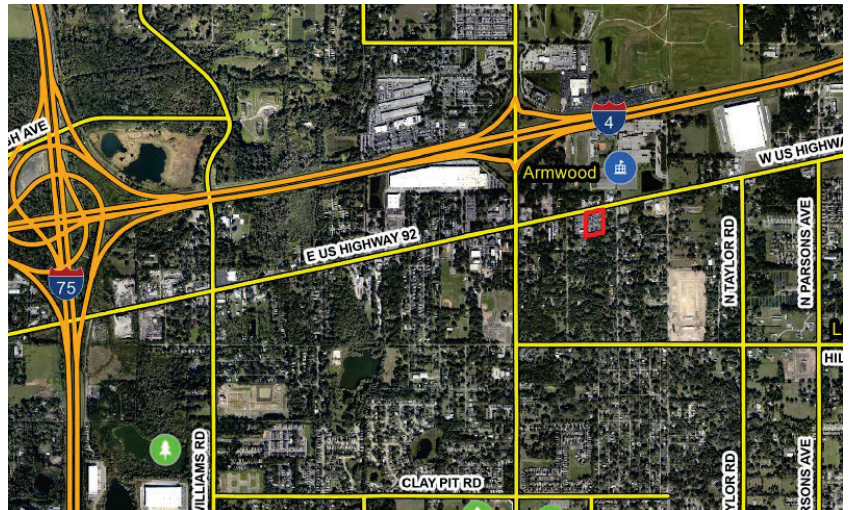




1.0 APPLICATION SUMMARY

Applicant: Salem Holdings, LLC
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 2.8 Acres
Community Plan Area: Seffner Mango
Overlay: None



Introduction Summary:

PD 97-0407 was approved in 1997 to allow for a contractor's office with open storage or all Commercial General (CG) uses on a 2.8 acres property located on the southside of East US Highway 92. The applicant requests modifications to eliminate the open storage use and reconfigure the general development plan. The site is currently developed for motor vehicle sales use. The western area of the subject site is zoned CG and is also used for motor vehicle sales. On April 5, 2018, Hillsborough County Code Enforcement issued citations for violating LDC Sections 4.01, 6.06 & 5.02 for the unpermitted disposal of asphalt materials for a parking area without an approved commercial site plan (citations: L174700 & L174718) related to the site. Approval of this petition is necessary to resolve the ongoing code enforcement matters.

Existing Approval(s):	Proposed Modification(s):
Option A: A contractor's office with open storage with a maximum of 3700 square feet (sf) of floor space.	Remove "Option A" (Contractor's office with open storage)
Option B: All CG uses with a maximum floor area ratio of 0.27.	Apply buffering and screening requirements to the east and southern PD boundaries.

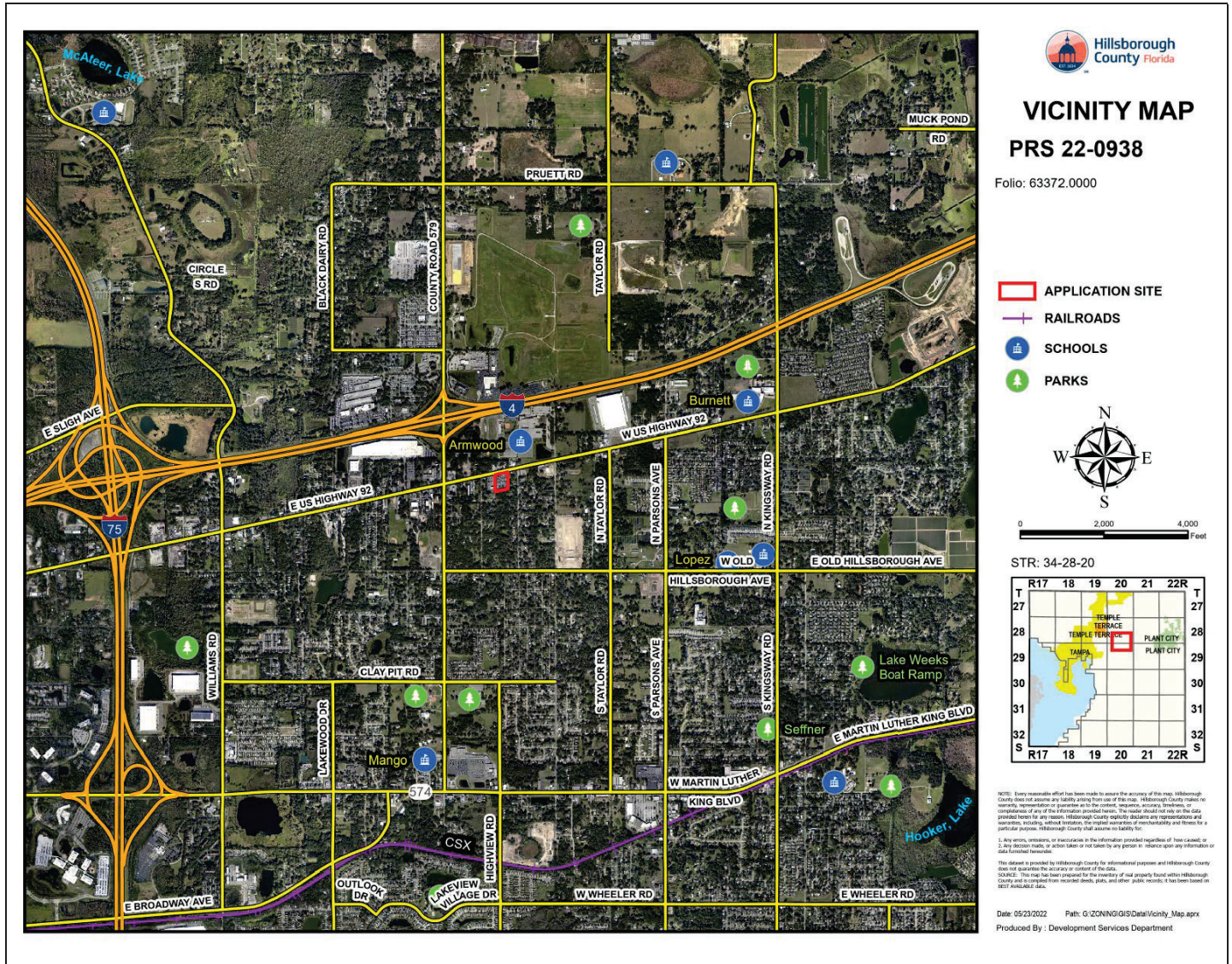
Additional Information:

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

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located on the south side of E US Highway 92 between Peach Avenue and Kennedy Hills Drive. East US Highway 92 is a 2-lane roadway with a center turn lane and a posted speed limit of 55 miles per hour. The uses in the surrounding area include a mix of commercial, institutional, and residential that include a day care center, Armwood High School, a drinking establishment, vehicle sales, quick service restaurants, convenience stores, multi-family, and single-family residences.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

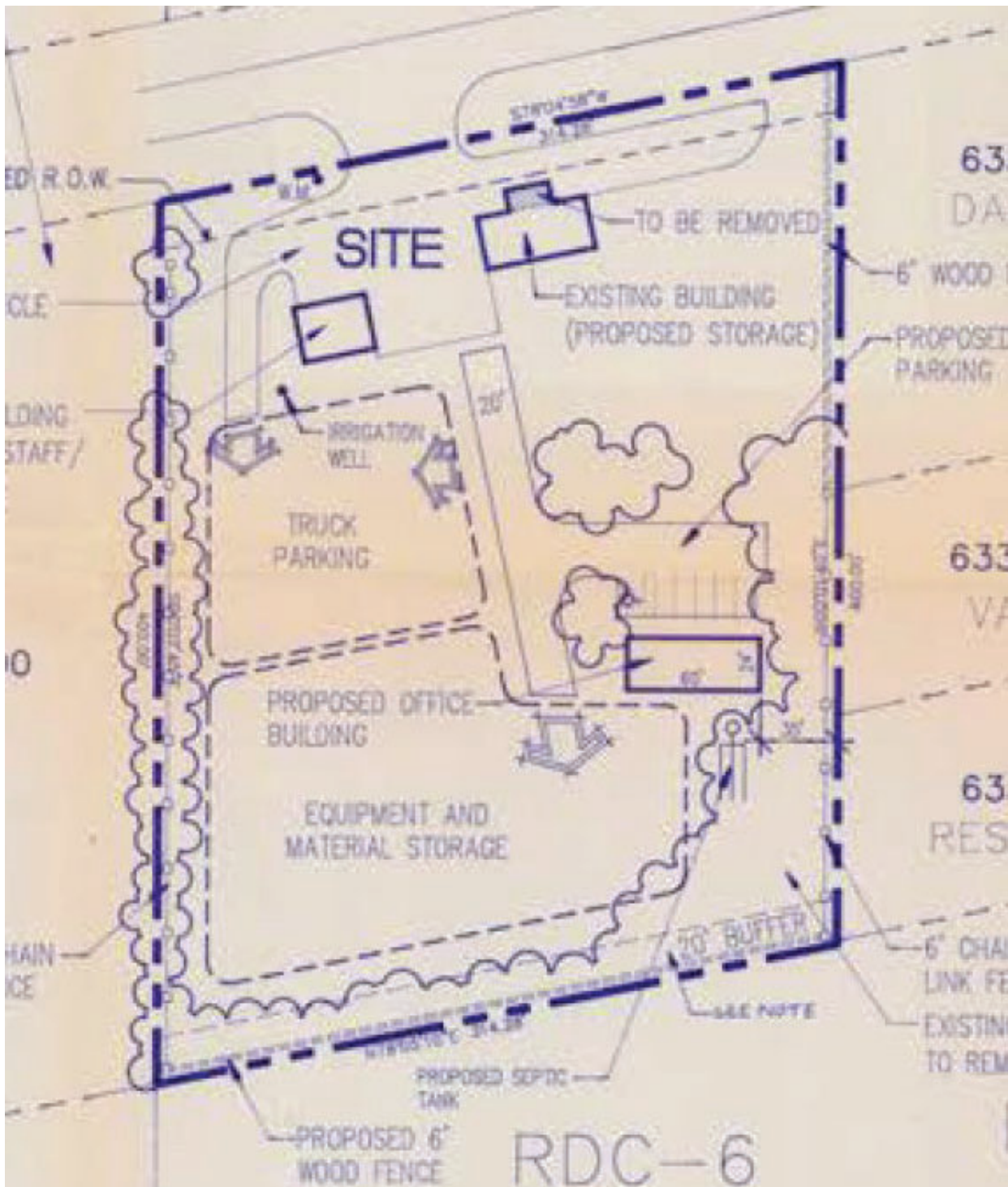


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	Retail & Services	Motor Vehicle Sales
South	RDC-6	6 du per GA/FAR: NA		Single-Family
East	CG	NA/FAR: 0.27	Retail & Services	Day Care
	CG	NA/FAR: 0.27	Retail & Services	Contractor's Office
	CG	NA/FAR: 0.27	Retail & Services	Single-Family
West	CG	NA/FAR: 0.27	Retail & Services	Drinking Establishment

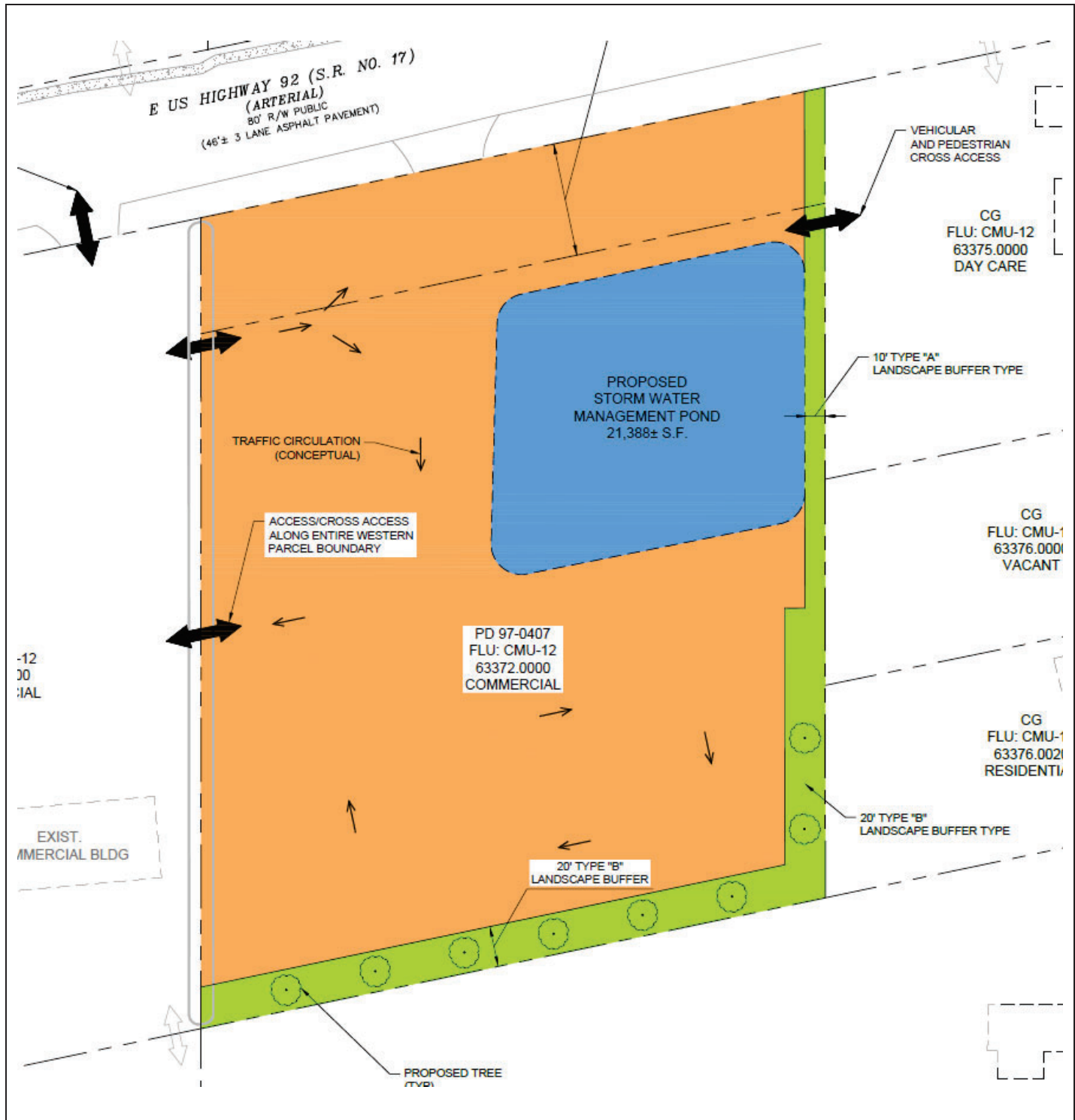
2.0 LAND USE MAP SET AND SUMMARY DATA

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)



APPLICATION NUMBER: PRS 22-0938

ZHM HEARING DATE: NA

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
US Hwy 92	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	3285	94	295
Proposed	3285	94	295
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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	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 & AGENCY COMMENTS SUMMARY

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

5.1 Compatibility

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 97-0497, which include: changing the general development plan from a detailed plan to a bubble plan, creating cross access to the neighboring properties, removing the access point to US Highway 92, installing a landscape buffer along the eastern property line, and removing a contractor's office with open storage as an allowable use, compatible with the surrounding development pattern.

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 September 4, 1997, August 11, 2022.

1. Development of the site shall be limited to the following options. Said options or elements thereof shall not occupy the site concurrently.
 - ~~1.1 Option A. A contractor's office with open storage. A maximum of 3,700 square feet of floor space shall be permitted. Open storage of materials shall be limited to a maximum height of six feet. Open storage areas, including vehicle parking areas, shall be screened from view in accordance with requirements of the Land Code. Minimum front yard building setback for new structures shall be 52 feet; side and rear yard setbacks shall conform with LDC buffering requirements. Maximum building height shall be 35 feet. A buffer area with a minimum width of 30 feet shall be provided along the entire south boundary of the site. Existing trees and vegetation within the buffer area shall be preserved to the greatest extent possible. A minimum of 30 percent of the site area shall be maintained as open space.~~
 - ~~1.2 Option B. All C-G uses. A maximum floor area ratio of .27 shall be permitted. Development shall conform with the standards of the C-G districts found in the Land Development Code.~~
2. The project shall be limited to one access point on US Highway 92 from folio #063372-0000. Final location and design shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and Construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department and/or Florida Department of Transportation. Final design may include, but it's not limited to, left turn lanes, acceleration lanes and deceleration lanes. Additionally, access may be limited to right-in/right-out turns only.
3. The development shall have a fifty-six foot (56') setback along the south side of U.S. Highway 92. Use of the setback area shall be limited to existing structures, ingress and egress, landscaping, and parking. This condition shall not be construed as a dedication of land to the State of Florida or its political subdivisions. The developer shall reserve up to 22 feet of additional right of way along the south side of U.S. Highway 92 to render a total of 62 feet of right of way as measured from the existing centerline of right of way. Use of reserved area shall be limited to existing structures, landscaping and parking. New structures, including expansion of existing buildings, shall not be permitted within the reservation area.
4. The following buffering and screening standards shall apply:
 - 4.1 A ten-foot (10') type "A" landscape buffer shall be provided between the development and the western boundary of folio #63375.0000 and folio #63376.0000.
 - 4.2 A twenty-foot (20') type "B" landscape buffer shall be provided along the western boundary of folio #63376.0020.
 - 4.3 A twenty-foot (20') type "B" landscape buffer shall be provided along the northern boundary of folio #63409.0000.
- ~~5.4. Public water and wastewater services shall be for all new buildings. If connection is deemed feasible by Hillsborough County at time of development. The developer shall pay all costs for service delivery.~~
- ~~6.5. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.~~
- ~~7.6. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.~~

- 8.7. 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.
- 9.8. Within 90 days of approval of RZ 97-0407-TH PRS 22-0738 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
- 10.9. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
11. 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
Tue Aug 30 2022 09:44:26

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

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

APPLICATION NUMBER: PRS 22-0938

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: September 13, 2022

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

APPLICATION NUMBER: PRS 22-0938

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: September 13, 2022

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/26/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: PRS 22-0938

- ☐ 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 will not result in any change in transportation network impact compared to the previously improved entitlements.
- Transportation Review Section staff has no objection to the proposed request, subject to the listed conditions.

NEW CONDITION

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to the BOCC hearing (or PD Site Plan Certification, if available), the applicant shall revise the PD Site Plan to:

- Add a label to the PD #97-0407 approved access on US Hwy 92 “to be removed”.
- Add a note on the site plan that reads “Sidewalks to be provided per LDC”.
- Add a note on the site plan that reads “Parking shall be provided per LDC”.

REVISED CONDITIONS

~~3. The developer shall reserve up to 22 feet of additional right of way along the south side of U.S. Highway 92 to render a total of 62 feet of right of way as measured from the existing centerline of right of way. Use of reserved area shall be limited to existing structures, landscaping and parking. New structures, including expansion of existing buildings, shall not be permitted within the reservation area.~~ The development shall preserve +/- 56 feet of ROW along the south side of U.S. Highway 92 pursuant to coordination with FDOT and the PD&E for the planned widening of US Hwy 92.

[Staff is proposing to modify this condition to reflect comments by FDOT concerning the ROW required for the future widening project on US Hwy 92.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #97-0407. The existing PD approved for all CG uses and a contractor's office with open storage. The PRS request proposes remove contractor's office and open storage as an approved use as well as modifying the site plan. The PRS also proposes a modification to the access, which is shown on the site plan via an existing full access on US Hwy 92 on the Western portion of the parcel folio. 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, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 32,900 sf Supermarket (ITE Code 850)	3,285	94	295

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 32,900 sf Supermarket (ITE Code 850)	3,285	94	295

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on US Hwy 92. US Hwy 92 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 PRS 22-0938 will be via an existing full access on US Hwy 92. Cross access to the East is required per LDC section 6.04.03.Q

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	WILLIAMS RD	PINE ST	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
US Hwy 92	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	3285	94	295
Proposed	3285	94	295
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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

**CURRENTLY
APPROVED**

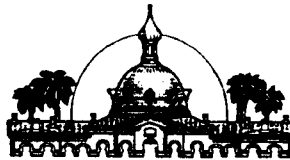
HILLSBOROUGH COUNTY

Florida

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS

Dottie Berger
Joe Chillura
Chris Hart
Jim Norman
Jan Platt
Thomas Scott
Ed Turanchik



Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel

December 15, 1997

Lloyd and Sons Construction Trust, Inc.
P.O. Box 2210
Plant City FL 33564-2210

RE: PETITION NO. RZ 97-0407-TH

Dear Applicant:

At the regularly scheduled public meeting on December 9, 1997, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from C-G to PD, with the attached conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to Development Services, 19th floor of the County Center, 601 E. Kennedy Blvd. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

Paula M. Harvey
Manager, Land Use/Zoning Section
PLANNING AND GROWTH
MANAGEMENT DEPARTMENT

rs
Attachments
xc: Michael D. Horner

**FINAL CONDITIONS
OF APPROVAL**

PETITION NUMBER: RZ 97-0407-TH
BQCC MEETING DATE: December 9, 1997
DATE TYPED: December 9, 1997

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 4, 1997.

1. Development of the site shall be limited to the following options. Said options or elements thereof shall not occupy the site concurrently.
 - 1.1 Option A: A contractor's office with open storage. A maximum of 3,700 square feet of floor space shall be permitted. Open storage of materials shall be limited to a maximum height of six feet. Open storage areas, including vehicle parking areas, shall be screened from view in accordance with requirements of the Land Development Code. Minimum front yard building setback for new structures shall be 52 feet; side and rear yard setbacks shall conform with LDC buffering requirements. Maximum building height shall be 35 feet. A buffer area with a minimum width of 20 feet shall be provided along the entire south boundary of the site. Existing trees and vegetation within the buffer area shall be preserved to the greatest extent possible. A minimum of 30 percent of the site area shall be maintained as open space.
 - 1.2 Option B: All C-G uses. A maximum floor area ratio of .27 shall be permitted. Development shall conform with standards of the C-G district found in the Land Development Code.
2. The project shall be limited to one access point on U.S. Highway 92. Final location and design shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department and/or Florida Department of Transportation. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. Additionally, access may be limited to right-in/right-out turns only.
3. The developer shall reserve up to 22 feet of additional right-of-way along the south side of U.S. Highway 92 to render a total of 62 feet of right-of-way as measured from the existing centerline of right-of-way. Use of the reserved area shall be limited to existing structures, landscaping and parking. New structures, including expansion of existing buildings, shall not be permitted within the reservation area.
4. Public water and wastewater services shall be utilized if connection is deemed feasible by Hillsborough County at time of development. The developer shall pay all costs for service delivery.
5. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
6. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.

**FINAL CONDITIONS
OF APPROVAL**

**PETITION NUMBER:
BOCC MEETING DATE:
DATE TYPED:**

**RZ 97-0407-TH
December 9, 1997
December 9, 1997**

7. 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.
8. Within ninety days of approval of RZ 97-0407-TH by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
9. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/26/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: PRS 22-0938

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
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REPORT SUMMARY AND CONCLUSIONS

- The proposed minor modification will not result in any change in transportation network impact compared to the previously improved entitlements.
- Transportation Review Section staff has no objection to the proposed request, subject to the listed conditions.

NEW CONDITION

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

Prior to the BOCC hearing (or PD Site Plan Certification, if available), the applicant shall revise the PD Site Plan to:

- Add a label to the PD #97-0407 approved access on US Hwy 92 “to be removed”.
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REVISED CONDITIONS

~~3. The developer shall reserve up to 22 feet of additional right of way along the south side of U.S. Highway 92 to render a total of 62 feet of right of way as measured from the existing centerline of right of way. Use of reserved area shall be limited to existing structures, landscaping and parking. New structures, including expansion of existing buildings, shall not be permitted within the reservation area.~~ The development shall preserve +/- 56 feet of ROW along the south side of U.S. Highway 92 pursuant to coordination with FDOT and the PD&E for the planned widening of US Hwy 92.

[Staff is proposing to modify this condition to reflect comments by FDOT concerning the ROW required for the future widening project on US Hwy 92.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #97-0407. The existing PD approved for all CG uses and a contractor's office with open storage. The PRS request proposes remove contractor's office and open storage as an approved use as well as modifying the site plan. The PRS also proposes a modification to the access, which is shown on the site plan via an existing full access on US Hwy 92 on the Western portion of the parcel folio. 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, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

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

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 32,900 sf Supermarket (ITE Code 850)	3,285	94	295

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on US Hwy 92. US Hwy 92 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 PRS 22-0938 will be via an existing full access on US Hwy 92. Cross access to the East is required per LDC section 6.04.03.Q

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	WILLIAMS RD	PINE ST	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
US Hwy 92	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	3285	94	295
Proposed	3285	94	295
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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

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Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 26, 2022	COMMENT DATE: June 16, 2022
PETITION NO.: 22-0938	PROPERTY ADDRESS: 11809 E 92 Hwy, Seffner
EPC REVIEWER: Sarah Hartshorn	FOLIO #: 063372-0000
CONTACT INFORMATION: (813) 627-2600 X 1237	STR: 34-28S-20E
EMAIL: hartshorns@epchc.org	
REQUESTED ZONING: PD 97-0407 to CMU-12	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	04/07/2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands per site inspection
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

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS22-0938 REVIEWED BY: Randy Rochelle DATE: 6/14/2022

FOLIO NO.: 63372.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☒ (adjacent to the site), ☐ (approximately ___ feet from the site) and is located within the south Right-of-Way of E. US Highway 92. 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 4 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 80 feet from the site) and is located within the north Right-of-Way of E. US Highway 92. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 8 June 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: David Singer

PETITION NO: PRS 22-0938

LOCATION: 11809 E. 92 Hwy, Seffner, FL 33548

FOLIO NO: 63372.0000

SEC: 34 TWN: 28 RNG: 20

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

COMMENTS: _____.