is developed for commercial
22	uses. Other uses in the area include Riverview
23	High School, freestanding and strip retail,
24	single-family conventional, a religious
25	institution, and vacant commercial property.

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The proposed modifications are to include a car wash, neighborhood-serving motor vehicle repair as allowable uses to pod A. Pod A is the dark shaded area on the site plan on the left and a portion of pod A to be modified as outlined in yellow. That proposed site plan is on -- it's on the right.

Conditional -- condition of approval No. 12 is being changed to require the developer to install an enhanced Type B buffer along the southern boundary of pod A.

The enhanced buffer will require

10-foot-tall evergreen shade trees to be placed

every 20 feet on center, plus a 6-foot PVC fence

and a 6-foot-tall evergreen plant with 75 percent

screen opacity.

The standard buffer would have allowed shade trees and the PVC fence or a 6-foot-tall evergreen plants.

Conditions of approval also require 15-foot scenic roadway buffer along Boyette Road as well as extending the medians to restrict access from Newel Valley Loop onto the site so that the traffic from Boyette Road will only be able to enter from Boyette Road.

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1	The developer also had to construct a turn
2	lane into the property for eastbound traffic into
3	the site and that traffic reconfigurations would
4	allow residents to the south end of the property
5	for having to use Boyette Road.
6	Based on the preceding considerations, staff
7	finds the proposed Major Modification compatible
8	with existing uses, zoning districts, and
9	development patterns in the area. Staff recommends
10	approval of the request subject to conditions.
11	That concludes my report, and I'm available
12	for any questions.
13	HEARING MASTER HATLEY: Mr. Ball, just so
14	make sure I heard you correctly, you're going to
15	correct make a correction to Condition 1.1 to
16	add a kennel; is that correct?
17	MR. BALL: Correct. The kennel use was
18	approved earlier and somehow a scrivener's error,
19	it wasn't included in this list.
20	HEARING MASTER HATLEY: And will you also be
21	amending Condition 24 to remove the restaurant with
22	drive-up facilities?
23	MR. BALL: I believe so. I would have to
24	take a look at it, but I would I don't have the
25	staff. Let me take a look at

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1	MR. GRADY: Madam Hearing Officer, yes, we
2	can update Condition 24 to accurately reflect the
3	proposed uses that are subject to that condition
4	based on prior approvals and this approval.
5	HEARING MASTER HATLEY: All right. Thank
6	you.
7	All right. Planning Commission.
8	MS. LIENHARD: Thank you. Melissa Lienhard,
9	Planning Commission staff.
10	The subject property is located within the
11	Residential-4 Future Land Use Category. It is in
12	the Urban Service Area and also located within the
13	limits of the Riverview Community Plan and the
14	Southshore Areawide Systems Plan.
15	The subject property is located in the Urban
16	Service Area where 80 percent or more of new growth
17	is to be directed per Comprehensive Plan policy.
18	The proposal meets the intent of Objective 1 of the
19	Future Land Use Element by providing growth within
20	the Urban Service Area.
21	The intent of the Residential-4 Future Land
22	Use Category is to designate areas that are
23	suitable for low density residential development.
24	In addition, suburban scale, neighborhood
25	commercial, office, multipurpose, and mixed-use

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1	projects serving the area may be permitted subject
2	to the goals, objectives, and policies of the
3	Future Land Use Element, as well as applicable
4	development regulations in conforming to
5	established locational criteria for this specific
6	land use requested.
7	The maximum intensity for nonresidential
8	development is .25 floor area ratio. Pod A is
9	currently approved for 50,000 square feet of
10	Business Professional Office or BPO and Commercial
11	Neighborhood or CN uses.
12	The eastern portion of pod A was modified
13	under Major Modification 22-224 and approved for
14	11,000-square-foot dog kennel.
15	The subject property has a proposed FAR of
16	.22, which is consistent with the Residential-4
17	Future Land Use Category. Per policy 22.2 of the
18	Future Land Use Element, the site does not meet
19	commercial locational criteria.
20	To meet commercial locational criteria, at
21	least 75 percent of frontage associated with the
22	use must be within the distance specified in the
23	chart of a qualified intersection in the 2040 Cost
24	Affordable Long-Range Transportation Map.
25	Based upon the policy, the site must be

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1	located at least 900 feet from the intersection of
2	Boyette Road and McMullen Road. However, it is
3	located approximately 1,000 feet away.
4	The applicant has submitted a waiver request
5	for review. Planning Commission finds the request
6	consistent with these commercial locational
7	criteria waiver criteria as the property is part
8	of an overall mixed-use development and was
9	previously approved for up to 50,000 square feet of
10	commercial uses.
11	The proposed request introduces two
12	commercial neighborhood uses. The proposed CN uses
13	are considered compatible in this location and
14	consistent with the suburban scale neighborhood
15	trend in this area.
16	Based upon that, Planning Commission staff
17	recommends that the Board of County Commissioners
18	approve and grant the waiver for commercial
19	locational criteria.
20	The request is consistent with the Riverview
21	Community Plan as it provides appropriate and
22	compatibility or compatible buffers and
23	transitions to existing adjacent land uses.
24	The site will provide landscape buffers and
25	other design techniques that will transition the

	Page 194
1	use to the surrounding properties. In addition,
2	the request supports economic development in the
3	area and will provide a neighborhood service.
4	The request is found to support the vision
5	of the Riverview Community Plan and the Southshore
6	Areawide Systems Plan.
7	Based upon those considerations, Planning
8	Commission staff finds the proposed Planned
9	Development consistent with the Future of
10	Hillsborough Comprehensive Plan for unincorporated
11	Hillsborough County subject to the conditions
12	proposed by Development Services. Thank you.
13	HEARING MASTER HATLEY: Thank you. All
14	right.
15	Is there anyone here or online who wishes to
16	speak in support of this application? All right.
17	I do not see anyone.
18	Is there anyone here or online who wishes to
19	speak in opposition to this application? All
20	right. I don't see anyone.
21	Development Services, anything further?
22	MR. GRADY: Nothing further.
23	MR. RATLIFF: Madam Hearing Officer.
24	HEARING MASTER HATLEY: Yes.
25	MR. RATLIFF: James Ratliff, Transportation

1 Review.

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I just wanted to point out that the way that our review is structured the fast food was not something that was reviewed. It was not analyzed until we just found something that we had concerns about it. It is not something we would support.

So just to make sure to place that on the record, and then with respect to the connectivity issue as well, again, this project was originally set up as a mixed-use PD. The purpose of Planned Developments are to foster innovative mixed-use development, and then the purpose of a PD is that it'd be integrated as well.

So elimination of that connection is kind of antithetical to what a PD is and is not something we would support. It would put additional pressure on Boyette, all of which, again, was not analyzed.

And so with that, I'm happy to answer any questions, but that's all I have.

20 HEARING MASTER HATLEY: Thank you so much,
21 Mr. Ratliff.

MR. RATLIFF: Thank you.

23 HEARING MASTER HATLEY: All right.

24 Applicant, anything further?

MR. PENSA: I don't have anything further,

	Page 196
1	unless you have questions for me.
2	HEARING MASTER HATLEY: No questions for
3	you. Thank you so much.
4	All right. That will close the hearing,
5	then, on Major Modification 22-0416.
6	enen, on hajor hourifederon 22 onto.
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Unincorporated Hillsborough County Rezoning			
Hearing Date: June 13, 2022 Report Prepared: May 31, 2022	Petition: 22-0416 11607 Boyette Road South of Boyette Road, west of McMullen Road, east of Balm Riverview Road.		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Residential-4 (RES-4) (4 du/ga; 0.25 FAR)		
Service Area	Urban Service Area (USA)		
Community Plan:	Riverview Community Plan & Southshore Community Plan		
Requested Zoning:	Major Modification (MM) to the existing Planned Development (PD 15-0694), which was modified previously under MM 22-0224, to develop the eastern portion of POD A with 15,000 sq. ft. of non-residential uses, to add car wash and motor vehicle repair to the list of uses, to add an egress/ingress on Boyette Road and to eliminate a left in access on Newel Valley Loop.		
Parcel Size (Approx.):	3.06 +/- acres (133,293.6 square feet)		
Street Functional Classification:	Boyette Road – County Arterial Balm Riverview Road – County Collector McMullen Road – County Collector		
Locational Criteria	Does not meet; waiver submitted		
Evacuation Zone	The site is not located in an Evacuation Zone		



Plan Hillsborough planhillsborough.org planner@plancom.org 813 – 272 – 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The subject property is located on approximately 3.06 +/- acres on the south side of Boyette Road and in between Balm Riverview Road and McMullen Road. The site is located within the Urban Service Area and is located within the limits of the Riverview and Southshore Areawide Systems Community Plans.
- The subject property has a Future Land Use designation of Residential-4 (RES-4), with typical uses such as residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land use.
- The subject property is surrounded by RES-4 to the north, east, south, and west. Further west of the property is designated as Public/Quasi Public (P/QP), where Riverview High School is located. To the east of the property is light commercial uses including a gas station, grocery store and bank. Immediately south of the property there are single family residential townhomes. There is a large man-made water body and vacant commercial land across the street on Boyette Road.
- The subject site is classified as a residential with PD zoning. In the general vicinity, the
 entire site is surrounded by PD zoning except for the parcel further west and across the
 street, which are zoned Agricultural Rural (AR).
- The applicant requests to modify the existing Planned Development (PD 15-0694) which
 was previously modified under MM 22-0244, to develop the eastern portion of POD A with
 15,000 sq. ft. of non-residential, to add car wash and motor vehicle repair to the list of
 uses, to add an egress/ingress on Boyette Road and to eliminate a left in access on Newel
 Valley Loop (west of the site).

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts: and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.2:

The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR

MM 22-0416

limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8:

The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Livable Communities Element

Riverview Community Plan

Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

- Avoid "strip" development patterns for commercial uses.
- Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.

Goal 7 Encourage economic development by supporting local business while attracting a variety of new uses and services, particularly high technology businesses.

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 3.06 +/- acres on the south side of Boyette Road and in between Balm Riverview Road and McMullen Road. The site is located within the Urban Service Area and located within the limits of the Riverview and Southshore Areawide Systems Community Plans. The applicant requests a Major Modification to Planned Development (PD 15-0694) that was previously modified (MM 22-0224) to develop the eastern portion of POD A with 15,000 sq. ft. of non-residential, add car wash and motor vehicle repair to the list of uses, add an egress/ingress on Boyette Road and to eliminate a left in access on Newel Valley Loop.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 of the FLUE by providing growth within the Urban Service Area. Per FLUE Policy 1.4, compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. To the west of the property there is a recently approved dog kennel, and a high school. To the east are light commercial uses including a gas station, grocery store, and bank. Immediately south of the property are single family residential townhomes. To the north is a large man-made water body.

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations and conforming to established locational criteria for each specific land use. The maximum intensity for non-residential development is 0.25 FAR. Pod A is currently approved for 50,000 square feet of Business, Professional Office (BPO) and Commercial, Neighborhood (CN) uses. The eastern portion of POD A was modified under Major Modification 22-0224 and approved for a 11,000 sq. ft. dog kennel. The subject property has a proposed FAR of 0.22 which does not exceed the maximum per the Residential-4 (RES-4) Future Land Use category.

The request is consistent with Objective 16, and Policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE) which requires gradual transition between uses and mitigation between dissimilar uses. The subject property abuts residential development to the south and a 20-foot Type B buffer along the southern boundary is proposed to help mitigate any potential impacts.

Per Policy 22.2 of the Future Land Use Element, the site does not meet Commercial Locational Criteria. To meet Commercial Locational Criteria (CLC), at least 75% of the frontage associated with the use must be within the distance specified in the chart of a qualifying intersection in Highway Cost Affordable Long Range Transportation Plan. Based on the policy, the site must be located at least 900 feet from the intersection of Boyette Road and McMullen Road, however it is located approximately 1,000 feet away. The applicant has submitted a waiver request for review. Planning Commission staff finds the request consistent with the CLC waiver criteria as the property is part of a mixed-use development and was previously approved for up to 50,000 sq. ft. of commercial uses. The proposed request introduces two Commercial Neighborhood (CN) uses. The proposed CN uses are considered compatible in this location and consistent with the suburban scale neighborhood trend in this area. Based upon the above, PC Staff does recommend that the BOCC approve and grant the waiver for CLC.

The request is consistent with the Riverview Community Plan as it avoids a "strip" development pattern for the commercial use and provides appropriate and compatible buffers and transitions to existing, adjacent land uses. The site will provide landscape buffers and other design techniques that will transition the use to the surrounding properties. In addition, the request supports economic development in the area and will provide a neighborhood service. The request is found consistent with the Riverview Community Plan and the Southshore Community Plan.

Overall, staff finds that the proposed use and intensity would facilitate growth within the Urban Service Area and supports the vision of both the Southshore and the Riverview Community Plan. The Planned Development would allow for the addition of a use that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Department of Development Services.

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 22-0416

<all other values>

Tampa Service Urban Service PENDING

wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) REGIONAL MIXED USE-35 (2:0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

1,380 920 460

Map Printed from Rezoning System: 2/11/2022 Fle: G:\RezoningSystem\MapPn Author: Beverly F. Daniels



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 11607 & 11609	9 Boyette Road PD
Zoning File: PD (15-0694)	Modification: MM (22-0416)
Atlas Page: None	Submitted: 07-18-22
To Planner for Review: 07-19-22	Date Due: ASAP
AVID Group, LLC (ATTN: Peter Pensa, AIC	727-234-8015/peter.pensa@avidgroup.com
Right-Of-Way or Land Required for D	Dedication: Yes ✓ No
✓ The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Sam Ball	Date: 7-20-22
Date Agent/Owner notified of Disapp	roval:

Printed: August 6, 2015 (4:17pm EST) by: osonylpo F:\6261\005\CAD.PLN\ZONING PLAN.DWG

12 PLAN DATE **SAMOH YMATTAM GOOLSBY FAMILY** P PERSONAL APPERANCE PLAN
GENERAL DEVELOPMENT PLAN TYND DESIGN' LT' Clearview THE STATE OF THE S ALCONOMING SET IN LIST OF TAXING TO WHAT THE PROPERTY OF THE P 21 & 28-30-20 TRACT BEG AT NE COR OF SEC 28 RUN 5 FT W 300 FT N 165 FT E 300 FT TO PT ON E BDRY OF 4 OF SE 1/4 AND S 82.5 FT TO POB LESS E 30 FT FOR SECTION 21,28 TOWNSHIP 30 RANGE 20 OF E J OF NE J OF NE J LESS S 25 FT FOR RD W J OF NE J OF NE J LESS S 25 FT FOR RD 25 FT OF E 282.45 FT OF W \$ OF E \$ OF NW \$ NW & OF NE & AND W & OF NE & OF NE LEGAL DESCRIPTION LOCATION MAP 076844,0000 NW # OF NW # OF NE # | Cound include Multi-Family War¹ Town | The County Coun WARROW, A.
ATTORREY — JUDY JAMES, MOLLOY & JAMES 325
ATTORREY— JUDY JAMES, MOLLOY & JAMES AND SOUTH REPORTATION. TANKY, LAUGHA
EDWARREY— GENERAL 310 US
ON IN TANKY AT 34599 EACH SOUTHWELL AND SOUTHW 10' front yard setback allower if with parety. Front Loaded Garooe setback to remain 20 DESIGNATION(S)/FUTURE LAND PROPERTY IS R-4. NO FLEX OF PROPOSED FRONT YARD 20' MIN. 10' freet yard setback allower f with perety. Freet Loaded Jarage setback to remain 20 SITE NOTES R-4 redevelopment
** Pod A may be developed with residential uses "THE DEVELOPER RESERVES THE RIGHT TO CONVERT ANY OF THE ABOVE ACCELAGE TO RESIDENTIAL USES (AT # DU/MA) OR RESIDENTIAL SUPPORT USES (ED DAY CARE OR HOUSE (WAYSHIT) AND AND ON SUBJECT TO CONDITIONS FOR THE USES RSC-6 JULDING ENVELOPE FOR JOH-RESIDENTIAL USES, MAY ALSO NICTUDE PARKING AND RETENTION 2 story 0.22 N/A N/A H H PROPOSED BUFFER OR DERM/FENCE/LANSCAPIN SECTION / TOWNSHIP / RANGE -- 21 & 28 / 30S / 20E MAJOR MODIFICATION TO PLANNED DEVELOPMENT (RZ-PD 15-0694 / MM 22-0224) subject to the standards of Pod B ROPOSED ACCESS 150° STUDY AREA XISTING ACCESS LEGEND RIVERVIEW HIC GENERAL DEVELOPMENT PLAN HILLSBORDUGH COUNTY, FLORIDA JISTHONS 173,0200 TY OWNED 88-0208 R-4 HILLSBOROUGH COUNTY 6076737.0000 COUNTY OWNED AR R-4 SUGGS #076684.01 SIMGLE FAM AR R-4 R-4 ASHALT RD—
R-4 ASHALT ASHALT SO' 130° ROW VARIES
2 LANE UNDIVIDED COLLECTR 8 10' SETBACK -TYPE "A" BUFFER LOCATION OF ACCESS POINTS SUBJECT TO FINAL ENG. DESIGN (TYP) - CARDANELL FARMS II #076624,0000 PASTURE PD R-4 CARDANELL II BROWN 376843.0000 PASTURE AR R-4 POD B (RESIDENTIAL & AMENITY CENTER) R-4 WOODS PB 101 DIRT ROAD V 50' ROW H NON-RESIDENTAL NON-RESIDENTAL NON-RESIDENTAL NOS. RAY ALSO CROSS INCLUDE PARKING AND RETENTION VEN DITTO 076844,5000 TIMBER AR R-4 CABSLER CABSLER CABSLER LEONARD SUMNER #076683.0100 SINGLE FAM RES AR R-4 SINGLE FAMILY
DETACHED ONLY
(NO TH WITHIN
THIS AREA) LOCATION OF ACCESS POINTS SUBJECT TO POINTS SUBJECT TO INAL ENG. DESIGN (TYP) REVISED PLAT - RODNEY JOHNSONS RIVERVIEW HIGHLANDS PB 25 P621 PRIVATE. TAMPA METRO AREA YMCA POU \$076677.0100 FINALEP NON-PROFIT SERV FINALEP R-4 AFF FX APP POTENTIAL
PEDESTRIAN CROSS |
ACCESS TO SCHOOL |
LANGLIER |
4078844,0050 |
SINGLE FAM RES |
AR |
R-4 | POTENTIAL CROSS -En. Stormwoter Management. Area (Typ) SNOLE FAM RES AR R-4 KALSHOVEN PO76686.0000 MH AR R-4 NAME RIVERVIEW HIGH SCHOOL

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Depart	ment DATE: 6/04/2022
REVI	EWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: RV/ South	PETITION NO: RZ 22-0416
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed of	or attached conditions.
	This agency objects, based on the listed or attac	ched conditions.
	AND REVISED CONDITIONS OF APPROVA d Conditions The project shall be limited to the following: 1.1 POD A: The project shall be limited to a ma	AL eximum of 50,000 square feet the following uses:
	1 3	ises AND the following Commercial, Neighborhood
	 Coffee Shop Sub / Sandwich Shop Hobby Shop Consignment Store News Stand Jewelry Store Antique Store Personal Services Car Wash (1 Tunnel Maximum) 	 Eating Establishment/No Drive-Thru Home Furnishings Store Florist Paint Store Gift Shop Pharmacy Bank/Credit Union Kennel Motor Vehicle Repair, Neighborhood Serving
	entitlement program proposed by the applicant, wi	a modification to this condition to reflect the revised ith additional restriction to the number of car wash generation potential to avoid/minimize any queuing
4.	The following access points shall be required to s General Site Plan:	erve the proposed development as illustrated on the

One (1) right-in/right-out access connection to Boyette Rd. from Pod A (i.e. Newell Valley Loop);

One (1) additional right-in/right-out access connection from Pod A to Boyette Rd., which shall be located a minimum of 245 feet east of Newel Valley Loop and 245 feet west of the median

opening, as generally shown on the Site Plan; and,

A.

These two (2) access connections may include new or existing access points, otherwise aAll existing access points shall be closed (with curb restoration, sodding, and sidewalk extensions as necessary). Access locations may be adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.

[Transportation Review Section staff is proposing a modification to this condition to reflect the revised access proposed by the applicant, with additional changes for clarification and to comport with current practice. Staff notes that if deviations to access location below Section 6.04.07 spacing requirements was desired, the applicant would have needed to submit a Section 6.04.02.B. Administrative Variance together with this Major Modification request in accordance with current procedures; however, no such request was received.]

5. The developer shall submit a detailed transportation analysis for the entire site, or each increment of development, prior to plat/site/construction plan submittal for any portion of the PD. This analysis shall be used to determine what proportionate share or other mitigation may be required.

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, this condition is no longer enforceable. Staff notes future development will be required to pay mobility fees unless grandfathered in accordance with the ordinance.]

New Conditions:

New Conditions (Zoning Staff to Insert Number) through (Zoning Staff to Insert Number) shall apply to the commercial development within the portion of Pod A located east of Newell Valley Loop:

- Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to southbound right turn lane on Boyette Rd. into the project access.
- The access onto Newell Valley Loop shall be restricted to right-in/right-out/left-out turning
 movements only. Prior to or concurrent with the initial increment of development, the developer
 shall extend the existing median nose south and install no left turn signage in order to prohibit
 southbound to eastbound left turning movements. Final design of this improvement shall be
 subject to Hillsborough County review and approval.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve one-half of the needed right-of-way (i.e. the applicant shall preserve up to 10 feet of right-of-way along the project's Boyette Rd. frontage), such that a minimum of 134 feet of right-of-way is preserved in the future condition when accounting for the 10-foot preservation on both sides of the roadway. Only those interim uses permitted by the Hillsborough County LDC shall be permitted within the preservation area. The preservation area shall be shown on all future site plans, and building setbacks shall be calculated form the future right-of-way line.
- Notwithstanding the above, given that the project is entitled with uses which could exceed the 100-trip threshold whereby a right turn lane will remain required after Boyette Rd. is widened to 6-lanes, and given that the developer desires to place the turn lane within existing County right-of-way which is reserved for future 6-laning, the developer shall (prior to or concurrent with the

initial increment of development) dedicate and convey to Hillsborough County a minimum of 11-feet of right-of-way (above and beyond the amount required to be preserved) in specific areas along the project's Boyette Rd. frontage as necessary (such that the turn lane may be relocated one the Boyette Rd. widening occurs).

• The ingress and egress easement recorded in Official Records of Hillsborough County Book 3448 Page 1242 shall be vacated or otherwise terminated prior to or concurrent with the initial increment of development.

Other Conditions of Approval:

Prior to Site Plan Certification the applicant shall revise the site plan to:

- Staff notes that right of way preservation and dedicated is proposed/required as specified in the conditions of approval. Revise note 24 on Sheet 1 accordingly.
- Add a label over the top of Boyette Rd. on Sheet 1 directing viewers to updated right-of-way information on Sheet 2. Revise the existing right-of-way labels and notations for Boyette Rd. on Sheet 2. Currently it is labeled as being +/- 124-feet in width; however, the applicant's linework shows the existing right-of-way varies. As such, the applicant should label as "Right-of-Way Varies Between +/- ____ feet and +/- ____ feet" and the applicant should show/dimension/label the minimum and maximum locations of variance.
- Show the required right-of-way preservation and label as "Up to +/- 10-foot wide Right-of-way Preservation in Accordance with Hillsborough County Corridor Preservation Plan". Show the required right-of-way dedication and label as "+/- 11-foot Right-of-Way Dedication and Conveyance See Conditions of Approval". Staff calculated this preservation by scaling the narrowest portion of existing right-of-way shown on the plans, which measured as 114 feet. Staff notes that since a minimum of 134 feet is needed to accommodate the future 6-lanes (exclusive of any required eastbound to southbound right turn lanes), the developer is required to preserve up to 10 feet of right-of-way (with less preservation required in those variable areas where existing right-of-way is greater than 114 feet in width).

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 2.97 ac. portion of a +/- 111.58 acre project previously zoned Planned Development (PD) 15-0694, and as most recently modified via PRS 22-0224. The project is currently approved for a variety of uses, including 424 single-family detached dwelling units within Pod B, and up to 50,000 s.f. of certain uses within Pod A, including all Business Professional Office (BPO) uses as well as eating establishments (without-drive throughs), home furnishing stores, hobby shops, florists, consignment stores, paint stores, newsstands, gift shops, jewelry stores, pharmacies, antique stores, bank/credit unions, personal service uses and a dog kennel.

The applicant is requesting to modify the project to add car wash and motor vehicle repair (neighborhood serving) uses. The applicant is also proposing to add an additional right-in/right-out access connection to Boyette Rd. which would serve the portion of Pod A east of Newel Valley Lp.

The applicant's previously submitted analysis in support of the original zoning still accurately reflects a generalized worst-case scenario for potential post-development project impacts if all available entitlements were constructed. The following analysis shows the trip generation impacts for the existing approved zoning, as well as demonstrates why the proposed newly added uses generates fewer trip impacts than certain uses already approved within the existing PD zoning.

Given the above, the proposed modification will have no impact on the maximum trip generation potential of the subject parcel; however, the proposed zoning is anticipated to reduce the number of trips which will utilize the project's Newell Valley Lp. Access (given the addition of a second right-in/right-out access to Boyette Rd.)

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 424 Single-Family Detached D.U.s (ITE Code 210)	3,967	307	386
PD, 3,000 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,148	132	78
PD, 2,800 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,005	123	73
PD, 18,200 Medical Office Uses (ITE Code 720)	658	43	65
PD, 5,000 Bank w/ Drive-Through (ITE Code 912)	741	60	122
PD, 6,000 s.f. High-Turnover Site Down Restaurant (ITE Code 932)	763	65	59
PD, 15,000 s.f. Pharmacy/Drugstore with Drive-Through (ITE Code 881)	1,454	52	149
Subtotal	11,736	782	932
Less Internal Capture	Not Available	-134	-278
Less Pass-By Trips:	Not Available	Not Available	-100
Net External Trips:	11,736	648	554

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 424 Single-Family Detached D.U.s (ITE Code 210)	3,967	307	386
PD, 3,000 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,148	132	78
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Subtotal	11,736	782	932
Less Internal Capture	Not Available	-134	-278
Less Pass-By Trips:	Not Available	Not Available	-100
Net External Trips:	11,736	648	554

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	No Change	No Change	No Change

Staff notes that the proposed uses being added generate fewer peak hour trips than the uses already approved within the existing zoning, as detailed below.

- Each 1,000 g.s.f. of Motor Vehicle Repair, Neighborhood Serving uses (ITE LUC 942) generate 3.11 p.m. peak hour trips in its highest peak hour.
- Each 1 tunnel of an automated car was (ITE LUC 948) generates 77.5 peak hour trips in its highest peak hour. While on its face this appears to be higher than fast-food with drive through uses, it is important to examine these based upon equivalent independent variables. Because the square-footage of car washes can vary, staff surveyed a variety of car washes to determine their sizes. The smallest modern car was that could be found was +/- 4,000 s.f. Based upon this value, a 1 tunnel car wash generates an equivalent of approximately 19.4 trips per 1,000 s.f.
- Each 1,000 g.s.f of fast food uses without drive-throughs (an already approved use) generate 28.34 p.m. peak hour trips in its highest peak hour.

Given the above, the proposed project will not increase the maximum trip generation potential of the subject site.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE (AREA OF MODIFICATION ONLY)

Boyette Rd. (between US 301 and McMullen Rd Rd.) is a 4-lane, divided, arterial roadway within a +/-120-foot right-of-way. The roadway is in good condition and is operating at Level of Service (LOS) C, with an adopted LOS D. There are +/- 5-foot wide sidewalks on both sides of Boyette Rd. in the vicinity of the proposed project. There are +/- 4-foot wide bicycle facilities present along both sides of Boyette Rd. in the vicinity of the project.

Along the western boundary of the Major Modification area, Newell Valley Loop consists of a 2-lane, divided, local roadway characterized by between +/- 15 feet and +/- 20 feet of pavement on each side. The roadway lies within a +/- 80-foot wide right-of-way. There are +/- 5-foot wide sidewalks along both sides of Newell Valley Loop. There are no bicycle facilities along Newell Valley Loop.

SITE ACCESS AND CONNECTIVITY

This Major Modification request seeks to add one (1) additional right-in/right-out connection to Boyette Rd. from the portion of Parcel A located east of Newell Valley Loop Rd. The applicant is also restricting the connection to Newell Valley from this portion of Parcel A such that it permits only right-in/right-out/left-out turning movements. Signage and median modifications will help to enforce this restriction; however, they will not prohibit full access connection for the portion of Pod A located west of Newell Valley Loop. This modification, together with the additional access to Boyette Rd., is anticipated to substantially reduce the amount of amount of traffic on Newell Valley Loop without putting undue trips on Boyette Rd. (i.e. other business and residences within the PD will have full access to the project without having to use collector roadways).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION
Roadway LOS information for Boyette Rd. is provided below. Newell Valley Loop is not included in the Hillsborough LOS Report. As such, no information on this facility can be provided.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Boyette Rd.	Balm Riverview Rd.	Bell Shoals Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways to Modification Area (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Boyette Rd.	County Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☑ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Newell Valley Lp.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Total Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	11,736	648	554		
Proposed	11,736	648	554		
Difference (+/-)	No Change	No Change	No Change		

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

Connectivity and Cross Access (Modification Area Only) Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request		
Road Name/Nature of Request Type Finding		
	Choose an item.	Choose an item.
Choose an item. Choose an item.		
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐N/A ☑ No		

COMMISSION

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Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING					
HEARING DATE: April 18, 2022	COMMENT DATE: February 16, 2022				
PETITION NO.: 22-0416	PROPERTY ADDRESS: 11609 Boyette Rd, Riverview				
EPC REVIEWER: Sarah Hartshorn	FOLIO #: 076681-0050, 76681-0100				
CONTACT INFORMATION: (813) 627-2600 X 1237	STR: 21-30S-20E				
EMAIL: hartshorns@epchc.org					
REQUESTED ZONING: Major Mod to PD	REQUESTED 70NING: Major Mod to PD				

REQUESTED	LOMING.	iviajoi	Mod to 1 D	•

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	2/15/2022
WETLAND LINE VALIDITY	Expired SWFWMD Survey
WETLANDS VERIFICATION (AERIAL PHOTO,	NA
SOILS SURVEY, EPC FILES)	

INFORMATIONAL COMMENTS:

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.

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.

Sjh/mst



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 04/07/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: WWS Contracting LLC **PETITION NO:** 22-0416

LOCATION: 11607 & 11609 Boyette Rd

FOLIO NO: 76681.0050; 76681.01000

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

 Auto Repair
 Automated Car Wash
 Quick Lube

 (Per 1,000 s.f.)
 (Per 1,000 s.f.)
 (Per 1,000 s.f.)

 Mobility: \$10,535
 Mobility: \$34,804
 Mobility: \$17,303

Fire: \$313 Fire: \$313 Fire: \$313

Retail - Fast Food w/Drive Thru

(Per 1,000 s.f.) Mobility: \$94,045 Fire: \$313.00

Project Summary/Description:

Urban Mobility, South Fire - Commercial Neighborhood - non-specific, 8,000 s.f. no breakdown

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	`ION NO.: <u>N</u>	/M22-0416	REVIEWED BY	: Randy Rochelle	DATE: 2/11/2022
FOLIC) NO.:	76681.0	050		
			WATER	R	
	The proper should conf	ty lies within the tact the provide	eer to determine the	Water Service Are availability of water s	ea. The applicant ervice.
	the site) are likely point-	nd is located w of-connection, determined at	ithin the south Ric however there co	ht-of-Way of Boyette ould be additional and	roximately feet from Road. This will be the d/or different points-of-ihis is not a reservation
	the County are current Station Exp need to be	's water syster tly under constantion and C3 completed by t	m. The improvem struction, C32001 2011 - Potable W	ents include <u>two fur</u> - South County Po ater In-Line Booster P	d prior to connection to nded CIP projects that otable Water Repump Pump Station, and will building permits that will
			WASTEWA	TER	
	The proper should conf	ty lies within the tact the provide	eer to determine the	_Wastewater Service availability of wastew	Area. The applicant vater service.
	150 fee Right-of-Wa could be a	t from the site) ay of Boyette R dditional and/o) <u>and is located v</u> Road . This will be	vest of the subject protect of the likely point-of-confection determined to the connection determined t	ite), (approximately operty within the south nection, however there ined at the time of the
	connection and will nee	to the County	s wastewater sys	tem. The improvemer prior to issuance	e completed prior to nts include of any building permits

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

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, June 13, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 11:56 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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	Page 179
1	HILLSBOROUGH COUNTY, FLORIDA
2	BOARD OF COUNTY COMMISSIONERS
3	ZONING HEARING MASTER HEARINGS June 13, 2022
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
6	D6: Application Number: MM 22-0416
	Applicant: WWS Contracting, LLC
7	Location: S side of Boyette Rd & 80' E of Newel Valley Loop
8	Folio Number: 076681.0050 & 076681.0100 Acreage: 3.07 acres, more or less
9	Comprehensive Plan: R-4 Service Area: Urban
10	Existing Zoning: PD 15-0694 Request: Major Modification to a Planned
11	Development
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Executive Reporting Service

MR. GRADY: The next item is agenda item

D-6. It's Major Mod Application 22-0416. The

applicant is WWS Contracting, LLC. The request is

for Major Modification to existing Planned

Development.

Sam Ball with County Staff will provide staff recommendation after presentation by the applicant.

MR. PENSA: Good evening. My name is Peter Pensa. I'm an AICP planner with Avid Group, the planners, engineers, and surveyors for the project, representing the property owner and developer.

The site that's before you tonight is a portion of pod A, which is part of the Boyette Park mixed-use Planned Development. This property along with the property to the west of Newel Valley Loop is currently entitled for 50,000-square-foot of BPU uses, plus select CN uses.

The catalyst proposed on the western parcel, that's not part of this application but came in front of the Zoning Hearing Master several months ago. I believe it was in February. It's proposed for 11,000-square-foot. So that would leave 39,000-square-foot of entitlement remaining for this property or in combination with the other.

Page 181 The -- the 3.07-acre site that's before you 1 2 tonight is while we're requesting to retain that same 50,000-square-foot of entitlement, the -- the 4 applicant's intent is to develop the property with 5 less intense project. 6 We're proposing a, roughly, 6500-square-foot, our automated car wash tunnel. 8 1600-square-foot three-bay oil change facility, also known in the Code as a neighborhood-serving 9 auto repair facility. And a 6,000-square-foot 10 multitenant retail building. 11 12 The application requests a waiver from the 13 locational criteria. I'll go over that in a 14 second. We're not asking for any other variations 15 from -- from the Code as part of this PD. 16 request is to add two specific uses that are CN 17 uses but were not part of the previous approved PD 18 plan. 19 One is for the automated car wash; the other 20 is for the neighborhood-surveying automobile repair 21 facility. We also originally had a request for 22 drive-through restaurant that was removed during 23 the review process, and we are no longer asking for 24 that.

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We also are asking for additional access on

to Boyette Road, which I'll get into in more detail. Excuse me.

The Planning Commission staff is supporting the waiver from the locational criteria, as you'll hear from them when it's their time. I also submitted justification as part of the record.

In summary for the sake of time, I'll just hit the highlights on that. It's consistent with because there are five for shared access point for the project. There's cross access with adjoining commercial properties.

There's vehicular and pedestrian interconnectivity between the uses within the project and also with residential neighborhood, which is part of the same mixed-use PD to the rear.

The uses that are proposed are consistent with the BPO and select CN uses. They are not of either commercial or intensive commercial uses.

And the site is located within an existing established suburban -- excuse me, commercial development pattern.

There are similar uses located across the street and throughout the corridor. Boyette Road is identified in the County's plans as an arterial road with plans for future expansion to a six-lane

1 facility.

As part of the project, we will be providing a 15-foot scenic roadway buffer along Boyette Road, and we proposed a 20-foot Type B enhanced buffer, which will include a 6-foot fence, a 6-foot continuous evergreen hedge and 10-foot evergreen shade trees as a mitigating measure to protect the neighborhood to the rear.

As part of the process, we had a neighborhood meeting by video and -- and phone conference with the neighborhood. I reached out to the Boyette Park CDD Board of directors. Spoke with several of the board members and then scheduled a meeting using their video conference facilities that they use for their monthly meetings with their residents.

We -- we met by video and phone on March 9th in the evening and had a well-attended meeting. As you would normally expect with a lot of projects, there were similar questions you'd normally would hear. Questions about access, stormwater, and about potable water demand.

The stormwater facility, I'll start with that one. The site was partially included in the master stormwater system for the development. When

1 it was built, it's apart of the stormwater will be

2 handled through the existing stormwater system.

There was one parcel that was added to the site

4 later on.

That parcel will need to have additional stormwater so we'll be providing on-site retention for that. The potable water demand, we talked about the concerns that the residents already have. You have a letter in the staff report from utilities expressing the issues the County has in the plan -- the plans for future expansion of the potable water system to meet the demands of the part of the County.

Part of this project is an automated car wash system. We went into extensive detail with the residents about how that operation works and the benefits of an automated system and how it recycles water and reuses it and uses significantly less water an individual washing their car at their residence.

As part of the meeting we did provide copy of our PowerPoint presentations to the residents and the Board recorded the meeting as well and made that available to anyone else in the community that wasn't able to attend.

Regarding access, it was suggested during the meeting that the driveway connection, which is existing, on Newel Valley Loop that it be removed from the project.

There's a lot of glare in this, so it's hard to see. This is Newel Valley Loop. This is the main entrance into the residential development.

Constructed as part of that project was a driveway connection located right here to serve this property; the one that we're reviewing tonight, as well as a driveway aligned across from it to serve the 11,000-square-foot panel that's proposed across the street from it.

So the residents expressed concern about traffic potentially backing up into Boyette Road during PQs. Obviously, we're sensitive to that concern as well. We went back to -- we being our traffic consultant went back to the County and discussed that.

It was determined that -- that the County was going to require the cross access to continue to exist and said what was proposed was a modification to the median to remove the left-in movement for traffic coming into the site.

So that'll be a right in, right out, and

left out so that it can be accessed by the
residents but not from general public coming into
the property. Instead a right in, right out
driveway would be placed central on the property
for shared access for the multiple commercial uses
within the project.

And then as detailed in the staff report, that access would be as certain locational requirements in order to space it from other median openings and driveways within the area.

That kind of covers what we covered at the neighborhood meeting. I'd like to wrap it up by saying that we do concur with staff's recommended conditions, but I would like to note that condition No. 24 has a reference to the restaurant with drive-through facility. And as I noted, the Planning Commission had a concern about that as well as the -- well, the residents actually didn't have a concern with it other than questions about traffic.

But at the request of the Planning

Commission, we did remove that -- that use from our request. But it did make it into the conditions because it was part of the traffic study, and so we just wanted to note we may want to clean that up.

Page 187 Other than that, we're -- we're in support 1 2 of it and here to answer any questions you may have. 4 HEARING MASTER HATLEY: Okay. Thank you. 5 Sign in with the clerk here. Thank you. All right. Development Services. 6 7 MR. BALL: Good evening. Good evening. Sam 8 Ball, Development Services. 9 There will be a corrected staff report to be submitted. Corrections for condition of approval 10 11 No. 1.1, allowable uses in the -- they also include 12 a kennel. 13 This request is for a Major Modification to 14 a Planned Development, 15-0694, to include a car 15 wash and neighborhood service motor vehicle repair 16 as a level of uses within pod A. 17 The 3.07-acre property is located at the 18 southeast corner of Boyette Road and Newel Valley 19 Loop. It is in the Urban Service Area and the 20 Riverview Community Plan Area. The site is within the Residential-4 Future 21 22 Land Use Classification, which allows four dwelling 23 per gross acre and even though a 0.25 floor area 24 ratio is the maximum for allowable nonresidential 25 uses in Residential-4, PD 15-0694 was approved for

Page 188 up to 50,000 square feet of nonresidential gross 1 floor area, which comes up to 0.22 floor area ratio for pod A. 4 Typical uses for Residential-4 include 5 residential suburban scale neighborhood commercial, 6 office uses, and multipurpose projects. surrounding area contains a mix of commercial, 8 institutional, and residential uses. A gated community with 424 lots, including 9 single-family conventional, duplexes, and 10 townhomes, was completed in 2020 and adjoins the 11 12 property to the south and is also part of PD 13 15-0694. The PD was modified earlier this year to 14 15 allow the property on the west side of Newel Valley 16 Loop to be developed for a kennel to 11,000 square 17 The property to the west of the PD covers 18 18.59 acres and is developed for single-family use. 19 The property across Boyette Road to the 20 north contains a 12-acre man-made lake. 21 property to the east is developed for commercial 22 uses. Other uses in the area include Riverview 23 High School, freestanding and strip retail, 24 single-family conventional, a religious 25 institution, and vacant commercial property.

The proposed modifications are to include a car wash, neighborhood-serving motor vehicle repair as allowable uses to pod A. Pod A is the dark shaded area on the site plan on the left and a portion of pod A to be modified as outlined in yellow. That proposed site plan is on -- it's on the right.

Conditional -- condition of approval No. 12 is being changed to require the developer to install an enhanced Type B buffer along the southern boundary of pod A.

The enhanced buffer will require

10-foot-tall evergreen shade trees to be placed

every 20 feet on center, plus a 6-foot PVC fence

and a 6-foot-tall evergreen plant with 75 percent

screen opacity.

The standard buffer would have allowed shade trees and the PVC fence or a 6-foot-tall evergreen plants.

Conditions of approval also require 15-foot scenic roadway buffer along Boyette Road as well as extending the medians to restrict access from Newel Valley Loop onto the site so that the traffic from Boyette Road will only be able to enter from Boyette Road.

Executive Reporting Service

Page 190 The developer also had to construct a turn 1 2 lane into the property for eastbound traffic into the site and that traffic reconfigurations would allow residents to the south end of the property 5 for having to use Boyette Road. 6 Based on the preceding considerations, staff finds the proposed Major Modification compatible with existing uses, zoning districts, and development patterns in the area. Staff recommends 10 approval of the request subject to conditions. That concludes my report, and I'm available 11 12 for any questions. 13 HEARING MASTER HATLEY: Mr. Ball, just so make sure I heard you correctly, you're going to 14 15 correct -- make a correction to Condition 1.1 to 16 add a kennel; is that correct? 17 MR. BALL: Correct. The kennel use was 18 approved earlier and somehow a scrivener's error, it wasn't included in this list. 19 20 HEARING MASTER HATLEY: And will you also be 21 amending Condition 24 to remove the restaurant with 22 drive-up facilities? 23 MR. BALL: I believe so. I would have to

Executive Reporting Service

staff. Let me take a look at --

take a look at it, but I would -- I don't have the

24

Page 191 MR. GRADY: Madam Hearing Officer, yes, we 1 2 can update Condition 24 to accurately reflect the proposed uses that are subject to that condition 4 based on prior approvals and this approval. 5 HEARING MASTER HATLEY: All right. Thank 6 you. All right. Planning Commission. 7 8 MS. LIENHARD: Thank you. Melissa Lienhard, Planning Commission staff. 9 The subject property is located within the 10 Residential-4 Future Land Use Category. It is in 11 12 the Urban Service Area and also located within the 13 limits of the Riverview Community Plan and the 14 Southshore Areawide Systems Plan. 15 The subject property is located in the Urban 16 Service Area where 80 percent or more of new growth 17 is to be directed per Comprehensive Plan policy. The proposal meets the intent of Objective 1 of the 18 19 Future Land Use Element by providing growth within the Urban Service Area. 20 21 The intent of the Residential-4 Future Land 22 Use Category is to designate areas that are 23 suitable for low density residential development. 24 In addition, suburban scale, neighborhood 25 commercial, office, multipurpose, and mixed-use

Page 192 projects serving the area may be permitted subject 1 2 to the goals, objectives, and policies of the Future Land Use Element, as well as applicable 4 development regulations in conforming to 5 established locational criteria for this specific 6 land use requested. 7 The maximum intensity for nonresidential development is .25 floor area ratio. Pod A is 8 currently approved for 50,000 square feet of Business Professional Office or BPO and Commercial 10 Neighborhood or CN uses. 11 12 The eastern portion of pod A was modified 13 under Major Modification 22-224 and approved for 14 11,000-square-foot dog kennel. 15 The subject property has a proposed FAR of 16 .22, which is consistent with the Residential-4 17 Future Land Use Category. Per policy 22.2 of the 18 Future Land Use Element, the site does not meet commercial locational criteria. 19 20 To meet commercial locational criteria, at 21 least 75 percent of frontage associated with the 22 use must be within the distance specified in the 23 chart of a qualified intersection in the 2040 Cost 24 Affordable Long-Range Transportation Map. 25 Based upon the policy, the site must be

Page 193 located at least 900 feet from the intersection of 1 Boyette Road and McMullen Road. However, it is located approximately 1,000 feet away. The applicant has submitted a waiver request 5 for review. Planning Commission finds the request consistent with these commercial locational 6 criteria -- waiver criteria as the property is part of an overall mixed-use development and was previously approved for up to 50,000 square feet of commercial uses. 10 11 The proposed request introduces two commercial neighborhood uses. The proposed CN uses 12 13 are considered compatible in this location and consistent with the suburban scale neighborhood 14 15 trend in this area. 16 Based upon that, Planning Commission staff 17 recommends that the Board of County Commissioners 18 approve and grant the waiver for commercial locational criteria. 19 20 The request is consistent with the Riverview 21 Community Plan as it provides appropriate and 22 compatibility -- or compatible buffers and 23 transitions to existing adjacent land uses. 24 The site will provide landscape buffers and 25 other design techniques that will transition the

	Page 194
1	use to the surrounding properties. In addition,
2	the request supports economic development in the
3	area and will provide a neighborhood service.
4	The request is found to support the vision
5	of the Riverview Community Plan and the Southshore
6	Areawide Systems Plan.
7	Based upon those considerations, Planning
8	Commission staff finds the proposed Planned
9	Development consistent with the Future of
10	Hillsborough Comprehensive Plan for unincorporated
11	Hillsborough County subject to the conditions
12	proposed by Development Services. Thank you.
13	HEARING MASTER HATLEY: Thank you. All
14	right.
15	Is there anyone here or online who wishes to
16	speak in support of this application? All right.
17	I do not see anyone.
18	Is there anyone here or online who wishes to
19	speak in opposition to this application? All
20	right. I don't see anyone.
21	Development Services, anything further?
22	MR. GRADY: Nothing further.
23	MR. RATLIFF: Madam Hearing Officer.
24	HEARING MASTER HATLEY: Yes.
25	MR. RATLIFF: James Ratliff, Transportation

1 Review.

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I just wanted to point out that the way that our review is structured the fast food was not something that was reviewed. It was not analyzed until we just found something that we had concerns about it. It is not something we would support.

So just to make sure to place that on the record, and then with respect to the connectivity issue as well, again, this project was originally set up as a mixed-use PD. The purpose of Planned Developments are to foster innovative mixed-use development, and then the purpose of a PD is that it'd be integrated as well.

So elimination of that connection is kind of antithetical to what a PD is and is not something we would support. It would put additional pressure on Boyette, all of which, again, was not analyzed.

And so with that, I'm happy to answer any questions, but that's all I have.

20 HEARING MASTER HATLEY: Thank you so much,
21 Mr. Ratliff.

MR. RATLIFF: Thank you.

23 HEARING MASTER HATLEY: All right.

24 Applicant, anything further?

MR. PENSA: I don't have anything further,

	Page 196
1	unless you have questions for me.
2	HEARING MASTER HATLEY: No questions for
3	you. Thank you so much.
4	All right. That will close the hearing,
5	then, on Major Modification 22-0416.
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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING MASTER HEARINGS)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, May 16, 2022

TIME:

Congluding at 10:14 p.m.

Concluding at 10:14 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

1505 N. Nebraska Avenue Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 7
1	Grandlienard, Isis Brown, Israel Monsanto, Michelle
2	Heinrich, and Tim Lampkin, and with the Planning
3	Commission, Karla Llanos.
4	We do have three changes to the agenda. The
5	first is just a housekeeping item regarding on
6	page 5 of the agenda, item A-17. This is Major Mod
7	Application 22-0416.
8	The agenda showed there's an
9	applicant-requested continuance when, in fact, it's
10	a staff-requested continuance to the June 13th,
11	2022, Zoning Hearing Master Hearing.
12	The other two changes are on first, other
13	requested changes on page 7 of the agenda, item
14	C-1, Rezoning-Standard 22-0423. The applicant's
15	David Wright.
16	We were informed late this afternoon the
17	applicant would like a request to continuance to
18	the July 25th Zoning Hearing Master Hearing, and I
19	believe Mr. Wright is virtually online to explain
20	the reasons for the request.
21	HEARING MASTER FINCH: Okay. Thank you.
22	Mr. Wright.
23	MR. WRIGHT: Thank you. David Wright, PO
24	Box 273417, Tampa, Florida 33688.
25	Due to an unforeseen medical issue I've had

Page 11 applicant to the June 13, 2022, Zoning Hearing 1 Master Hearing. Item A-11, Rezoning-PD 22-0181. application is being continued by the applicant to 4 the June 13, 2022, Zoning Hearing Master Hearing. 5 6 Item A-12, Major Mod Application 22-0221. This application is being continued by the 8 applicant to the June 13, 2022, Zoning Hearing Master Hearing. 9 Item A-13, Rezoning-Standard 22-0295. 10 application is out of order to be heard and is 11 being continued to the June 13, 2022, Zoning 12 13 Hearing Master Hearing. 14 Item A-14, Major Mod Application 22-0313. 15 This application is being continued by the 16 applicant to the July 25, 2022, Zoning Hearing 17 Master Hearing. 18 A-15, Rezoning-PD 22-0319. This application 19 is being continued by the applicant to the June 13, 20 2022, Zoning Hearing Master Hearing. 21 Item A-16, Rezoning-PD 22-0369. 22 application is being continued by staff to the 23 June 13, 2022, Zoning Hearing Master Hearing. 24 Item A-17, Major Mod Application 22-0416. 25 This application is being continued by the

Page 12 applicant to the June 13, 2022, Zoning Hearing 1 Master Hearing. 3 Item A-18, Rezoning-PD 22-0420. application is being continued by the applicant to 4 the June 13, 2022, Zoning Hearing Master Hearing. 5 6 Item A-19, Rezoning-PD 22-0433. application is being continued by the applicant to 8 the June 13, 2022, Zoning Hearing Master Hearing. 9 Item A-20, Rezoning-PD 22-0442. application is being continued by the applicant to 10 the June 13, 2022, Zoning Hearing Master Hearing. 11 12 Item A-21, Rezoning-PD 22-0443. 13 application is being continued by the applicant to the June 13, 2022, Zoning Hearing Master Hearing. 14 15 Item A-22, Rezoning-PD 22-0444. 16 application is out of order to be heard and is 17 being continued to the June 13, 2022, Zoning 18 Hearing Master Hearing. 19 Item A-23, Rezoning-Standard 22-0453. 20 application is being continued by the applicant to 21 the August 15, 2022, Zoning Hearing Master Hearing. 22 Item A-24, Rezoning-PD 22-0461. 23 application is being continued by the applicant to 24 the June 13, 2022, Zoning Hearing Master Hearing. 25 Item A-25, Major Mod Application 22-0477.

Page 14 This application is out of order to be heard and is 1 being continued to the June 13, 2022, Zoning Hearing Master Hearing. 4 I would note just one more correction A-17. 5 I apparently read that as a staff continuance and it's -- is it a staff continuance? Yeah. 6 misread on page 5, item A-17, we correct that in 8 the changes. 22-0416 as a staff-requested continuance to June 13th, not applicant. That concludes all withdrawals and 10 continuances. 11 12 HEARING MASTER FINCH: All right. Thank you 13 so much, Mr. Grady. I appreciate it. Let me start by going over our hearing 14 15 procedures this evening. Our hearing today 16 consists of agenda items that require a public 17 hearing by a Zoning Hearing Master. 18 I'll conduct a hearing on each agenda item and will file a recommendation within 15 business 19 20 days, 15 business days following tonight's hearing. That recommendation is then sent to the Board of 21 22 County Commissioners, who will make the final decision on each case we have tonight. 23 24 Our hearing is informal. I'll ask questions 25 related to the scope of direct testimony. I may

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	X
IN RE:)
ZONE HEARING MASTER HEARINGS)
) X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, April 18, 2022

TIME:

Commencing at 6:00 p.m.

Concluding at 7:37 p.m.

PLACE:

Robert W. Saunders, Sr. Public

Library

Ada T. Payne Community Room

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Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 10 application is out of order to be heard and is 1 being continued to the May 16th, 2022, Zoning Hearing Master Hearing. Item A-14, Rezoning-PD 22-0207. 4 This 5 application is out of order to be heard and is being continued to the May 16, 2022, Zoning Hearing 6 Master Hearing. 8 Item A-15, Major Mod Application 22-0221. This application is being continued to -- is being 9 continued by the applicant to the May 16, 2022, 10 Zoning Hearing Master Hearing. 11 12 Item A-16, Rezoning-Standard 22-0295. 13 application is out of order to be heard and is 14 being continued to the May 16, 2022, Zoning Hearing 15 Master Hearing. 16 Item A-17, Rezoning-PD 22-0319. This 17 application is being continued by the applicant to 18 the May 16, 2022, Zoning Hearing Master Hearing. 19 Item A-18, Rezoning-PD 22-0369. 20 application is being continued by staff to the 21 May 16, 2022, Zoning Hearing Master Hearing. 2.2 Item A-19, Major Mod Application 22-0416. 23 This application is being continued by the 24 applicant to the May 16, 2022, Zoning Hearing 25 Master Hearing.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 61363 6PM HEARING MASTER DAME (a JO Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	PLEASE PRINT Rebecoa Keft			
22-0443	ADDRESS 400 N Tampa St Ste 1916			
	CITY Tampa STATE FL ZIP 33602 PHONE 813 3683064			
APPLICATION #	NAME Jame Mare			
22-0862				
	CITY Tompon STATE FL ZIP 33602 PHONE 817-506-5184			
APPLICATION #	NAME William J Molly			
33.0103	ADDRESS 555 5 Bhd			
	CITY Jan STATES ZIP PHONE 3360C			
APPLICATION #	NAME Isabelle Olbert			
22.0103	ADDRESS 1000 W. Oshly Dr. CITY Young STATE PL ZIP 336 OLPHONE 332-0976			
APPLICATION #	PLEASE PRINT, Detty R. W., 1/15			
220103	ADDRESS 1440 HOWNES HONOW CE			
130	CITY Lutz STATE [-/ ZIP 3354]PHONES 949-107			
APPLICATION#	NAME Pullars			
22-0165	ADDRESS 166 Forgolaline Manor Dr.			
0	CITY TAMES STATE FC ZIP 33613 PHONE 813 962-0196			

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 613122 6PM HEARING MASTER: Parvela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Natalie Davis
22-0103	ADDRESS 17844 N.U.S Highway 41
	CITY Luty STATE ZIP 3354 PHONE 3352-219-
APPLICATION #	NAME MAIG LOTINER
22.0103	ADDRESS P.D. BOX 2303
	CITY <u>LU72</u> STATE[] ZIP <u>335</u> PHONE <u>813728-373</u>
APPLICATION #	NAME DAN POMECRUES
22.0103	ADDRESS BIG REGER R.
J &	CITY LUIZ STATE ZIPZZ APHONE 949-374
APPLICATION #	NAME Chyis Captovic
22-0103	ADDRESS 17510 Estes Pl
	CITY LUTZ STATE FL ZIB3548 PHONE 813 482-6825
APPLICATION #	PLEASE PRINT NAME OF COMMON AND S
22.0065	ADDRESS 4013 10 27rd 87
	CITY TOO STATE PL ZIP 38613 PHONE 813 404 8940
APPLICATION #	NAME CATHORINE HOTTLES
220069	ADDRESS DUVI East 200 Aug
	CITY Compa STATE F (ZIP 33 LAPHONE & 3220)

sign-in sheet: RFR, CHM, PHM, LUHO

DATE/TIME: 6/13/22 6 pm HEARING MASTER: Partela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	PLEASE PRINT SRICKENTER			
21-0745	ADDRESS 4427 W. KERNERT Bus Sun Son 250			
	CITY LAMPA STATE TO ZIP 536 PHONE (9/3) 229-7700			
APPLICATION #	NAME Roy Weiver			
22-0295	ADDRESS 63 + V. Cum see Rd			
	CITY ROOM STATE ZIP STON PHONE 8/36 STSCOOL			
APPLICATION #	NAME Leas Mully			
27-0795	ADDRESS 5218 EURALA SPOINGS 1D			
70	CITY THE STATE FC ZIP 33037 PHONE G13-457-4730			
APPLICATION #	NAME Confirmed Cliff Cardwell			
APPLICATION#	ADDRESS 124 50			
-90	CITY TANA STATE ZIP35612 PHONE 813 293 1549			
APPLICATION #	PLEASE PRINT SANDOR GASPAR			
J. 0604	ADDRESS 1908 SO. 47 TH STREET.			
· Jo	CITY TAIM DA STATE FL ZIP 33619 PHONE 908-801-0690			
APPLICATION #	PLEASE PRINT TO dd Press Way			
6/80.2	ADDRESS 200 24 Apr. 5 #45/			
23.0210	CITY 5+ PAC STATEF1 ZIP 33701 PHONE 809-1766			

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 9

DATE/TIME: (2/13/22 6PM) HEARING MASTER: Parela JO Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME TO 20-1147 ADDRESS 14031 N. Dgle Mabry Highway CITY TAMPA STATE PL ZIP 33618PHONE (813) 962-6230 PLEASE PRINT APPLICATION # NAME Rigoberto Reves ADDRESS 6806 36th Ave Soot CITY TOWOG STATE F/ ZIP 33619PHONE PLEASE PRINT **APPLICATION #** NAME 22.0442 STATE ZIP 336 PHONE 331-0276 PLEASE PRINT APPLICATION # NAME Dow'd which ADDRESS POBOX 273417 CITY TUMPOL STATE F ZIP 336 PHONE NAME Janise Man-Son-Hing APPLICATION # ADDRESS 16740 Whirley Rd CITY LOTT STATE ZIP 33558 PHONE PLEASE PRINT TO do APPLICATION # Pressnagr 2-0319

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 613/22 6PM HEARING MASTER: Parvela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Much GologRAM **APPLICATION #** 12-0319 ADDRESS 11606 BOKI IN CITY Thous OSASSE STATE 71 ZIP 33592PHONE 813-343-1751 NAME Stephnie Elders APPLICATION # 82.03/9 ADDRESS 11504 BOKI LONE CITY MOOBSISSE STATE FL ZIP 33592 PHONE 813-982-NAME RICKY RICHARDSON APPLICATION # ADDRESS 11499 Boki Lane CITY THO MOTOS CASSTATE F/ ZIP 3359 PHONE PLEASE PRINT NAME Michael Yates APPLICATION # PALM TRAFFIC ADDRESS 400 N. TAMPA Si, 15th FL 22.0319 CITY TAMPA STATE FL ZIP 33602 PHONE 813 205 8057 NAME PETER PENSA, DICP - AVID GROUP LC **APPLICATION #** 22 MIL ADDRESS 2300 CURLEW RO, STE 201 CITY PALMHARS OR STATE FL ZIP 34693 PHONE 727-234-8015 PLEASE PRINT NAME ALX SMALL APPLICATION # 33. OHUY ADDRESS 400 N- ASNLEY DV- SINCE 1100 CITY CIMPU STATE [ZIP 35 (0)- PHONE 850-319-1782 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: CO 13 20 LOW HEARING MASTER: Powela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME ANNE POLCE
22-0558	ADDRESS 433 Central Ave Ste 400
	CITY St Pete STATE FL ZIP337 PHONE 813-898-28.
APPLICATION #	NAME TVUETT GOVERNMENT
22-05Cel	ADDRESS 400 N. Ashley Or #100
55	CITY TUMPO STATE ZIP 33602PHONE
APPLICATION #	NAME Buddy Horself
22.056	ADDRESS DOBOX 257
	CITY Lib soular STATE F/ ZIP 33531 PHONE 13-671-4958
APPLICATION #	PLEASE PRINT LAMES Frankland FYGN KLAIN C
22.0561	address 15064 Boly Ru
<u> </u>	CITY BYLM STATE FL ZIP 335 PHONE & LB4985L
APPLICATION #	NAME Michael Yoles
22-05lel	ADDRESS 400 N TAMPA ST, 15th FC
	CITY Tampa STATE FZ ZIP 3360ZPHONE 813 205 8657
APPLICATION #	NAME Wallamah 5. Jahn
72-0569	ADDRESS 935 Man Street Ste D1
'O F	CITY Soldy MakerSTATE TL ZIP 34695 PHONE 727. 773.70

SIGN-IN SHEET: RFR, CHM, PHM, LUHO

PAGE 7 OF 9

DATE/TIME: 61333 LPM HEARING MASTER: POWNEL TO HOTTEY

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME (Thomas Thomas			
97-6569	ADDRESS 5115 LITHIK SPRINGS RD			
	CITY LITITIA STATE ZIP 38447PHONE			
APPLICATION #	PLEASE PRINT BILL Meyers			
22.0569	NAME Bill Meyers ADDRESS 5104 Lithia Springs Rd			
7,7	CITY LIY K, Q STATE F/ ZIP 335 4 PHONE 813-495=7522			
APPLICATION #	PLEASE PRINT NAME Elix Batsel			
72-6682	ADDRESS 401 E. Jackson 89.			
	CITY Tempe STATE PL ZIP PHONE SOS			
APPLICATION #	PLEASE PRINT NAME Dail M. Smith			
	PLEASE PRINT NAME David M. Smith ADDRESS 401 E. Jackson Start			
APPLICATION#	PLEASE PRINT NAME David M. Smith ADDRESS 401 E. Jack son Start CITY Tagan STATE / ZIP 33602 PHONE 813 212 5010			
APPLICATION#	ADDRESS 401 E. Jackson Street			
APPLICATION#	ADDRESS 401 E. Jackson Strate CITY Page STATE F/ ZIP 33602 PHONE 813 212 5019 PLEASE PRINT Elise Bat sel ADDRESS 401 E. Jackson 84.			
DD.0682	ADDRESS 401 E. Juckson Strate CITY Tagen STATE F/ ZIP 33602 PHONE 813 212 5010 PLEASE PRINT Elise Bar sel NAME Elise Bar sel			
APPLICATION# APPLICATION#	ADDRESS 401 E. Jackson Strate CITY Page STATE F/ ZIP 33602 PHONE 813 212 5019 PLEASE PRINT Elise Bat sel ADDRESS 401 E. Jackson 84.			
37.0682 APPLICATION# 37.0682	ADDRESS 401 E. Jackson Street CITY Dayon STATE FL ZIP 33602 PHONE 813 212 501) PLEASE PRINT Elise Bar sel ADDRESS 401 E. Jackson 84. CITY Tampa STATE FL ZIP 33606 813.222, 5057			

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 6/3/82 6PM HEARING MASTER: POWNELL TO HATLEY

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME TELE TOURS			
97-0689	ADDRESS SOZ3 W. LAVLEL ST CITY TPA STATE ZIP PHONE CO39			
APPLICATION#	NAME Dary MAX FORGER			
22-0689	ADDRESS 236 SE 45th STROET			
	CITY CAPT COPP STATE 1 ZIP \$39/04			
APPLICATION #	PLEASE PRINT NAME Robert Radilla			
22-0689	ADDRESS 212 Ronja Lane			
	CITY Valrico STATE FL ZIP 53594PHONE 813-525-7262			
APPLICATION #	NAME Kenin Ratiof			
27-0689	ADDRESS_1814 Citrus Orchard Way			
	CITY Val-ico STATE FL ZIP 3359/PHONE 8135380851			
APPLICATION #	NAME Elizabeth Rodriguez-Belcher			
33-0689	ADDRESS 406 S Miller Rd			
28	CITY Nalvilo STATE FL ZIP 3359PHONE 813-478-104			
APPLICATION #	NAME Charles Bothe			
J.0689	ADDRESS 2303 444 60			
20	CITY ALLI CO STATE TZIP33594PHONE813 267 5476			

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 6/13/22 6PM HEARING MASTER: POWVELO TO HOTTEY

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	NAME LUKE LIROT ADDRESS 2240 BELLEAIR RD. *190				
GLOSG ADDRESS 2240 BELLEAIR RD. #190					
23.6689	CITY CLEAR WA	STATE FL	ZIP 3 3 3	PHONE 727 \536-	-2/06
APPLICATION #	PLEASE PRINT NAME				
,	ADDRESS				_
	CITY	STATE	ZIP	PHONE	_
APPLICATION #	PLEASE PRINT				_
	ADDRESS				
	CITY	STATE	ZIP	PHONE	_
APPLICATION #	PLEASE PRINT NAME				
	ADDRESS				
	CITY	STATE	ZIP	PHONE	
APPLICATION #	PLEASE PRINT NAME				
	ADDRESS				
	CITY	STATE	ZIP	PHONE	
APPLICATION #	PLEASE PRINT NAME				
	ADDRESS				
	CITY	STATE	ZIP	PHONE	

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 6-13-2022

HEARING MASTER: Susan Finch & Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0103	Isabelle Albert	Applicant Presentation Packer	No
MM 22-0103	Chris Capkovic	2. Opponent Letters	No
RZ 22-0083	Brian Grady	Revised Staff Report	Yes (Copy)
RZ 21-0745	Brian Grady	1. Revised Staff Report	Yes (Copy)
RZ 22-0319	Mitch Gologram	Proponent Presentation Packet	No
MM 22-0416	Brian Grady	Revised Staff Report	Yes (Copy)
MM 22-0416	Peter Pensa	2. Applicant Presentation Packet	No
RZ 22-0444	Brian Grady	Revised Staff Report	Yes (Copy)
MM 22-0558	Anne Pollack	Applicant Presentation Packet	No
RZ 22-0561	Buddy Harwell	Opponent Presentation Packet	No
MM 22-0569	Mahaniah S. Jahn	Applicant Presentation Packet	No
MM 22-0569	Thommen Thomas	2. Opponent Presentation Packet	No
MM 22-0569	Bill Meyers	3. Opponent Presentation Packet	No
RZ 22-0682	Elise Batsel	Applicant Presentation Packet	No
MM 22-0689	Brian Grady	Revised Staff Report	Yes (Copy)
MM 22-0689	Elise Batsel	2. Applicant Presentation Packet	No
MM 22-0689	Max Forgey	3. Opponent Presentation Packet	No
MM 22-0689	Robert Padilla	Opponent Presentation Packet	No

JUNE 13, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 13, 2022, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

Brian Grady, Development Services, reviewed the non-published changes/withdrawals/continuances.

D.2. RZ 21-1337 W/D

Brian Grady, Development Services, announces RZ 21-1337 was withdrawn.

D.8. RZ 22-0443

Brian Grady, Development Services, calls RZ 22-0443.

Rebecca Kerf, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0443 to July 25, 2022.

C.3. RZ 22-0802

Brian Grady, Development Services, calls RZ 22-0802.

Jaime Maier, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0802 to August 15, 2022.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, continued the review of the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.2. MM 22-0103 Susan Finch

- Brian Grady, Development Services, calls MM 22-0103.
- William Molloy, applicant rep, presents testimony.
- Isabelle Albert, applicant rep, presents testimony.
- Susan Finch, questions to applicant rep.
- Isabelle Albert, applicant rep, answers ZHM questions.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Melissa Lienhard, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls for proponents.
- Betty Willis, proponent, presents testimony.
- Nick Pullaro, proponent, presents testimony.
- Natalie Davis, proponent, presents testimony.
- Susan Finch, ZHM, calls for opponents.
- Craig Latimer, opponent, presents testimony.
- Dan Bomesburg, opponent, presents testimony.
- Chris Capkovic, opponent, presents testimony and submits exhibits.
- Susan Finch, ZHM, calls for applicant rep/Development Services.
- Isabelle Albert, applicant rep, presents rebuttal and submits exhibits.
- William Molloy, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes MM 22-0103.

D.4. RZ 22-0083 Susan Finch

- Brian Grady, Development Services, calls RZ 22-0083 and submits exhibits.
- Catherine Hartley, applicant rep, presents testimony.
- Sarah Combs, applicant rep, presents testimony.
- Catherine Hartley, applicant rep, continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Catherine Hartley, applicant rep, answers ZHM questions and continues testimony.
- Tim Lampkin, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Tim Lampkin, Development Services, answers ZHM questions.
- Melissa Lienhard, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- Catherine Hartley, applicant rep, presents rebuttal.
- Susan Finch, ZHM, closes RZ 22-0083.

B.1. RZ 21-0745

- Brian Grady, Development Services, calls RZ 21-0745 and submits exhibits.
- Clayton Bricklemyer, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, questions to Planning Commission.
- Melissa Lienhard, Planning Commission, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0745.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0295

Brian Grady, Development Services, calls RZ 22-0295.

Rory Weiner, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Francis Murray, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 22-0295.

C.2. RZ 22-0604

Brian Grady, Development Services, calls RZ 22-0604.

Cliff Cardwell, applicant rep, presents testimony.

Brian Grady, Development Services, staff report.

Melissa Lienhard, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Sandor Gaspar, Opponent, presents testimony.

Brian Grady, Development Services, responds to opponent.

Sandor Gaspar, Opponent, continues testimony.

Pamela Jo Hatley, ZHM, calls for Development Services.

Brian Grady, Development Services, responds to opponent.

Sandor Gaspar, Opponent, continues testimony.

Pamela Jo Hatley, ZHM, calls for applicant rep.

Cliff Cardwell, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 22-0604.

C.4. RZ 22-0812

- Brian Grady, Development Services, calls RZ 22-0812.
- Todd Pressman, applicant rep, presents testimony.
- Isis Brown, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0812.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 20-1142

- Brian Grady, Development Services, calls RZ 20-1142.
- Tu Mai, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Tu Mai, applicant rep, answers ZHM questions and continues testimony.
- Rigoberto Reyes, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Pamela Jo Hatley, ZHM, statement for the record.
- Michelle Heinrich, Development Services, continues staff report.
- James Ratliff, Development Services Transportation, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services and Transportation.
- Brain Grady, Development Services, answers ZHM questions.
- Tu Mai, applicant rep, responds to Development Services and ZHM.
- Michelle Heinrich, Development Services, continues staff report.
- Melissa Lienhard, Planning Commission, staff report.

- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Brian Grady, Development Services, provides rebuttal.
- James Ratliff, Development Services Transportation, provides rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Brian Grady, Development Services, responds to ZHM.
- Tu Mai, applicant rep, request continuance.
- Pamela Jo Hatley, ZHM, continues RZ 22-1142 to July 25, 2022.
- Pamela Jo Hatley, ZHM, Break.
- Pamela Jo Hatley, ZHM, Resumes Hearing.

D.7. RZ 22-0442

- Brian Grady, Development Services, calls RZ 22-0442.
- Isabelle Albert, applicant rep, request continuance.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues RZ 22-0442 to July 25, 2022.

D.3. RZ 21-1338

- Brian Grady, Development Services, calls RZ 21-1338.
- David Wright, applicant rep, presents testimony.
- Brian Grady, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents
- Janise Man-Son-Hing, proponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for opponents/Development Services.
- Brian Grady, Development Services, statement for the record.
- Pamela Jo Hatley, ZHM, calls for applicant rep.

- David Wright, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-1338.

D.5. RZ 22-0319

- Brian Grady, Development Services, calls RZ 22-0319.
- Todd Pressman, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Mitch Gologram, proponent, presents testimony and submits exhibits.
- Stephanie Elders, proponent, presents testimony.
- Ricky Richardson, proponent, presents testimony.
- Mitch Gologram, proponent, continues testimony.
- Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Michael Yates, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Michael Yates, answers ZHM questions.
- Pamela Jo Hatley, ZHM, closes RZ 22-0319.

D.6. MM 22-0416

- Brian Grady, Development Services, calls MM 22-0416 and submits exhibits.
- Peter Pensa, applicant rep, presents testimony and submitted exhibits.
- Sam Ball, Development Services, staff report.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Sam Ball, Development Services, answers ZHM questions.
- Brian Grady, Development Services, answers ZHM questions.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.
- James Ratliff, Development Services Transportation, presents rebuttal.
- Pamela Jo Hatley, ZHM applicant rep/closes MM 22-0416.

D.9. RZ 22-0444

- Brian Grady, Development Services, calls RZ 22-0444 and submits exhibits.
- Alex Schaler, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Alex Schaler, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 22-0444.

D.10. MM 22-0558

- Brian Grady, Development Services, calls MM 22-0558.
- Anne Pollack, applicant rep, presents testimony and submitted exhibits.
- Tania Chapela, Development Services, staff report.

- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-0558.

D.11. RZ 22-0561

- Brian Grady, Development Services, calls RZ 22-0561.
- T. Truett Gardner, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Buddy Harwell, opponent, presents testimony and submitted exhibits.
- James Frankland, opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- T. Truett Gardner, rep, presents rebuttal.
- Michael Yates, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 22-0561.

D.12. MM 22-0569

- Brian Grady, Development Services, calls MM 22-0569.
- Mahaniah S. Jahn, applicant rep, presents testimony.
- Colleen Marshall, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- C. Thommen Thomas, opponent, presents testimony and submits exhibits.
- Bill Meyers, opponent, presents testimony and submits exhibits.
- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.

- Mahaniah S. Jahn, applicant rep, presents rebuttal and submits exhibits.
- Pamela Jo Hatley, ZHM, closes MM 22-0569.

D.13. RZ 22-0682

- Brian Grady, Development Services, calls RZ 22-0682.
- Elise Batsel, applicant rep, presents testimony and submits exhibits.
- David Smith, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0682.

D.14. MM 22-0689

- Brian Grady, Development Services, calls MM 22-0689 and will be hard on August 11, 2022 6 p.m. and submits exhibits.
- Elise Batsel, applicant rep, presents testimony and submitted exhibits.
- David Smith, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Melissa Lienhard, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Max Forgey, opponent, presents testimony and submits exhibits.
- Robert Padilla, opponent, presents testimony and submits exhibits.
- Kevin Ratliff, opponent, presents testimony.
- Elizabeth Belcher, opponent, presents testimony.
- Charles Bothe, opponent, presents testimony.
- Luke Lirot, opponent, presents testimony.

- Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- Brian Grady, Development Services, statement for the record.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Brian Grady, Development Services, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for applicant rep.
- Steve Henry, applicant rep, presents rebuttal.
- Elise Batsel, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes MM 22-0689.
- E. ZHM SPECIAL USE

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting at 11:55 p.m.

PD Modification Application:

MM 22-0416

Zoning Hearing Master Date:

June 13, 2022

BOCC Land Use Meeting Date:

August 25, 2022



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: WWS Contracting, LLC

FLU Category: Residential – 4 (RES-4)

Service Area: Urban

Site Acreage: 3.07

Community Plan Area:

Riverview

Overlay:

None



Introduction Summary:

POD A, located within PD 15-0694, was modified in 2017 (PRS 17-0490) to allow for up to 50,000 square feet of gross floor area to be used for all Business, Professional Office (BPO) uses and selected Commercial Neighborhood (CN) uses. Major Modification 22-0224 to allow a kennel as an allowable use within POD A was approved at the April 12, 2022 BOCC Land Use Meeting. The applicant requests modifications to PD 15-0694 to include car wash and neighborhood serving motor vehicle repair as allowable uses within POD A.

Existing Approval(s):

POD A: the project shall be limited to a maximum of 50,000 square feet the following uses: all BPO uses and the following CN Uses: coffee shop; sub/sandwich shop; hobby shop; consignment store; news stand; jewelry store; antique store; personal services; eating establishments/no drive-thru; home furnishings store; florist; paint store; gift shop; pharmacy; bank/credit union; and kennel.

Proposed Modification(s):

Include car wash and neighborhood serving motor vehicle repair as allowable uses.

Additional Information		
PD Variation(s)	None Requested as part of this application	
Waiver(s) to the Land Development Code	None Requested as part of this application	

Planning Commission Recommendation:

Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

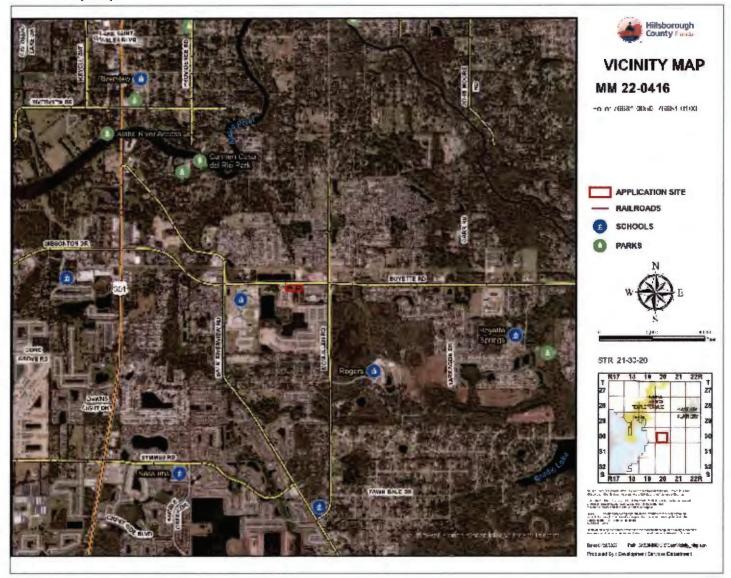
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Entered at Publi	c Hearing: ZHW
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Created: 8-17-21

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

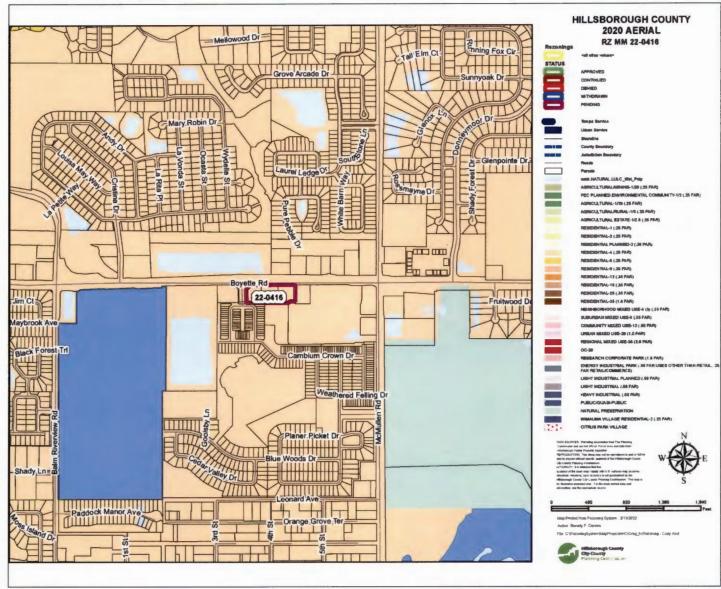
The surrounding area contains a mix of commercial, institutional, and residential uses. A gated community with 424 lots, (single-family conventional, duplexes and townhomes) that was completed in 2020, adjoins the property to the south and is also part of PD 15-0694. The vacant property opposite Newel Valley Loop, to the west, covers approximately 1.27 acres and is also part of PD 15-0694 was approved through Major Modification MM-22-0224 to allow the site to be developed for an 11,000-square-foot kennel. The property across Boyette Road to the north contains a 12-acre man-made lake. The property to the east is developed for a convenience store with gas station and strip retail to the southeast. Other uses in the area include Riverview High School, single-family conventional, a religious institution, and vacant commercial.

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4	
Maximum Density/F.A.R.:	4 du/ga and 0.25 F.A.R. up to 50,000 square feet within Pod A.	
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.	

Case Reviewer: Sam Ball

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



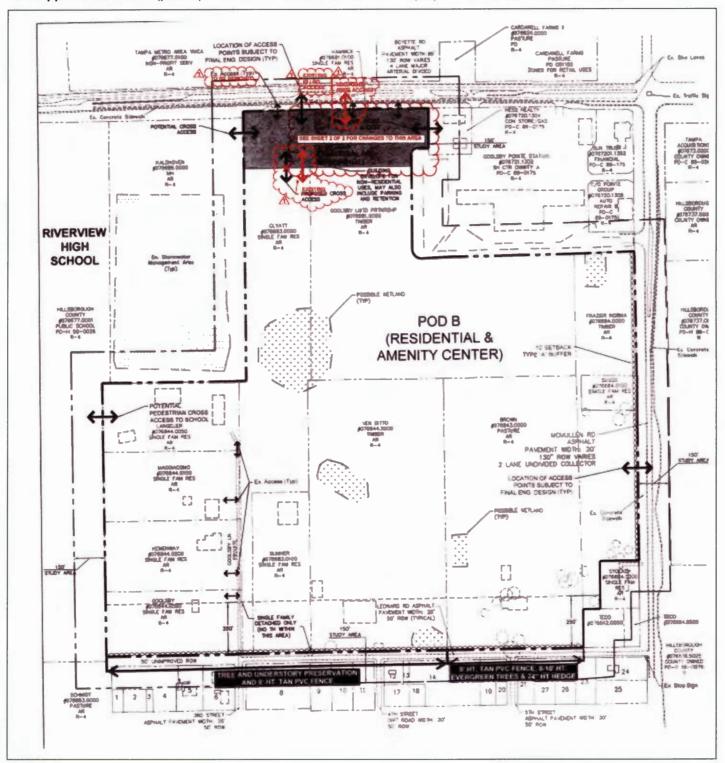
Adjacent Zonings and Uses					
Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use	
North	AR	1 du/ga Max F.A.R.: NA	Agricultural and Single-Family	Man-made Lake	
South	PD 15-0694	4 du/ga Max F.A.R.: NA	Dwelling/Multiple Family and Single-Family Conventional	Dwelling/Multiple Family and Single-Family Conventional	
East	PD 89-0175	0.16/115,000 sq. ft. of GFA	Commercial, General	Convenience Store with Gas Station, and Strip Retail	
West	PD 15-0694	4 du/ga Max F.A.R.: 0.22 up to 11,000 Sq. ft.	Business, Professional Office, Select Commercial Neighborhood Uses, Residential Support, and Residential	Vacant	

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022

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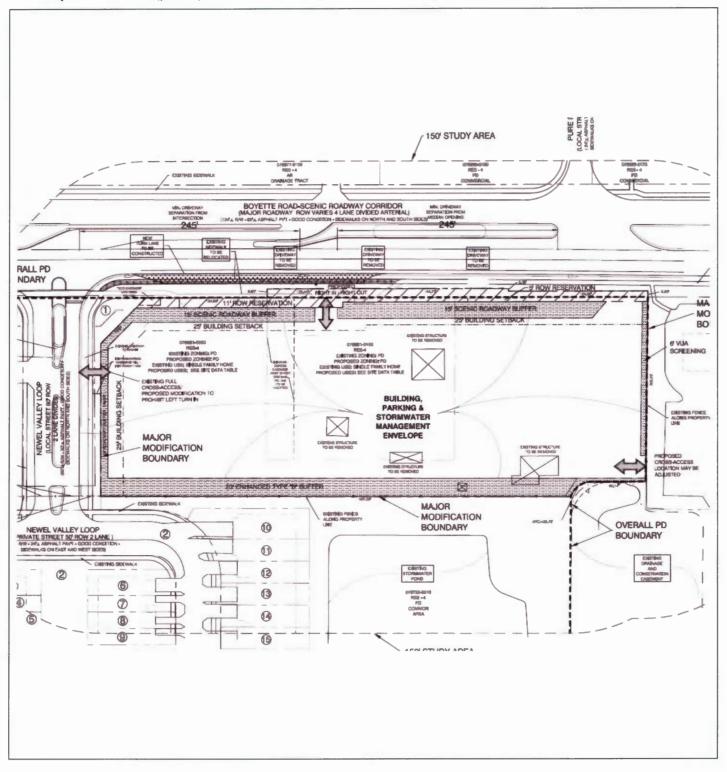
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 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 (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 OF STAFF REPORT)

Adjoining Roadways	to Modification Are	a (check if applicable)	
Road Name	Classification	Current Conditions	Select Future Improvements
Boyette Rd.	County Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Newell Valley Lp.	County Local - Urban	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☒ Other

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,736	648	554
Proposed	11,736	648	554
Difference (+/-)	No Change	No Change	No Change

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
х	Vehicular & Pedestrian	None	Meets LDC
	None	None	Meets LDC
	None	Vehicular & Pedestrian	Meets LDC
х	Vehicular & Pedestrian	None	Meets LDC
	x	Primary Access X Vehicular & Pedestrian None None Vehicular & Ve	Primary Access Connectivity/Access Vehicular & None None None None Vehicular & Pedestrian Vehicular & Pedestrian Vehicular & Pedestrian Vehicular & None

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

APPLICATION NUMBER: MM 22-0416

ZHM HEARING DATE: June 13, 2022 BOCC LUM MEETING DATE: August 25, 2022

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ⊠ No	-
Natural Resources	☐ Yes	☐ Yes	☐ Yes	
Conservation & Environ. Lands Mgmt.	⊠ No ☐ Yes	⊠ No ☐ Yes	⊠ No ☐ Yes	
	⊠ No	No□ Potable Wate	│ ⊠ No r Wellfield Pro	tection Area
Check if Applicable: Wetlands/Other Surface Waters		☐ Significant Wi		
Use of Environmentally Sensitive Land Cre	edit	☐ Coastal High I ☐ Urban/Suburl		nic Corridor
☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area		☐ Adjacent to E		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	⊠ Yes	☐ Yes ☑ No	⊠ Yes □ No	
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes	□ Yes ⊠ No	⊠ Yes	South County Statement of Record
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
Impact/Mobility Fees Various use types allowed. Estimates are a sample of potential development. Auto Repair Automated Car Wash Quick Lube (Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$10,535 Mobility: \$34,804 Mobility: \$17,303 Fire: \$313 Fire: \$313 Fire: \$313				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

Case Reviewer: Sam Ball

APPLICATION NUMBER: MM 22-0416

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Sam Ball

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the revised development configuration compatible with the surrounding development patter. Non-residential uses and zoning are located to the north across Boyette Road, to the west across Newel Valley Loop, and to the adjoining properties to the east and southeast. The proposed prohibited left turn-in from Newel Valley Loop with the proposed enhancements, to include a 6-foot PVC fence, 6-foot tall evergreen screen, and 10-foot tall evergreen shade trees place 20 feet apart, to the Type "B" buffer to the south will minimize the impacts to the residential properties to the south.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 15-0694 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

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6.0 PROPOSED CONDITIONS

Prior to Site Plan Certification the applicant shall revise the site plan to:

- 1. Staff notes that right of way preservation and dedicated is proposed/required as specified in the conditions of approval. Revise note 24 on Sheet 1 accordingly.
- 2. Add a label over the top of Boyette Rd. on Sheet 1 directing viewers to updated right-of-way information on Sheet 2. Revise the existing right-of-way labels and notations for Boyette Rd. on Sheet 2. Currently it is labeled as being +/- 124-feet in width; however, the applicant's linework shows the existing right-of-way varies. As such, the applicant should label as "Right-of-Way Varies Between +/- ____ feet and +/- ____ feet" and the applicant should show/dimension/label the minimum and maximum locations of variance.
- 3. Show the required right-of-way preservation and label as "Up to +/- 10-foot wide Right-of-way Preservation in Accordance with Hillsborough County Corridor Preservation Plan". Show the required right-of-way dedication and label as "+/- 11-foot Right-of-Way Dedication and Conveyance See Conditions of Approval". Staff calculated this preservation by scaling the narrowest portion of existing right-of-way shown on the plans, which measured as 114 feet. Staff notes that since a minimum of 134 feet is needed to accommodate the future 6-lanes (exclusive of any required eastbound to southbound right turn lanes), the developer is required to preserve up to 10 feet of right-of-way (with less preservation required in those variable areas where existing right-of-way is greater than 114 feet in width).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 19, 2022.

- 1. The project shall be limited to the following:
 - 1.1 POD A: The project shall be limited to a maximum of 50,000 square feet the following uses:

All Business, Professional Office (BPO) uses AND the following Commercial, Neighborhood (CN) Uses

- Coffee Shop
- Sub / Sandwich Shop
- Hobby Shop
- Consignment Store
- News Stand
- Jewelry Store
- Antique Store
- Personal Services
- Eating Establishment/No Drive-Thru

- Home Furnishings Store
- Florist
- Paint Store
- Gift Shop
- Pharmacy
- Bank / Credit Union
- Kennel
- Car Wash (1 Tunnel Maximum)
- Motor Vehicle Repair, Neighborhood Serving
- 1.2 A maximum of 424 dwelling units to include single-family detached, single-family attached, townhomes and multi-family units.
 - 1.2.1 Setbacks for the residential structures shall be as follows:
 - Front Yard
 - 10 Feet (Front Facing Garages shall have a Front Yard setback of 20 Feet)
 - 10 Feet setback for Front Yards that function as a Side Yard
 - Side Yard
 - 5 Feet
 - Rear Yard
 - 10 Feet (Alley Loaded Lots with Rear Facing Garages shall have a Rear Yard of 3 Feet)
 - 1.2.2 Minimum lot size for the Single-Family residential development shall be 4,400 square feet with 60% of the lots having a minimum lot size of 5,000 square Feet and minimum lot width of 50 Feet.

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- 1.2.3 Single-Family Residential development shall be limited to 55% building coverage and a maximum height of 35 Feet.
- 1.2.4 Maximum height for Multi-Family and / or Townhomes shall be 45 Feet.
- 1.2.5 Only Single-Family residential development shall be permitted within the 250Foot parcel along Leonard Avenue as shown on the General Development Plan. Each of these lots shall have a twentyfive (25) foot rear yard setback along Leonard Avenue.
- 1.3 Should one car garages be used, the following shall apply:
 - 1.3.1 Homes developed with a one car garage shall have two (2) stories.
 - 1.3.2 A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
 - 1.3.3 The guest parking lot location shall be centrally located to the one-car garage units they serve.
 - 1.3.4 Two-car garage units are not required to provide guest parking areas, as required for one-car garage units. However, a variety of two-car garage door designs shall be used within the project with no identical two-car garage doors adjacent to one another.
- Development Pockets shall be located as shown on the site plan. Prior to Preliminary Plan for any Pocket, the
 developer shall provide documentation on the total amount of development, residential and/or non-residential
 development currently approved within the project to ensure compliance with the development thresholds
 identified herein.
- 3. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 3.1 Billboards, pennants and banners shall be prohibited.
- 4. The following access points shall be required to serve the proposed development as illustrated on the General Site Plan:
 - A. One (1) right-in/right-out access connection to Boyette Rd. from Pod A (i.e. Newell Valley Loop);
 - B. One (1) additional right-in/right-out access connection from Pod A to Boyette Rd., which shall be located a minimum of 245 feet east of Newel Valley Loop and 245 feet west of the median opening, as generally shown on the Site Plan; and, One (1) access connection to McMullen Rd. from Pod B;
 - C One (1) full access connection to McMullen Rd. from Pod B.

All existing access points shall be closed (with curb restoration, sodding, and sidewalk extensions as necessary). These three (2) access connections may include new or existing access points, otherwise all existing access points shall be closed. Access locations may be adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.

- 5. The developer shall submit a detailed transportation analysis for the entire site, or each increment of development, prior to plat/site/construction plan submittal for any portion of the PD. This analysis shall be used to determine what proportionate share or other mitigation may be required.
- 6. The developer shall construct a minimum 5-foot wide sidewalk within the McMullen Rd. right-of-way, along the project's boundary.
- 7. The developer shall construct a minimum 5 foot wide sidewalk along the project's frontage within the Leonard Ave. right-of-way, between the westernmost extent (of the paved portion) of Leonard Ave. and McMullen Rd. (to the east).

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8. Notwithstanding the number/location of external pedestrian access points shown on the PD site plan, sidewalk/bikeway/multi-purpose pathway connections from the internal sidewalk network and/or individual outparcels shall be permitted along the entirety of the project's frontages on Boyette Rd., McMullen Rd. and Leonard Ave.

- 9. The developer shall construct a minimum 5-foot wide pedestrian cross access between the internal sidewalk system within Pod B and the Riverview High School Campus. If approval cannot be obtained by the Hillsborough County School District for a direct connection, then the developer shall construct a continuous walkway through Pod A which connects the internal sidewalk network within Pod B to the existing sidewalk within the Boyette Rd. right-of-way Such walkway shall be located to minimize pedestrian and vehicular conflicts.
- 10. Within Pod A, pedestrian connectivity shall be provided between uses via an improved surface (such as sidewalks, multi-use paths, pervious concrete, or right-of-way markings) to provide safe, efficient and functional pedestrian access.
- 11. The developer shall construct a vehicular cross access stub out to folio 076720.1304, as shown on the site plan, along the eastern boundary of Pod A. Such cross access shall be constructed to the property boundary prior to or concurrent with vertical development for any commercial uses within Pod A.
- 12. The developer shall install an 8 foot high PVC fence along the entire southern boundary in order to screen the development from Leonard Avenue. Where existing vegetation is not present, the developer shall install 10' high evergreen trees spaced 20 feet on center and a 24 inch hedge spaced three feet on center.
 - 12.1 The developer shall install an enhanced Type "B" Buffer along the southern boundary of Pod A. This Buffer shall include the following:
 - A 6' tall solid PVC privacy fence (finished side out); and
 - 6' tall evergreen plants with overall screening opacity of 75%; and
 - 10' tall evergreen shade trees at a 2" minimum caliper placed 20' on center.
- 13. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees. There may be discrepancies allowed between the General Development Plan and the Preliminary Plan as necessary in order to save trees.
- 14. All construction traffic shall access the site via Boyette Road and/or McMullen Road except for construction traffic necessary for the installation of sidewalks and landscaping along the southern boundary of the project.
- 15. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

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

- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 20. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 21. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 22. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 23. The minimum parking for a kennel use is 1 space per 15 animals, one additional space per employee, and one additional space for each facility vehicle.
- 24. Water distribution system improvements will need to be completed prior to connection to the County's water system for a car wash, neighborhood serving motor vehicle repair, or restaurant with drive-up facilities approved through MM 22-0416. No building permits for the car wash or neighborhood serving motor vehicle repair facilities shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Repump Station Expansion and C32011 Potable Water In-Line Booster Pump Station, and the projects are put into operation.
- 25. Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to southbound right turn lane on Boyette Rd. into the project access.
- 26. The access onto Newell Valley Loop shall be restricted to right-in/right-out/left-out turning movements only.

 Prior to or concurrent with the initial increment of development, the developer shall extend the existing median nose south and install no left turn signage in order to prohibit southbound to eastbound left turning movements.

 Final design of this improvement shall be subject to Hillsborough County review and approval.
- 27. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve one-half of the needed right-of-way (i.e. the applicant shall preserve up to 10 feet of right-of-way along the project's Boyette Rd. frontage), such that a minimum of 134 feet of right-of-way is preserved in the future condition when accounting for the 10-foot preservation on both sides of the roadway. Only those interim uses permitted by the Hillsborough County LDC shall be permitted within the preservation area. The preservation area shall be shown on all future site plans, and building setbacks shall be calculated form the future right-of-way line.
- 28. Notwithstanding the above, given that the project is entitled with uses which could exceed the 100-trip threshold whereby a right turn lane will remain required after Boyette Rd. is widened to 6-lanes, and given that the developer desires to place the turn lane within existing County right-of-way which is reserved for future 6-laning, the developer shall (prior to or concurrent with the initial increment of development) dedicate and convey to

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Hillsborough County a minimum of 11-feet of right-of-way (above and beyond the amount required to be preserved) in specific areas along the project's Boyette Rd. frontage as necessary (such that the turn lane may be relocated one the Boyette Rd. widening occurs).

- 29. The ingress and egress easement recorded in Official Records of Hillsborough County Book 3448 Page 1242 shall be vacated or otherwise terminated prior to or concurrent with the initial increment of development.
- 30. A fifteen (15) foot Scenic Roadway Buffer shall be provided along Boyette Road.
- 31. The carwash facility shall be self-service/automated only and shall be contained within a structure with a roof and at least two sides.
- 32. Motor vehicle repairs shall be limited to those defined as neighborhood serving by the LDC. Repairs shall be conducted within fully enclosed buildings only.
- 33. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	
CITE CURRINGIAN AND RUMBING CONCERN	TION IN A COORDANICE WITH HIS COORDANIC COUNTY CITE DEVELOPMENT OF AN

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

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

APPLICATION NUMBER: MM 22-0416

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Sam Ball

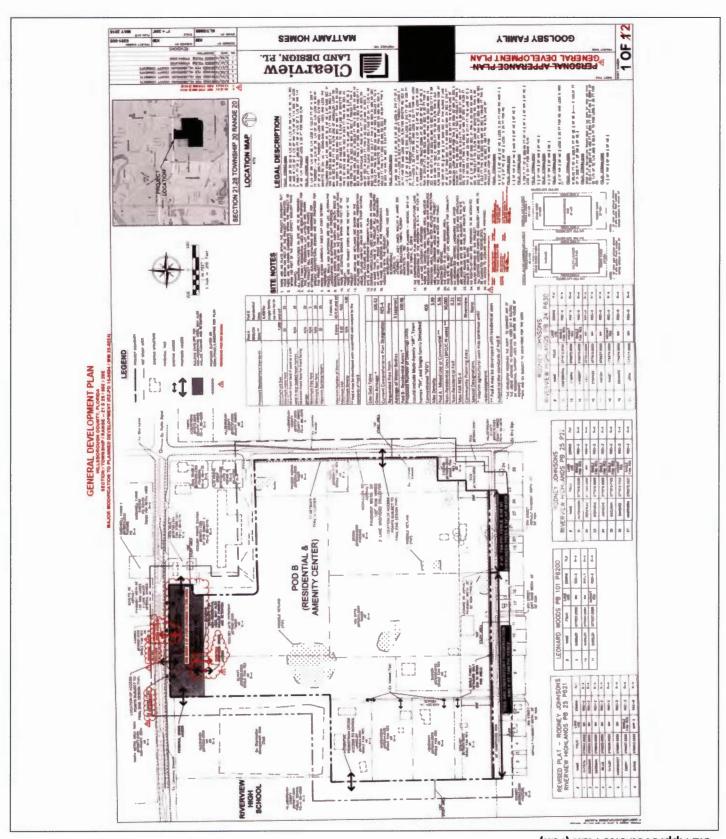
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

June 13, 2022 August 25, 2022 APPLICATION NUMBER: ZHM HEARING DATE: BOCC LUM MEETING DATE:

Case Reviewer: Sam Ball

8.0 SITE PLANS (FULL)

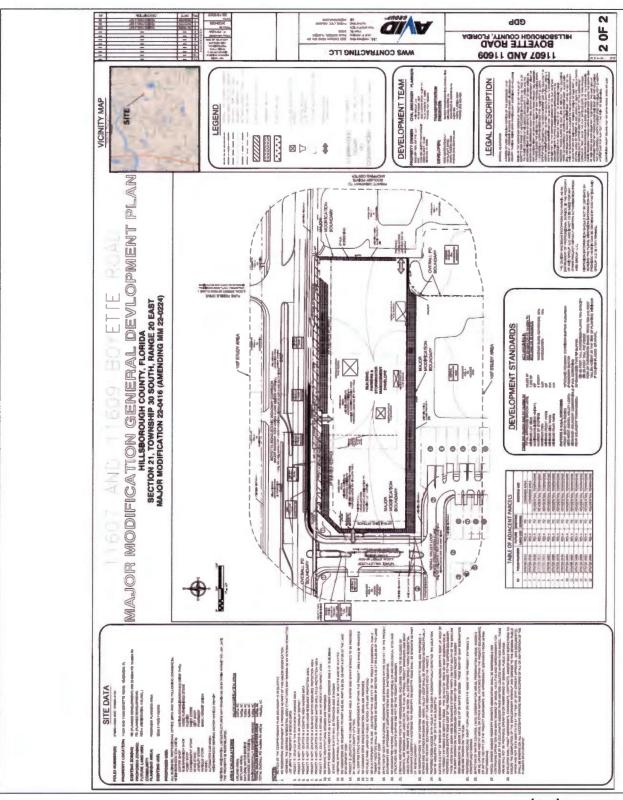
8.1 Approved Site Plan (Full)



13, 2022 August 25, 2022 APPLICATION NUMBER: ZHM HEARING DATE: LUM MEETING DATE:

8.0 SITE PLANS (FULL)

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Case Reviewer: Sam Ball

APPLICATION NUMBER: MM 22-0416

ZHM HEARING DATE: June 13, 2022

BOCC LUM MEETING DATE: August 25, 2022 Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: 2	Zoning Technician, Development Services Depar	rtment DATE: 6/04/2022
REV	IEWER: James Ratliff, AICP, Principal Planner	AGENCY/DEPT: Transportation
PLA	NNING AREA/SECTOR: RV/ South	PETITION NO: RZ 22-0416
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to listed	or attached conditions.
	This agency objects, based on the listed or atta	ached conditions.
		AL aximum of 50,000 square feet the following uses: uses AND the following Commercial, Neighborhood
	entitlement program proposed by the applicant, w	Eating Establishment/No Drive-Thru Home Furnishings Store Florist Paint Store Gift Shop Pharmacy Bank/Credit Union Kennel Motor Vehicle Repair, Neighborhood Serving a modification to this condition to reflect the revised with additional restriction to the number of car wash of generation potential to avoid/minimize any queuing
4.	The following access points shall be required to General Site Plan:	serve the proposed development as illustrated on the

One (1) right-in/right-out access connection to Boyette Rd. from Pod A (i.e. Newell Valley Loop);

One (1) additional right-in/right-out access connection from Pod A to Boyette Rd., which shall be located a minimum of 245 feet east of Newel Valley Loop and 245 feet west of the median

opening, as generally shown on the Site Plan; and,

A.

<u>B.</u>

These two (2) access connections may include new or existing access points, otherwise aAll existing access points shall be closed (with curb restoration, sodding, and sidewalk extensions as necessary). Access locations may be adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.

[Transportation Review Section staff is proposing a modification to this condition to reflect the revised access proposed by the applicant, with additional changes for clarification and to comport with current practice. Staff notes that if deviations to access location below Section 6.04.07 spacing requirements was desired, the applicant would have needed to submit a Section 6.04.02.B. Administrative Variance together with this Major Modification request in accordance with current procedures; however, no such request was received.]

5. The developer shall submit a detailed transportation analysis for the entire site, or each increment of development, prior to plat/site/construction plan submittal for any portion of the PD. This analysis shall be used to determine what proportionate share or other mitigation may be required.

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given HB 7207 (2011) and the County's adoption of a mobility fee ordinance, this condition is no longer enforceable. Staff notes future development will be required to pay mobility fees unless grandfathered in accordance with the ordinance.]

New Conditions:

New Conditions (Zoning Staff to Insert Number) through (Zoning Staff to Insert Number) shall apply to the commercial development within the portion of Pod A located east of Newell Valley Loop:

- Prior to or concurrent with the initial increment of development, the developer shall construct an eastbound to southbound right turn lane on Boyette Rd. into the project access.
- The access onto Newell Valley Loop shall be restricted to right-in/right-out/left-out turning movements only. Prior to or concurrent with the initial increment of development, the developer shall extend the existing median nose south and install no left turn signage in order to prohibit southbound to eastbound left turning movements. Final design of this improvement shall be subject to Hillsborough County review and approval.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve one-half of the needed right-of-way (i.e. the applicant shall preserve up to 10 feet of right-of-way along the project's Boyette Rd. frontage), such that a minimum of 134 feet of rightof-way is preserved in the future condition when accounting for the 10-foot preservation on both sides of the roadway. Only those interim uses permitted by the Hillsborough County LDC shall be permitted within the preservation area. The preservation area shall be shown on all future site plans, and building setbacks shall be calculated form the future right-of-way line.
- Notwithstanding the above, given that the project is entitled with uses which could exceed the 100-trip threshold whereby a right turn lane will remain required after Boyette Rd. is widened to 6-lanes, and given that the developer desires to place the turn lane within existing County rightof-way which is reserved for future 6-laning, the developer shall (prior to or concurrent with the

initial increment of development) dedicate and convey to Hillsborough County a minimum of 11-feet of right-of-way (above and beyond the amount required to be preserved) in specific areas along the project's Boyette Rd. frontage as necessary (such that the turn lane may be relocated one the Boyette Rd. widening occurs).

 The ingress and egress easement recorded in Official Records of Hillsborough County Book 3448 Page 1242 shall be vacated or otherwise terminated prior to or concurrent with the initial increment of development.

Other Conditions of Approval:

Prior to Site Plan Certification the applicant shall revise the site plan to:

- Staff notes that right of way preservation and dedicated is proposed/required as specified in the conditions of approval. Revise note 24 on Sheet 1 accordingly.
- Add a label over the top of Boyette Rd. on Sheet 1 directing viewers to updated right-of-way information on Sheet 2. Revise the existing right-of-way labels and notations for Boyette Rd. on Sheet 2. Currently it is labeled as being +/- 124-feet in width; however, the applicant's linework shows the existing right-of-way varies. As such, the applicant should label as "Right-of-Way Varies Between +/- ____ feet and +/- ____ feet" and the applicant should show/dimension/label the minimum and maximum locations of variance.
- Show the required right-of-way preservation and label as "Up to +/- 10-foot wide Right-of-way Preservation in Accordance with Hillsborough County Corridor Preservation Plan". Show the required right-of-way dedication and label as "+/- 11-foot Right-of-Way Dedication and Conveyance See Conditions of Approval". Staff calculated this preservation by scaling the narrowest portion of existing right-of-way shown on the plans, which measured as 114 feet. Staff notes that since a minimum of 134 feet is needed to accommodate the future 6-lanes (exclusive of any required eastbound to southbound right turn lanes), the developer is required to preserve up to 10 feet of right-of-way (with less preservation required in those variable areas where existing right-of-way is greater than 114 feet in width).

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Major Modification (MM) to a +/- 2.97 ac. portion of a +/- 111.58 acre project previously zoned Planned Development (PD) 15-0694, and as most recently modified via PRS 22-0224. The project is currently approved for a variety of uses, including 424 single-family detached dwelling units within Pod B, and up to 50,000 s.f. of certain uses within Pod A, including all Business Professional Office (BPO) uses as well as eating establishments (without-drive throughs), home furnishing stores, hobby shops, florists, consignment stores, paint stores, newsstands, gift shops, jewelry stores, pharmacies, antique stores, bank/credit unions, personal service uses and a dog kennel.

The applicant is requesting to modify the project to add car wash and motor vehicle repair (neighborhood serving) uses. The applicant is also proposing to add an additional right-in/right-out access connection to Boyette Rd. which would serve the portion of Pod A east of Newel Valley Lp.

The applicant's previously submitted analysis in support of the original zoning still accurately reflects a generalized worst-case scenario for potential post-development project impacts if all available entitlements were constructed. The following analysis shows the trip generation impacts for the existing approved zoning, as well as demonstrates why the proposed newly added uses generates fewer trip impacts than certain uses already approved within the existing PD zoning.

Given the above, the proposed modification will have no impact on the maximum trip generation potential of the subject parcel; however, the proposed zoning is anticipated to reduce the number of trips which will utilize the project's Newell Valley Lp. Access (given the addition of a second right-in/right-out access to Boyette Rd.)

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 424 Single-Family Detached D.U.s (ITE Code 210)	3,967	307	386
PD, 3,000 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,148	132	78
PD, 2,800 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,005	123	73
PD, 18,200 Medical Office Uses (ITE Code 720)	658	43	65
PD, 5,000 Bank w/ Drive-Through (ITE Code 912)	741	60	122
PD, 6,000 s.f. High-Turnover Site Down Restaurant (ITE Code 932)	763	65	59
PD, 15,000 s.f. Pharmacy/Drugstore with Drive-Through (ITE Code 881)	1,454	52	149
Subtotal	11,736	782	932
Less Internal Capture	Not Available	-134	-278
Less Pass-By Trips:	Not Available	Not Available	-100
Net External Trips:	11,736	648	554

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 424 Single-Family Detached D.U.s (ITE Code 210)	3,967	307	386
PD, 3,000 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,148	132	78
PD, 2,800 s.f. Fast Food Restaurant without Drive-Through (ITE Code 933)	2,005	123	73
PD, 18,200 Medical Office Uses (ITE Code 720)	658	43	65
PD, 5,000 Bank w/ Drive-Through (ITE Code 912)	741	60	122
PD, 6,000 s.f. High-Turnover Site Down Restaurant (ITE Code 932)	763	65	59
PD, 15,000 s.f. Pharmacy/Drugstore with Drive-Through (ITE Code 881)	1,454	52	149
Subtotal	11,736	782	932
Less Internal Capture	Not Available	-134	-278
Less Pass-By Trips:	Not Available	Not Available	-100
Net External Trips:	11,736	648	554

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Marchael Control of Control	Way Volume	AM	PM
Difference	No Change	No Change	No Change

Staff notes that the proposed uses being added generate fewer peak hour trips than the uses already approved within the existing zoning, as detailed below.

- Each 1,000 g.s.f. of Motor Vehicle Repair, Neighborhood Serving uses (ITE LUC 942) generate 3.11 p.m. peak hour trips in its highest peak hour.
- Each 1 tunnel of an automated car was (ITE LUC 948) generates 77.5 peak hour trips in its highest peak hour. While on its face this appears to be higher than fast-food with drive through uses, it is important to examine these based upon equivalent independent variables. Because the square-footage of car washes can vary, staff surveyed a variety of car washes to determine their sizes. The smallest modern car was that could be found was +/- 4,000 s.f. Based upon this value, a 1 tunnel car wash generates an equivalent of approximately 19.4 trips per 1,000 s.f.
- Each 1,000 g.s.f of fast food uses without drive-throughs (an already approved use) generate 28.34 p.m. peak hour trips in its highest peak hour.

Given the above, the proposed project will not increase the maximum trip generation potential of the subject site.

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE (AREA OF MODIFICATION ONLY)

Boyette Rd. (between US 301 and McMullen Rd Rd.) is a 4-lane, divided, arterial roadway within a +/-120-foot right-of-way. The roadway is in good condition and is operating at Level of Service (LOS) C, with an adopted LOS D. There are +/- 5-foot wide sidewalks on both sides of Boyette Rd. in the vicinity of the proposed project. There are +/- 4-foot wide bicycle facilities present along both sides of Boyette Rd. in the vicinity of the project.

Along the western boundary of the Major Modification area, Newell Valley Loop consists of a 2-lane, divided, local roadway characterized by between +/- 15 feet and +/- 20 feet of pavement on each side. The roadway lies within a +/- 80-foot wide right-of-way. There are +/- 5-foot wide sidewalks along both sides of Newell Valley Loop. There are no bicycle facilities along Newell Valley Loop.

SITE ACCESS AND CONNECTIVITY

This Major Modification request seeks to add one (1) additional right-in/right-out connection to Boyette Rd. from the portion of Parcel A located east of Newell Valley Loop Rd. The applicant is also restricting the connection to Newell Valley from this portion of Parcel A such that it permits only right-in/right-out/left-out turning movements. Signage and median modifications will help to enforce this restriction; however, they will not prohibit full access connection for the portion of Pod A located west of Newell Valley Loop. This modification, together with the additional access to Boyette Rd., is anticipated to substantially reduce the amount of amount of traffic on Newell Valley Loop without putting undue trips on Boyette Rd. (i.e. other business and residences within the PD will have full access to the project without having to use collector roadways).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway LOS information for Boyette Rd. is provided below. Newell Valley Loop is not included in the Hillsborough LOS Report. As such, no information on this facility can be provided.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Boyette Rd.	Balm Riverview Rd.	Bell Shoals Rd.	D	С

Source: Hillshorough County 2020 Level of Service Report

Transportation Comment Sheet

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

Road Name	Classification	Current Conditions	Select Future Improvements	
Boyette Rd.	County Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☑ Site Access Improvements ☐ Substandard Road Improvements ☐ Other 	
Newell Valley Lp.	County Local - Urban	2 Lanes ☐ Substandard Road ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other	
	Choose an item.	Choose an item Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Total Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	11,736	648	554	
Proposed	11,736	648	554	
Difference (+/-)	No Change	No Change	No Change	

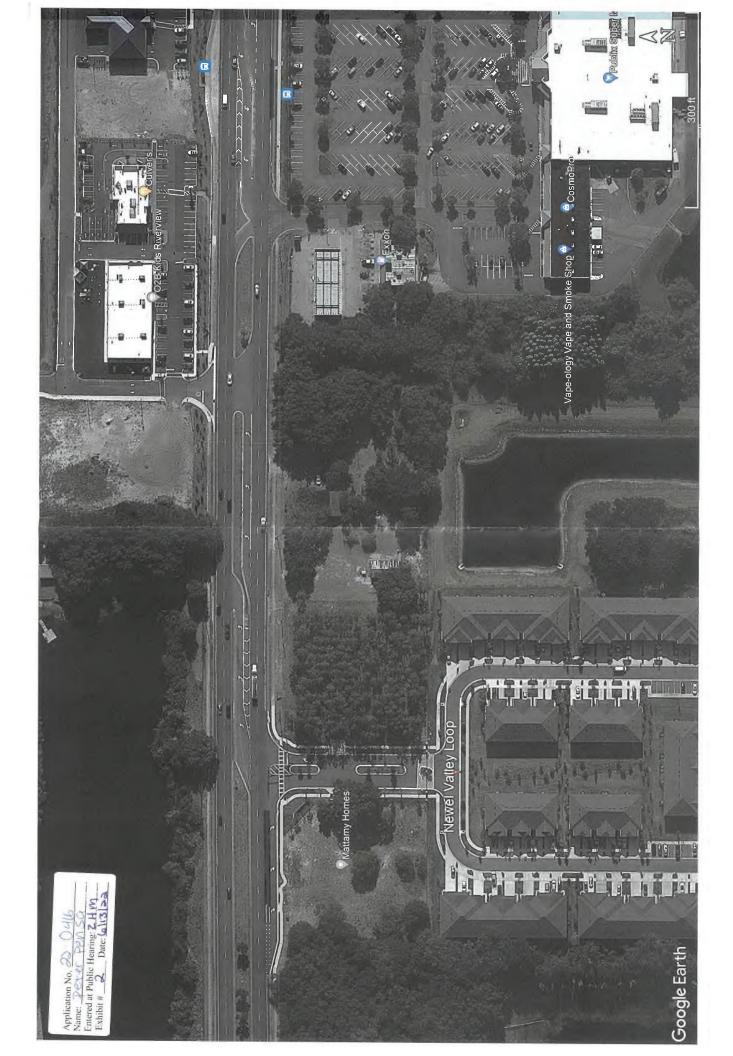
^{*}Trips reported are based on net new external trips unless otherwise noted.

Primary Access	Additional Connectivity/Access	Cross Access	Finding
X	Vehicular & Pedestrian	None	Meets LDC
	None	None	Meets LDC
	None	Vehicular & Pedestrian	Meets LDC
X	Vehicular & Pedestrian	None	Meets LDC
	Primary Access X	Primary Access X Vehicular & Pedestrian None None	Cross Access Connectivity/Access Cross Access

Road Name/Nature of Request	Туре	Finding
	Choose an item	Choose an item
	Choose an item.	Choose an item

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No			



PARTY OF RECORD

NONE