

# PD MODIFICATION APPLICATION

PRS 22-1090

BOCC LAND USE MEETING DATE

AUGUST 25, 2022



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Tampa 92, LLC

FLU Suburban, Mixed Use – 6 (SMU-6)

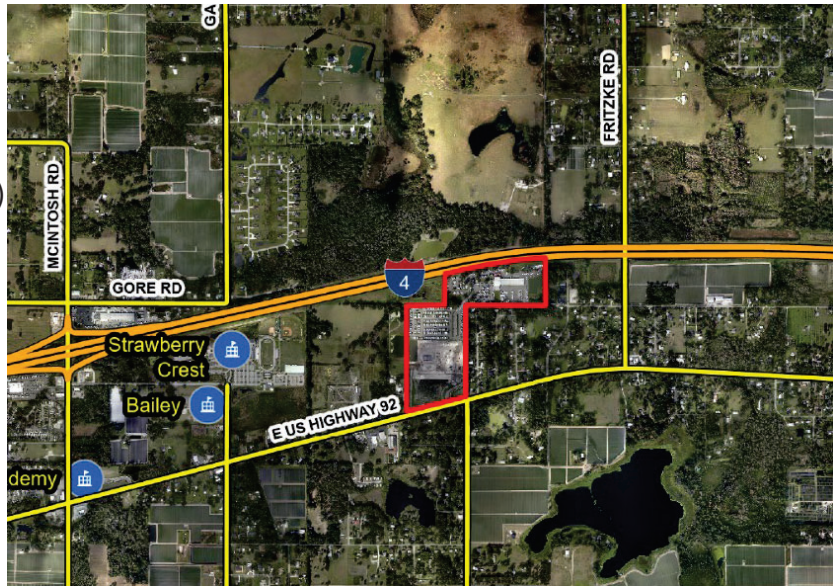
Category: Residential – 2 (Res-2)

Service Area: Rural

Site Acreage: 26.4 Acres

Community Plan Area: East Rural

Overlay: None



## Introduction Summary

PD 13-0356 was approved in 2013 to allow for Recreational Vehicle Sales and Services with a maximum of 80,000 square feet (sf) of gross floor area (GFA) on the south side of Interstate – 4 approximately one quarter of a mile west of Fritzke Road. The applicant requests modifications to PD 13-0356 an expansion of the approved building footprint to accommodate the additional gross floor area allowable within the 80,000 square-foot limit to for accessory retail sales which is as a function of sales and services.

Existing Approval(s)	Proposed Modification(s)
Recreation vehicle sales and service with up to 80,000 square feet, with accessory retail and parts sales.	Expansion of the approved building footprint to accommodate the additional gross floor area allowable within the 80,000 square-foot limit for accessory retail sales which is as a function of sales and services.

## Additional Information

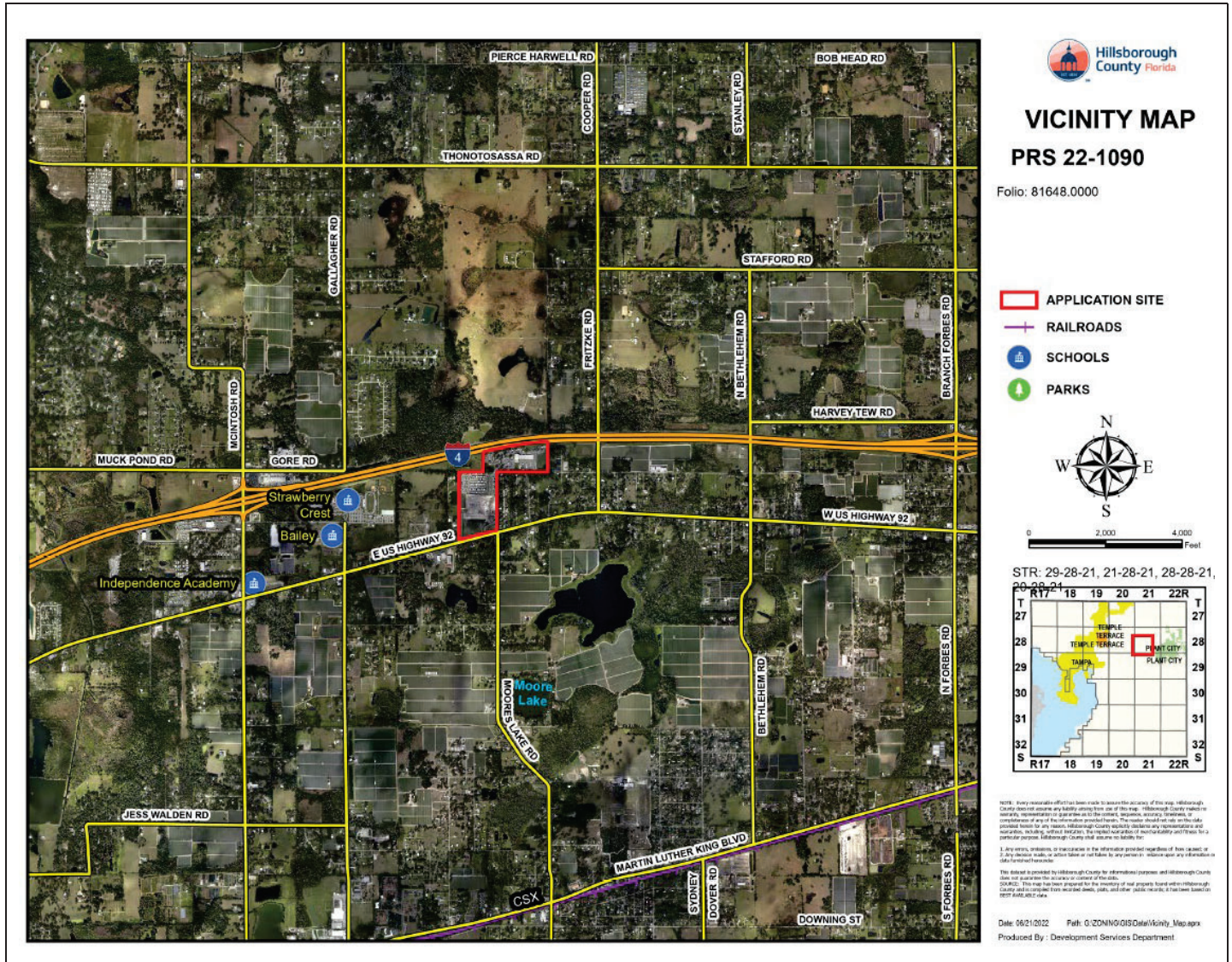
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



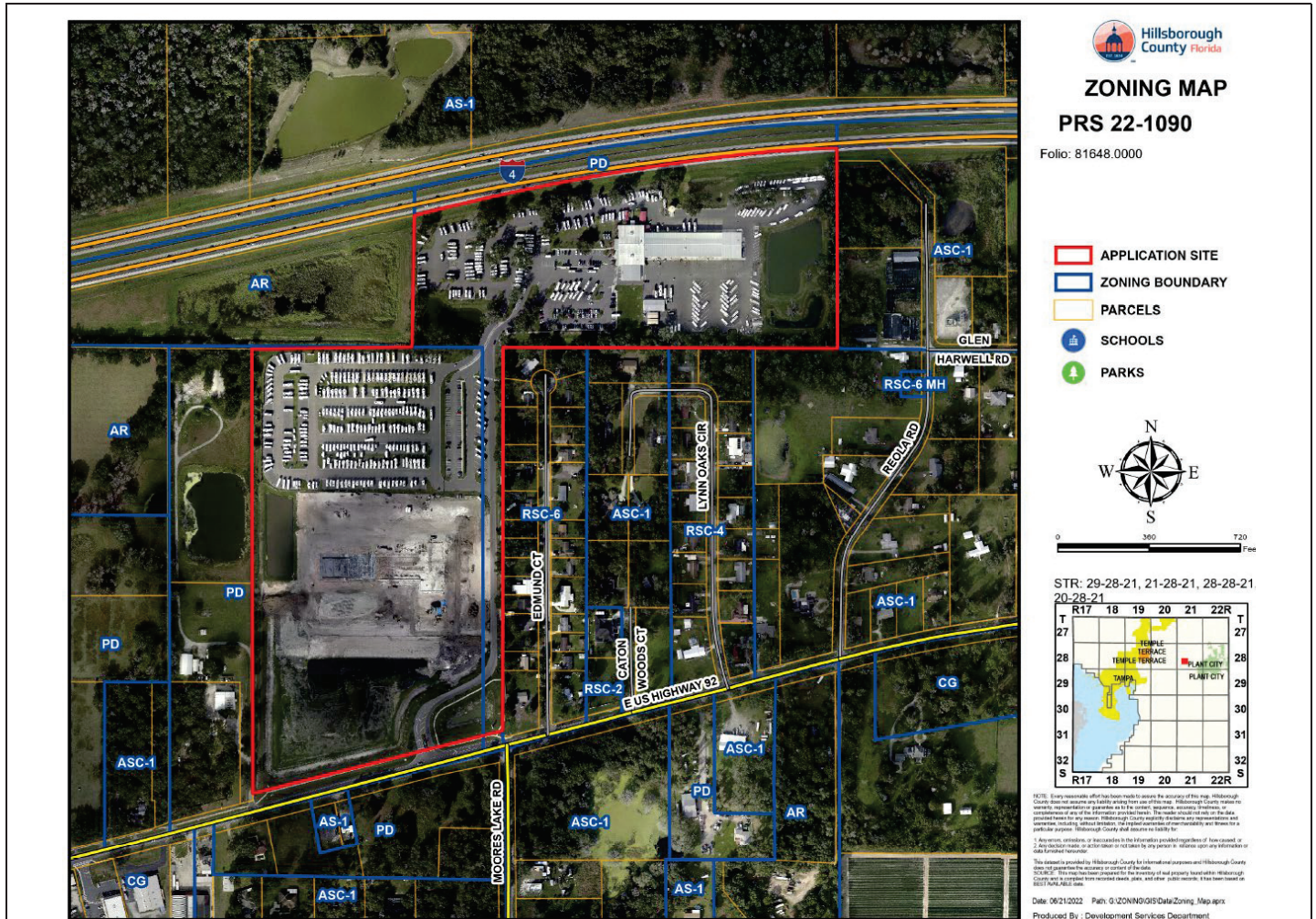
#### Context of Surrounding Area:

The primary frontage of the PD runs along the south side of Interstate-75, and the property also extends to E US Highway 92, located to the south. The neighboring PD to the west (PD 90-0127) is approved for uses accessory to the RV sales and service; both the PD's are under common ownership and located within the same parcel. The remaining land uses in the immediate vicinity are consists of single-family, vacant residential lots, and pasture.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



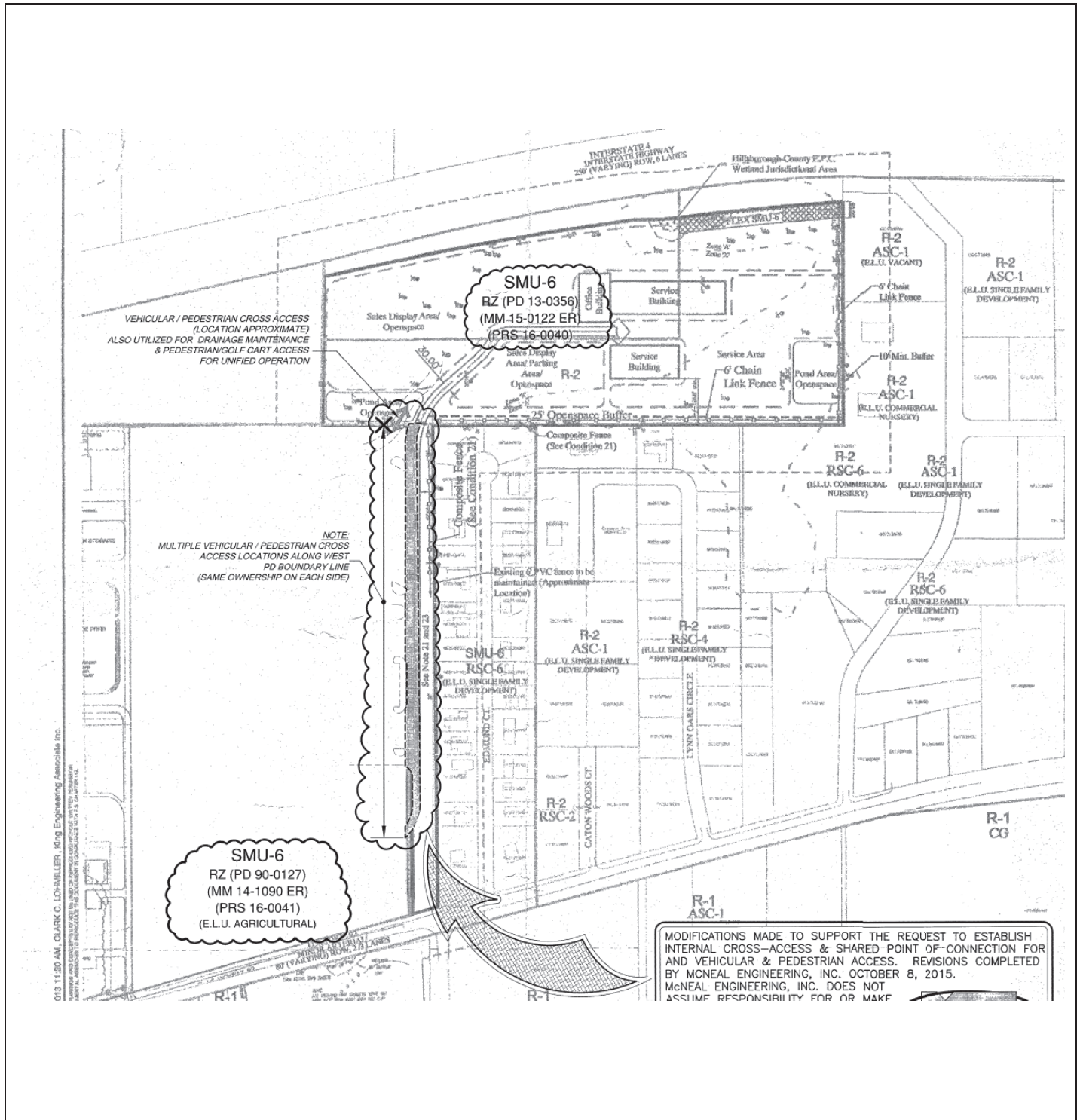
## Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR	Allowable Use	Existing Use
North	AS-1	1 DU per 1 GA	Single-Family, Conventional and Mobile Home	Municipal, Pole Barn
South	PD 02-1387	1 DU per 1 GA/FAR: 0.27	Mini-Warehouse, Office, Convenience Store, Single-Family Residential	Vacant
South	AS-1	1 DU per 1 GA/NA	Single-Family, Conventional and Mobile Home	Single-Family Residence
East	RSC-6	6.2 DU per 1 GA/NA	Single-Family, Conventional	Single-Family Residences
East	ASC-1	1 DU per 1 GA/NA	Single-Family, Conventional	Single-Family, Residences
West	AR	1 DU per 5 GA/NA	Agricultural and Single-Family	State Owned, Vacant

West	PD 90-0127	NA/FAR: 0.06	Research Park & Accessory Commercial; Tractor Sales, Service & Parts Center; Office; Vehicle Repair; RV Inventory, Staging, Display, and RV & Passenger Vehicle Parking.	RV Inventory, Staging, Display & Service, and RV & Passenger Vehicle Parking
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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)









APPLICATION NUMBER: PRS 22-1090

BOCC LUM MEETING DATE: AUGUST 25, 2022

CASE REVIEWER: SAM BALL

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation** ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	400	37	62
Proposed	400	37	62
Difference (+/-)	0	0	0

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

**Connectivity and Cross Access** ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		Choose an item.	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:

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

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



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**5.0 IMPLEMENTATION RECOMMENDATIONS****5.1 Compatibility**

Staff finds the impacts of the proposed expanded building footprint for the proposed accessory uses compatible with the surrounding development pattern.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD13-0356 compatible.

**5.2 Recommendation**

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

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 1, 2022.


1. The project shall be limited to a maximum of 80,000 square feet of Recreational Vehicle Sales and Services, including accessory retail and parts sales as a function of sales and service.
2. Recreational Vehicle sales, service and vehicular display areas shall be located as shown on the General Site Plan and shall not be located closer than 40' to the southern boundary of the Planned Development.
3. Maintenance buildings shall be at least 120 feet from the southern boundary of the Planned Development.
4. Development standards shall be as shown on the General Site Plan.
5. Lighting of Recreational Vehicle sales, service and display areas and vehicular display areas shall be provided per the Land Development Code. Lighting along the access road, except for the signage at the entrance off U.S. 92, and the parking and Recreational Vehicle sales, service and display areas adjacent to the southern boundary shall be for security purposes and shall not be illuminated for nighttime sales. Lighting fixtures shall be designed to minimize light trespass onto adjacent properties with the use of cutoff lights, shields, louvers, hoods or other such features.
6. Loudspeakers shall be mounted on the interior of buildings only and shall be oriented and operated in a manner to minimize off-site noise impacts.
7. Buffering and Screening shall be as provided in the Land Development Code, as depicted on the General Site Plan, and as stated below.
  - a. The existing six foot opaque fence shall be maintained along the eastern property line of the access road adjacent to single family residential homes. Where the existing PVC fence terminates, a six to eight foot opaque fence made of composite material that has sound absorption properties shall be installed along the remainder of the eastern property line along the access road to the southern boundary of the Planned Development. Evergreen trees shall be planted thirty feet on center along this boundary. Existing tree canopy can count toward this requirement.
  - b. A six to eight foot opaque fence made of composite material that has sound absorption properties shall be installed along the southern boundary of the Planned Development from the access road east to the edge of Folio 082855.0020. Evergreen trees shall be planted thirty feet on center along this boundary. Existing tree canopy can count toward this requirement.
8. The Driveway within the 80-foot wide access parcel shall be constructed and maintained by the property owner and shall be designed to Hillsborough County standards, including stormwater drainage.
9. The developer shall construct an exclusive left-turn lane on US Highway 92 into the site to accommodate large vehicles. Final design shall be approved by FDOT.
10. Cross-access shall be provided as generally shown on the general site plan with PD 90-0127 adjacent to the west.
11. The developer shall construct an exclusive right-turn lane on US Highway 92 into the site with appropriate turn radius and/or taper to accommodate large vehicles. Final design shall be approved by FDOT.

An evaluation of the property identified a number of mature trees. The stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
12. This site may contain 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

through the Site Development Review process. Design efforts are to be displayed on the submitted preliminary plan to minimize adverse impacts to the grand trees that are to be preserved, in coordination with the Hillsborough County Natural Resources Department. Design considerations for the preservation of any confirmed Grand Oak shall include an allowance for the relocation or modification of proposed improvements identified on the General Site Plan.

13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) 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.
14. Prior to the issuance of any building or land alteration permits or other development, the wetlands/other surface waters must be field delineated by EPC or the Southwest Florida Water Management District (SWFMD) staff and line surveyed. The survey must then be submitted to EPC staff for approval and thereafter incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. 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.
17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Fri Aug 5 2022 10:18:53

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

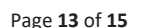
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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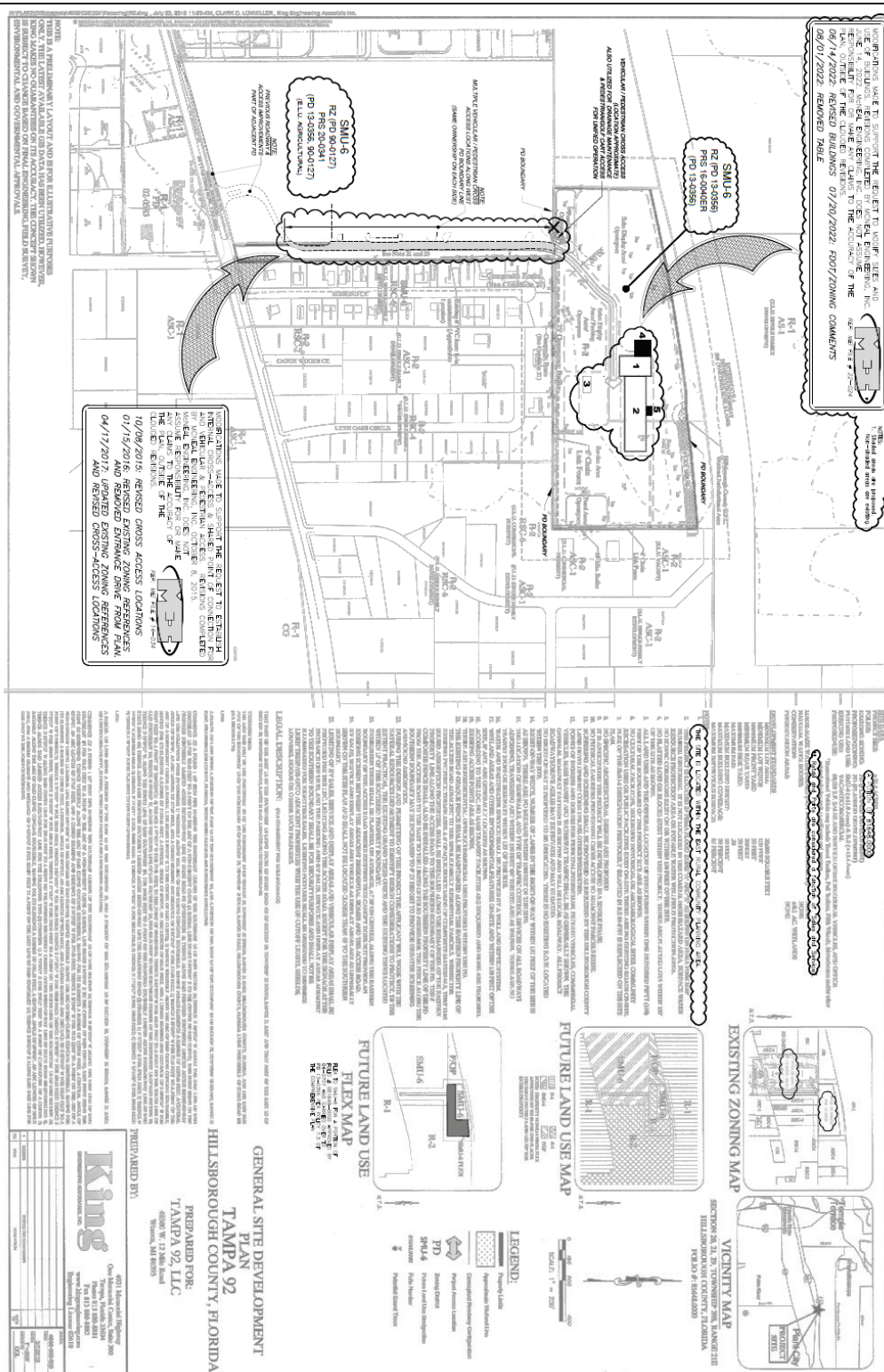
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

## 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: ZONING TECHNICIAN, Development Services Department

DATE: 8/04/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural/Northeast

PETITION NO: PRS 22-1090

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

### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed minor modification would not result in any change in transportation impact of the development at full buildout due to no proposed change in entitlements.
- Transportation Review Section staff has no objection to the proposed request.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #90-0127, as most recently amended via PRS 20-0341. The existing PD is approved for 80,000 sf of Recreational Vehicle Sales Service. The PRS request proposes to keep the maximum 80,000 sf of Recreational Vehicles Sales Service and to include accessory retail and parts sales as a function of sales and service. The PRS also proposes a modification of the site plan that includes two new building expansions of operations that would not exceed the previously approved maximum entitlements. The proposed minor modification does not propose any change to the number or location of the access points of the Planned Development. No changes in maximum trip generation impacts are anticipated as a result of the proposed minor modification and as such Transportation Staff has no objection to the requested modification.

#### ***Trip Generation Analysis***

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 80,000 sf Recreational Vehicle Sales (ITE Code 842)	400	37	62

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 80,000 sf Recreational Vehicle Sales (ITE Code 842)	400	37	62

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>0</b>	<b>0</b>	<b>0</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Hillsborough Ave. Hillsborough Ave is a 2-lane, undivided, Florida Department of Transportation (FDOT) maintained Principal Arterial roadway with +/- 12-foot lanes.

**SITE ACCESS**

The vehicular and pedestrian access for PD 90-0127 will be via an existing access on Hillsborough Avenue.

**LEVEL OF SERVICE (LOS) INFORMATION**

Level of service information is shown below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92 (HILLSBOROUGH AVE)	MCINTOSH RD	FORBES RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	400	37	62
Proposed	400	37	62
Difference (+/-)	0	0	0

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

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

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

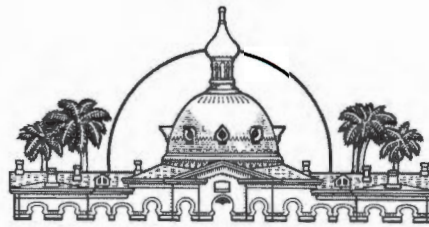
#### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.

**CURRENTLY  
APPROVED**

BOARD OF COUNTY COMMISSIONERS

Kevin Beckner  
Victor D. Crist  
Ken Hagan  
Al Higginbotham  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Mark Sharpe



Hillsborough County  
Florida

Office of the County Administrator  
Michael S. Merrill

CHIEF ADMINISTRATIVE OFFICER  
Helene Marks

CHIEF FINANCIAL ADMINISTRATOR  
Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS  
Lucia E. Garsys  
Sharon D. Subadan

July 26, 2013

Reference: RZ 13-0356 ER

Ronald L. Weaver  
Stearns Weaver Miller  
401 E. Jackson St. # 2200  
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on July 23, 2013, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from PD (90-0127 & 04-0707) to Planned Development, with the attached conditions.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Moreda", is positioned above the printed name of the Zoning Administrator.

Joseph Moreda, AICP,  
Zoning Administrator

ps



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 13-0356 ER  
MEETING DATE: July 23, 2013  
DATE TYPED: July 24, 2013

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**Approval** - RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLAN RECEIVED May 14, 2013.

1. The project shall be limited to a maximum of 80,000 square feet of Recreational Vehicle Sales and Services.
2. Recreational Vehicle sales, service and vehicular display areas shall be located as shown on the General Site Plan and shall not be located closer than 40' to the southern boundary of the Planned Development.
3. Maintenance buildings shall be at least 120 feet from the southern boundary of the Planned Development.
4. Development standards shall be as shown on the General Site Plan.
5. Lighting of Recreational Vehicle sales, service and display areas and vehicular display areas shall be provided per the Land Development Code. Lighting along the access road, except for the signage at the entrance off U.S. 92, and the parking and Recreational Vehicle sales, service and display areas adjacent to the southern boundary shall be for security purposes and shall not be illuminated for nighttime sales. Lighting fixtures shall be designed to minimize light trespass onto adjacent properties with the use of cutoff lights, shields, louvers, hoods or other such features.
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8. The Driveway within the 80-foot wide access parcel shall be constructed and maintained by the property owner and shall be designed to Hillsborough County standards, including stormwater drainage.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 13-0356 ER  
MEETING DATE: July 23, 2013  
DATE TYPED: July 24, 2013

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9. The developer shall construct an exclusive left-turn lane on US Highway 92 into the site to accommodate large vehicles. Final design shall be approved by FDOT.
10. The developer shall construct an exclusive right-turn lane on US Highway 92 into the site with appropriate turn radius and/or taper to accommodate large vehicles. Final design shall be approved by FDOT.
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15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. 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.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/04/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural/Northeast

PETITION NO: PRS 22-1090

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

### **REPORT SUMMARY AND CONCLUSIONS**

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### **PROJECT SUMMARY AND ANALYSIS**

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#### ***Trip Generation Analysis***

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#### **Proposed Zoning:**

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		AM	PM
PD, 80,000 sf Recreational Vehicle Sales (ITE Code 842)	400	37	62

**Trip Generation Difference:**

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		AM	PM
<b>Difference</b>	<b>0</b>	<b>0</b>	<b>0</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Hillsborough Ave. Hillsborough Ave is a 2-lane, undivided, Florida Department of Transportation (FDOT) maintained Principal Arterial roadway with +/- 12-foot lanes.

**SITE ACCESS**

The vehicular and pedestrian access for PD 90-0127 will be via an existing access on Hillsborough Avenue.

**LEVEL OF SERVICE (LOS) INFORMATION**

Level of service information is shown below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92 (HILLSBOROUGH AVE)	MCINTOSH RD	FORBES RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hillsborough Ave	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	400	37	62
Proposed	400	37	62
Difference (+/-)	0	0	0

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

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

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

### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED W. PERDUE, P.E.  
SECRETARY

**MEMORANDUM**

DATE: June 30, 2022

TO: Bianca Vazquez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT  
Todd Croft, FDOT  
Joel Provenzano, FDOT  
Mecale' Roth, FDOT  
Richard Perez, Hillsborough County  
Todd Pressman

SUBJECT: PRS 22-1090 13396 E 92 Hwy, Dover

This project is on a state road, US 92 and adjacent to I-4.

The site plan submitted with the PRS application, does not show connection to US 92. However, the connection is already built and is shown on the certified site plans for 18-1273, 19-0880 and 20-0341. Why is the access and the ROW dedication to FDOT not shown on this site plan for 22-1090?

Thank you for the opportunity to comment.

END OF MEMO



## COMMISSION

Mariella Smith CHAIR  
Pat Kemp VICE-CHAIR  
Harry Cohen  
Ken Hagan  
Gwendolyn "Gwen" W. Myers  
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Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. WETLANDS DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 08/25/2022	<b>COMMENT DATE:</b> 07/19/2022
<b>PETITION NO.:</b> 22-1090	<b>PROPERTY ADDRESS:</b> 13396 E. 92 Highway, Dover, FL 33527
<b>EPC REVIEWER:</b> Chantelle Lee	<b>FOLIO #:</b> 081648-0000
<b>CONTACT INFORMATION:</b> (813) 627-2600 x1358	<b>STR:</b> 20-28S-21E
<b>EMAIL:</b> <a href="mailto:leec@epchc.org">leec@epchc.org</a>	
<b>REQUESTED ZONING:</b> Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	EXPIRED
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands located in northeastern and southern portions of the property.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li><li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li></ul>	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Cl/mst

cc: Todd Pressman, [todd@pressmaninc.com](mailto:todd@pressmaninc.com)

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

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**PETITION NO.:** PRS22-1090    **REVIEWED BY:** Randy Rochelle    **DATE:** 7/1/2022

**FOLIO NO.:** 81648.0000

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**WATER**

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

**WASTEWATER**

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

**COMMENTS:** The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .