

PD Modification Application: PRS 23-0381

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: July 18, 2023

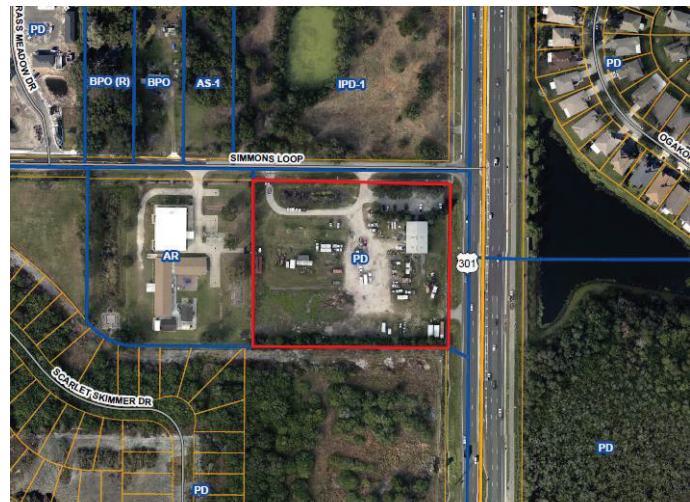


Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Clayton Bricklemyer
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 4.15 AC
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

PD 03-0764, as most recently modified by MM 18-0176 was approved in 2018 to allow for 63,000 square feet of commercial uses along US Highway 301. The applicant requests approval to remove two access points.

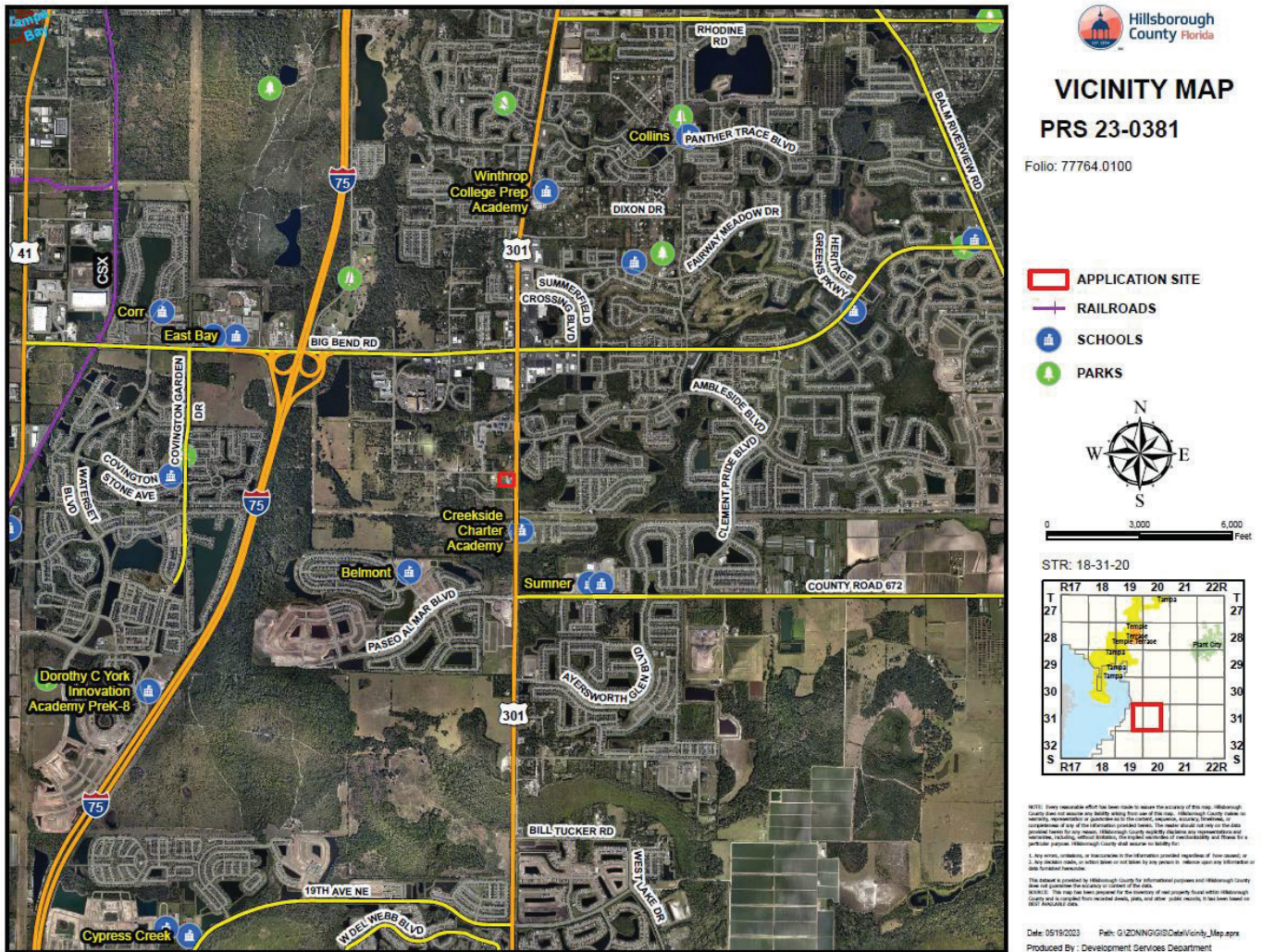
Existing Approval(s):	Proposed Modification(s):
Four access points: two on Simmons Loop, one on US Highway 301; and one to the southern property.	Remove the easternmost access on Simmons Road, and on US 301.

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

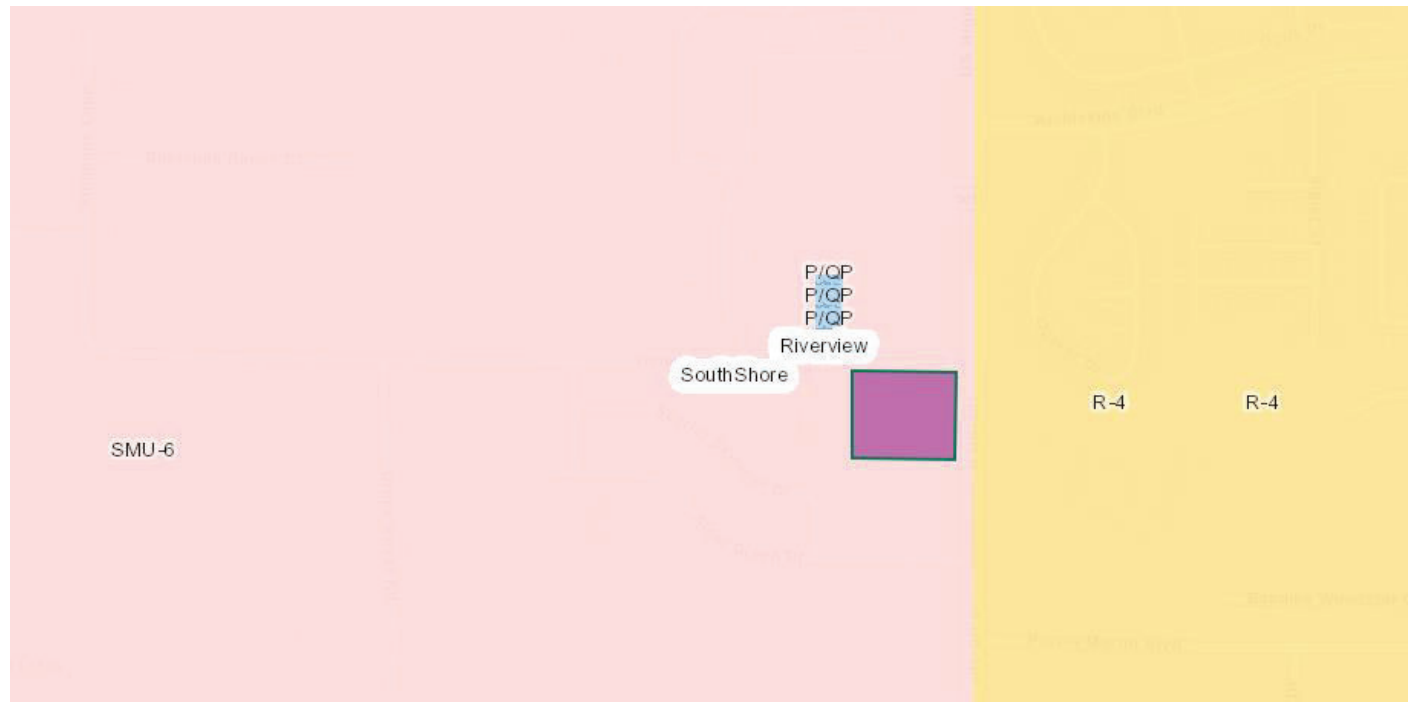


Context of Surrounding Area:

The parcel is located in the southwest intersection of Simmons Loop US Highway, a 6 lane divided arterial highway, with residential zoning to the south, Institutional uses to the west, and commercial zoning to the north.

2.0 LAND USE MAP SET AND SUMMARY DATA

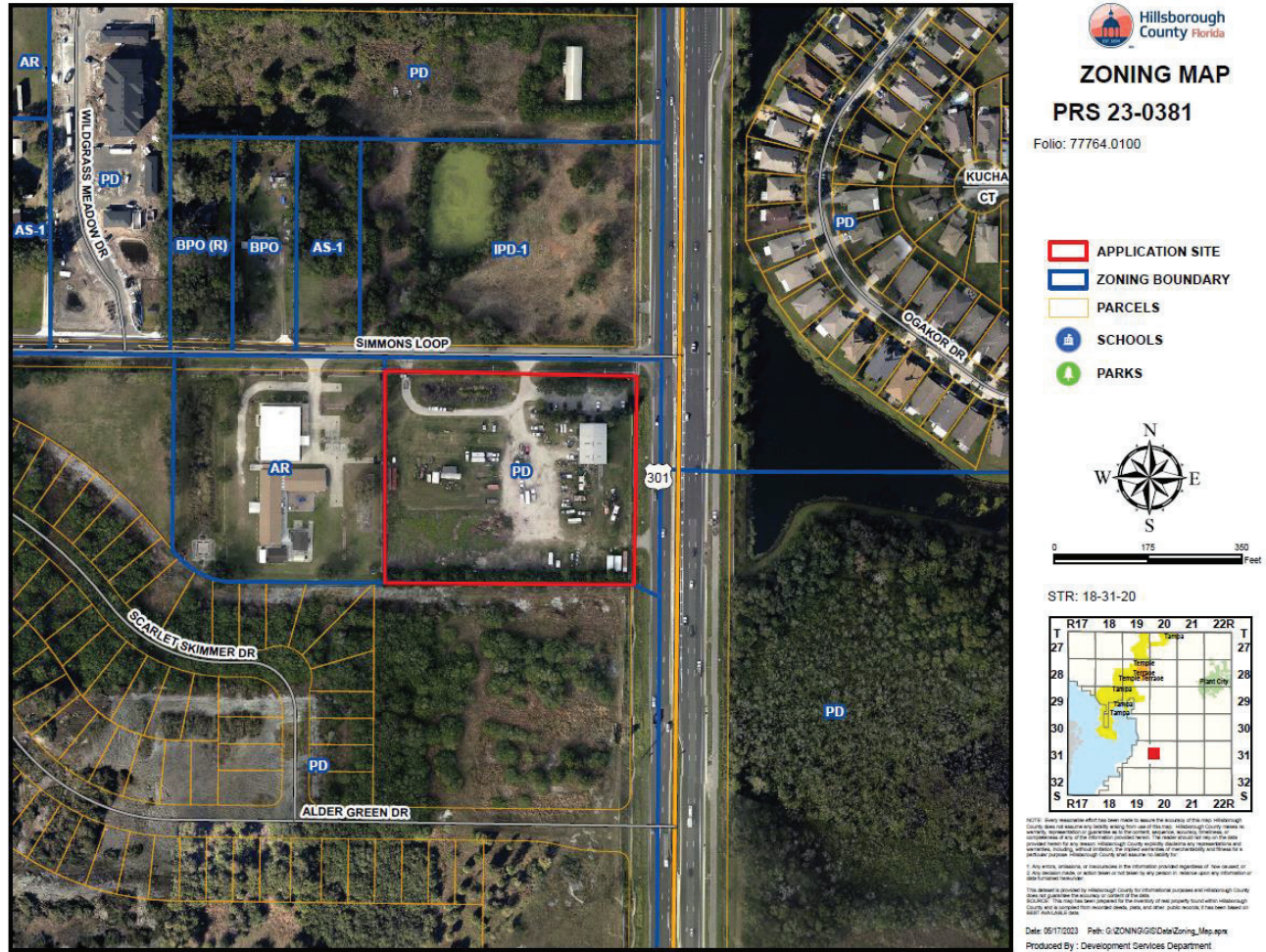
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

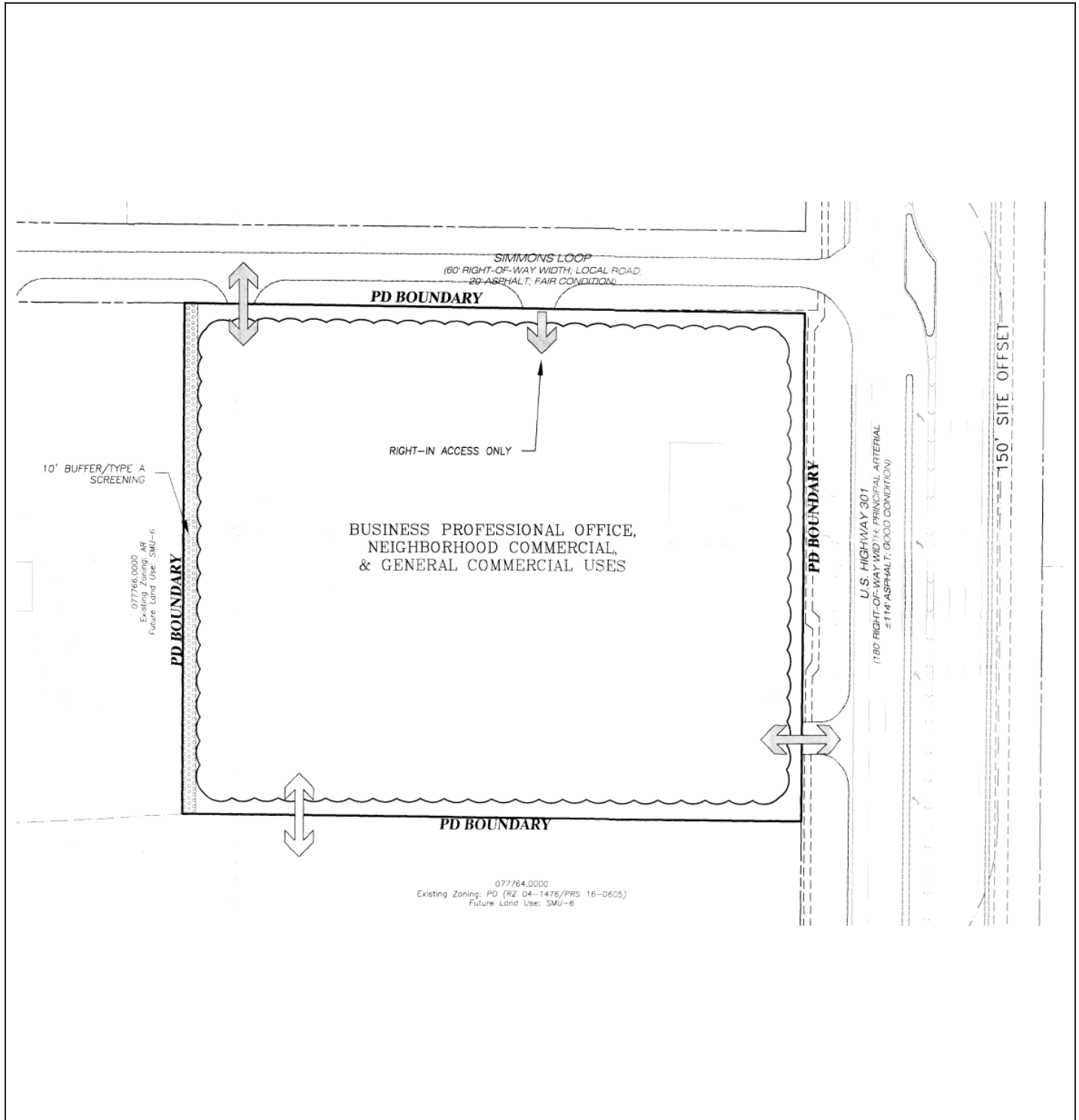


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1	0.5 FAR	Mini Warehouse	Vacant
South	PD 04-1476	0.2 FAR	BPO uses	Vacant
East	PD 01-0039, PD 14-0422	6 DU/AC	Residential, Conservation	Single Family Residential, Conservation
West	AR	-	Agricultural, Single Family Residential	Church

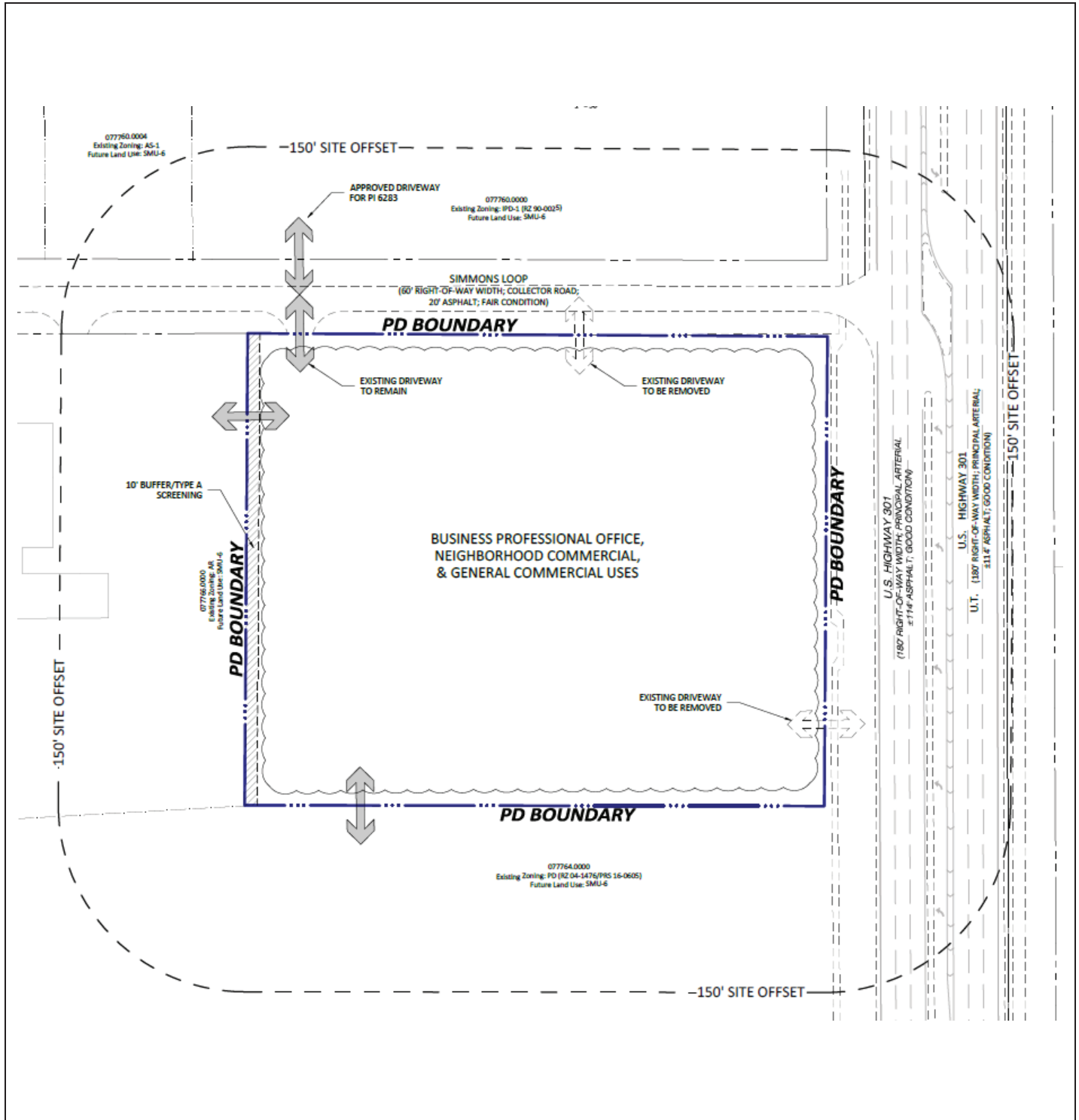
2.0 LAND USE MAP SET AND SUMMARY DATA

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 23-0381

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Tania C. Chapela

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 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other - TBD
Simmons Loop Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,900	114	201
Proposed	3,900	114	201
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	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Simmons Loop Rd./ Substandard Roadway	Design Exception Requested	Approvable
	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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 checked="" 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	See Staff report.
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 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the proposed request to be compatible with the approved commercial, and the approved mini warehouses uses across Simmons Loop, to the north. This minor modification will have little effect on the general character of the subject site, zoned PD today. Existing retail and office uses are located to the south.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Transportation Review staff do not object to the proposed changes.

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted April 6, 2023.

1. The project shall be permitted a maximum of 63,000 square feet of Commercial General (CG) uses, except as referenced herein. Maximum Floor Area Ratio (F.A.R.) shall be 0.25 (45,000 square feet) for a horizontal, single-use building. However, if the applicant provides a vertically integrated (two-story), mixed-use building on the site the FAR shall be 0.35 (63,000 square feet) with a minimum of 10,000 square feet of BPO (Business, Professional Office) uses. Prior to Site Plan Construction Plan approval for more than 45,000 square feet (.25) Site Plan Construction Plan approval for a two story integrated building(s) containing commercial and a minimum of 10,000 square feet of office shall be obtained.

2. The following CG uses are not permitted:

- Convenience store/gas stations with or without gas pumps
- Fast food restaurant with drive through windows
- Liquor store
- Adult use
- Free-standing taverns, bars, lounges, nightclub and dancehalls
- Brew, on premises
- Bank/credit union

3. Outdoor storage shall be limited to the following within the area as indicated on the site plan:

- Sod
- Top soil
- Pallets
- Commercial Vehicles

Development standards shall adhere to the CG (Commercial. General) zoning district (unless otherwise specified).

4. Maximum height shall be 40 feet.

5. Outdoor lighting shall be a maximum height of 27 feet and be full-cutoff light fixtures.

6. Hours of operation are restricted from 7:00 a.m. to 11:00 p.m. Monday through Saturday and 10:00 a.m. to 8:00p.m. on Sundays and Holidays.

7. An evaluation of the property identified a number of mature trees that appears to include grand oak(s). The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

8. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

9. 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.

10. 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.

11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland or 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

12. 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.

13. The applicant shall construct a westbound left turn lane at the project's driveway on Simmons Loop Road.

14. The applicant shall be allowed one full access on Simmons Loop Road ~~and one right in/right out driveway on U.S. Highway 301.~~

15. The applicant shall provide pedestrian connectivity from both Simmons Loop Road and U.S. Highway 301.

16. If PRS 23-0381 is approved, the County Engineer will approve a Design Exception (dated July 5, 2023) which was found approvable by the County Engineer (on July 5, 2023). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes.

17. The developer shall provide a vehicular and pedestrian cross access stubouts to the adjacent properties to the west, folio# 77766.0000 and to the south, folio# 77771.9438.


18. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

~~16-17.~~ In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.

~~17-18.~~ 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. Within 90 days of approval of MM 18-0176 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

Zoning Administrator Sign Off:


J. Brian Grady
Wed Jul 5 2023 17:41:22

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 23-0381

ZHM HEARING DATE: NA

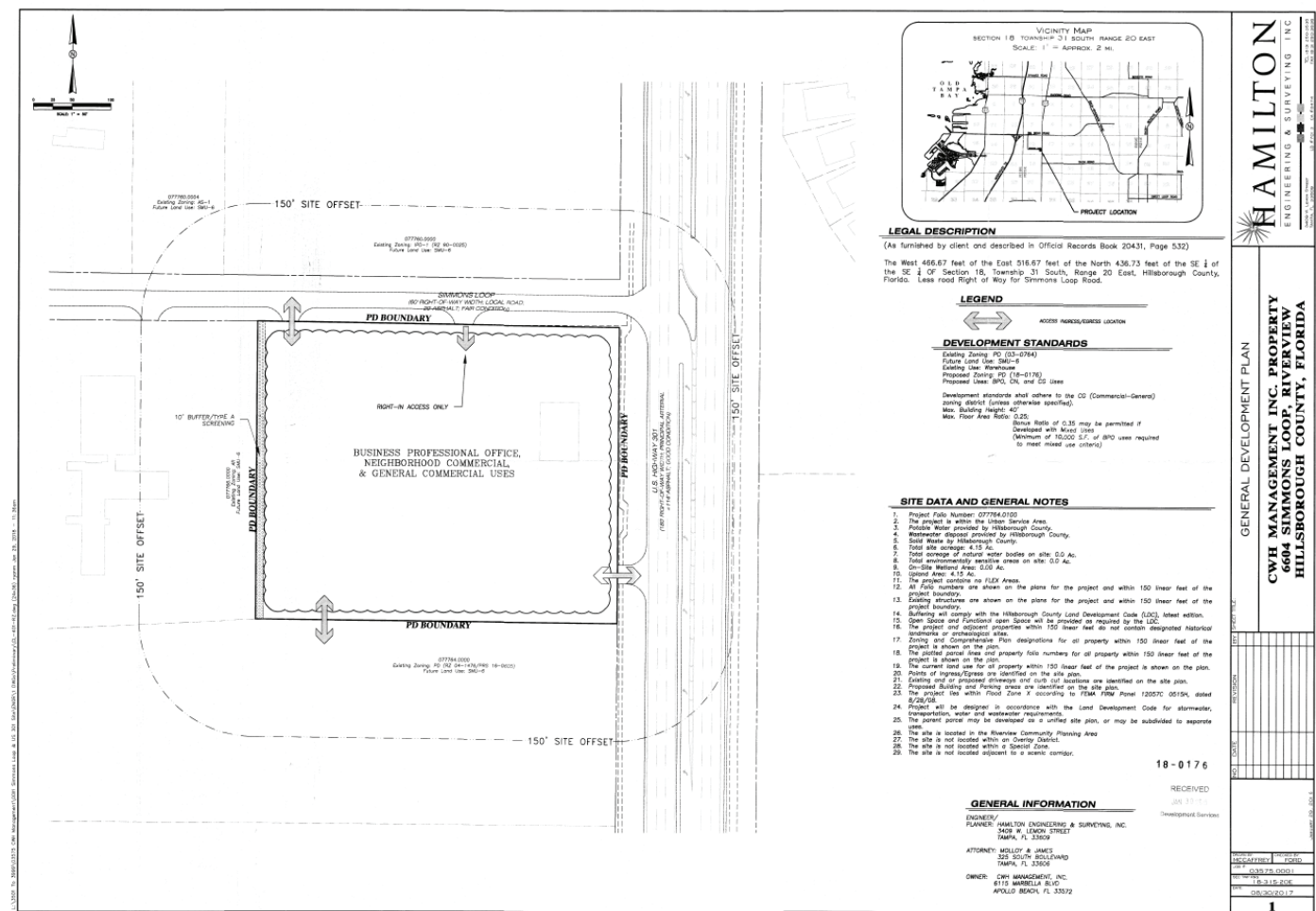
BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

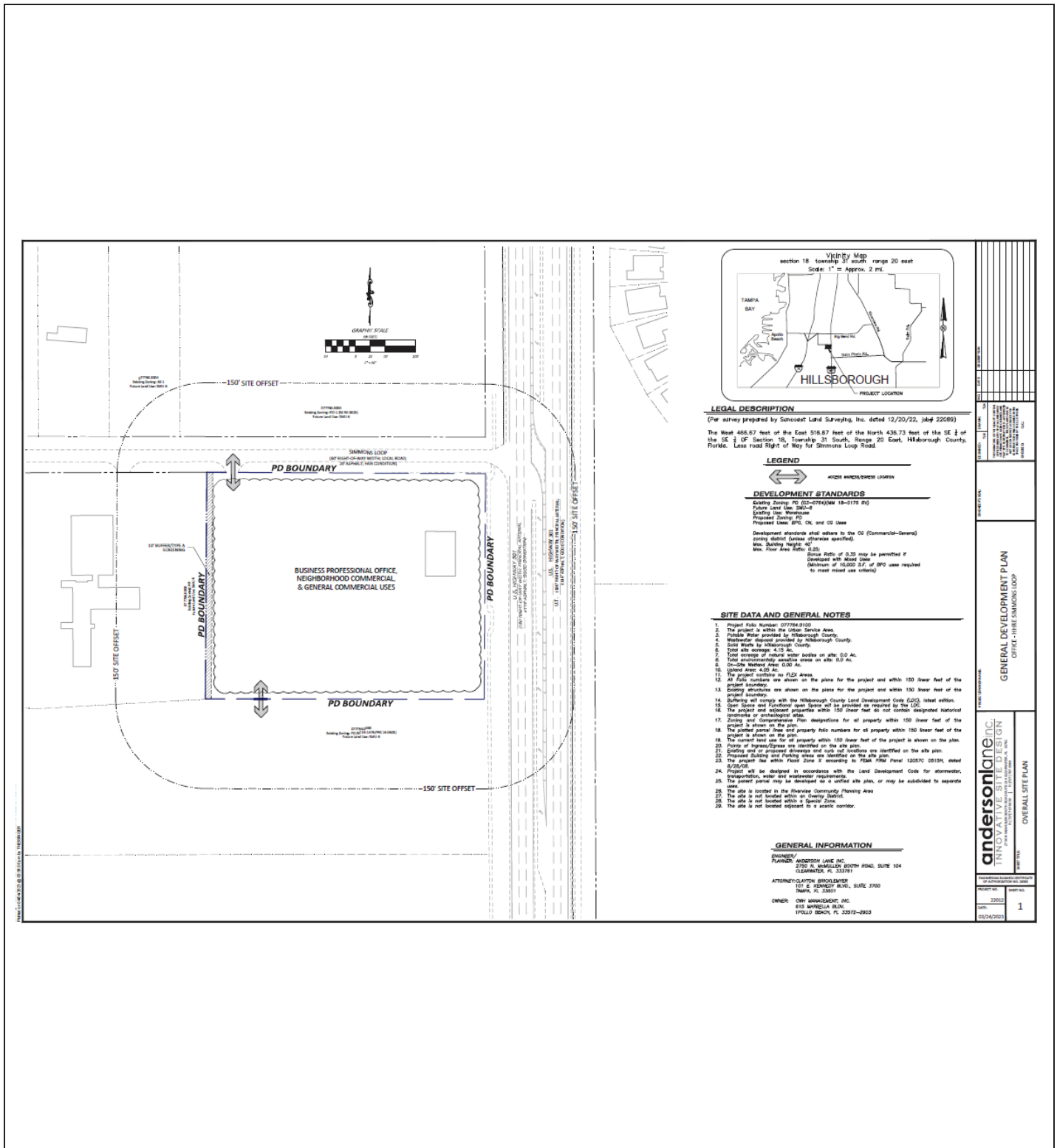
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 23-0381

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/05/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: RV/South

PETITION NO: PRS 23-0381

- ☐ 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.

CONDITIONS OF APPROVAL

New Conditions:

- If PRS 23-0381 is approved, the County Engineer will approve a Design Exception (dated July 5, 2023) which was found approvable by the County Engineer (on July 5, 2023). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes.
- The developer shall provide a vehicular and pedestrian cross access stubouts to the adjacent properties to the west, folio# 77766.0000 and to the south, folio# 77771.9438.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Revised Conditions:

14. The applicant shall be allowed one full access on Simmons Loop Road ~~and one right-in/right-out driveway on U.S. Highway 301.~~

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification to existing PD (18-0176). The existing PD is currently approved for a maximum 53,000 square feet of CG uses and 10,000 of BPO uses with certain restrictions. The applicant is proposing to eliminate driveway access connections on Simmons Loop and Us Hwy 301. The proposed development site is +/-4.23 acres.

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Uses

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
53,000 sf Retail (ITE Code 821)	3578	92	275
10,000 sf Medical Office (ITE Code 720)	322	30	37
Pass-by Trips	N/A	0	91
Internal Capture	N/A	8	20
Net Trips	3900	114	201

Proposed Modification

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
53,000 sf Retail (ITE Code 821)	3578	92	275
10,000 sf Medical Office (ITE Code 720)	322	30	37
Pass-by Trips	N/A	0	91
Internal Capture	N/A	8	20
Net Trips	3900	114	201

Net Trips:

Difference (+/-)	+0	+0	+0
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The proposed PD modification will not change the maximum potential trips generated.

Staff notes that the applicant's submitted site access analysis utilizes only medical office for the trip generation, however staff finds that the trip generation results in roughly the same number of peak hour trips (129 am peak trips and 200 pm peak trips). As such the outcome of the site access analysis (i.e. turn lane warrants evaluation) would not result in any difference if the applicant studied the same uses that staff utilized herein this report.

INFRASTRUCTURE SERVING THE SITE

U.S. Highway 301 is a six lane divided major arterial. The roadway characterized by +/- 12-foot wide lanes in good condition. Along the project frontage, there is approximately 180 feet of right of way. In the vicinity of the project, there are sidewalks, bike lanes and a multi-use path.

Simmons Loop Road is a substandard, two-lane undivided collector road. The roadway characterized by +/- 11-foot-wide lanes in good condition. Along the project frontage, there is approximately 60 feet of right of way. In the vicinity of the project site, there is a sidewalk adjacent to the site, but no bike lanes.

The TS-4 undivided, urban collector roadway typical section requires a minimum of 64 feet of ROW, 11-foot wide lanes, 7-foot wide buffered bike lanes, curb and gutter and sidewalks on both sides.

The applicant has requested a design exception to the substandard roadway condition to provide for a 4-foot wide bike lane on the south side of Simmons Loop Rd. The design exception is discussed in greater detail in the section titled Requested Design Exception below.

SITE ACCESS

The approved PD has a full access driveway connection and a right in only driveway connection on Simmons Loop Road and a right-in/right-out driveway connection on U.S. Highway 301. The applicant is proposing to eliminate the right in only access on Simmons Loop and the right-in/right-out access on US Hwy 301.

The applicant's submitted site access analysis demonstrates that the remaining full access connection will meet warrants for a westbound left turn lane into the site as required by the existing condition of approval #13.

Based on LDC, Sec. 6.04.03. Q. a vehicular and pedestrian cross access connection is required to the adjacent property to the west, folio# 77766.0000 and to the south, folio# 77771.9438.

REQUESTED DESIGN EXCEPTION – SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 5, 2023). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes - TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide a 4-foot bike lanes on the south side.
- 2) Bike Lanes - The developer must extend the 4-foot bike lane on the southside of Simmons Loop approximately +/- 370 feet west of the proposed access.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm 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
US 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other - TBD
Simmons Loop Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,900	114	201
Proposed	3,900	114	201
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	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop Rd./ Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Condition Requested	Additional Information/Comments
<input checked="" 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.

From: Williams, Michael
Sent: Wednesday, July 5, 2023 4:45 PM
To: Steven Henry
Cc: Clayton Bricklemeyer (clayton.bricklemeyer@hwhlaw.com); Chapela, Tania; Steady, Alex; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: PRS 23-0381- Design Exception Review
Attachments: 23-0381 DEREQ 07-05-23.pdf

Steve,

I have found the attached Design Exception (DE) for PD 23-0381 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, July 5, 2023 4:42 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: PRS 23-0381- Design Exception Review

Hello Mike,

Attached DE for your consideration. Please Include the following people in your response:

shenry@lincks.com
clayton.bricklemyer@hwhlaw.com
chapelat@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

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

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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LINCKS & ASSOCIATES, INC.

July 5, 2023

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: HHRE Simmons Loop
PRS 23-0381
Folio Number: 077764.0100
Lincks Project No. 23059

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L – Existing Facilities for Simmons Loop from the project access to US 301. According to the Hillsborough County Functional Classification Map, Simmons Loop is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to modify the Planned Development to allow up to 50,000 square feet of Medical Office. In addition, the proposed modification would eliminate the access to US 301 that is shown on the existing Planned Development. In addition, the second existing access to Simmons Loop is to be removed.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to Simmons Loop that is to align with the access for the proposed development north of Simmons Loop.

Based on the projected volumes, a westbound left turn lane is warranted at the project access on Simmons Loop. As shown on the attached Figure 1, the developer proposes to construct a 245 foot left turn lane. If any additional right of way and/or easement from the subject property is required to accommodate the improvements along Simmons Loop, they will be conveyed to the County as a part of the permitting process.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Simmons Loop from the project access to US 301. The subject segment of Simmons Loop is currently a two (2) lane roadway with 10-11 foot lanes. The proposed typical section for Simmons Loop is consistent with the improvements to Simmons Loop being made by other developments along the roadway. Therefore, providing a consistent roadway section. The following exception is requested to accommodate the proposed project.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

23-0381

Mr. Mike Williams
July 5, 2023
Page 2

- 1) Bike Lanes – TS-4 has 7 foot buffered bike lanes. Due to right of way constraints and to be consistent with the other sections of Simmons Loop, the developer proposes to provide 4 foot bike lanes.

Figure 1 illustrates the proposed improvements along Simmons Loop for the project. Figure 2 provides the typical section from US 301 to the project access and Figure 3 provides the typical section west of the project access with the transition along Simmons Loop.

The justification for the Design Exception is as follows:

1. The proposed section will match the surrounding and will match the proposed roadway improvements per the plans for PI 6283.
2. The project has limited frontage and the right of way west of the project access is limited.
3. The developer is extending the 4 foot bike lane on the southside of Simmons Loop approximately 370 feet west of the proposed access.

Based on the above, it is our opinion, the proposed improvements to Simmons Loop mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Mr. Mike Williams
July 5, 2023
Page 3

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved

_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

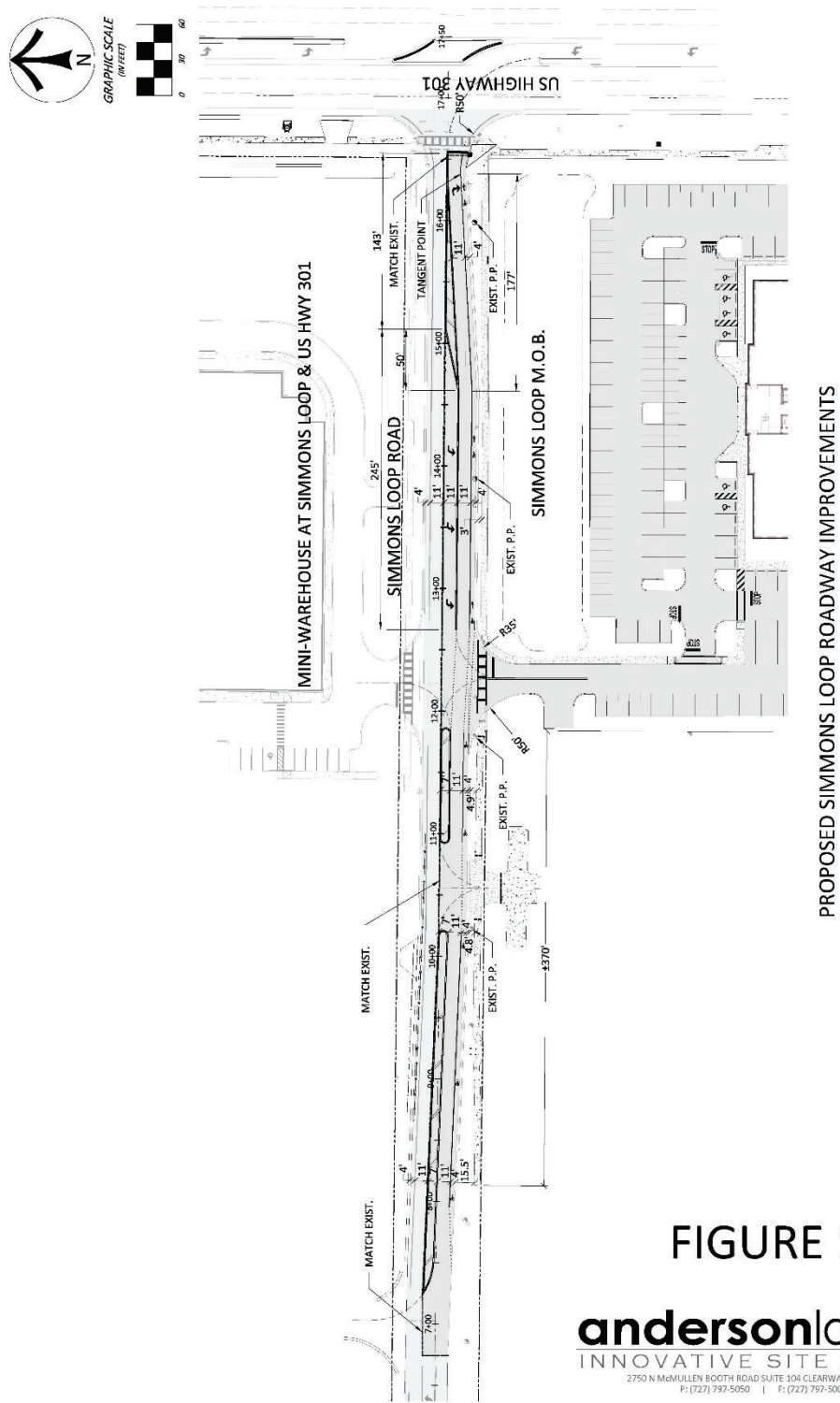
Michael J. Williams
Hillsborough County Engineer

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

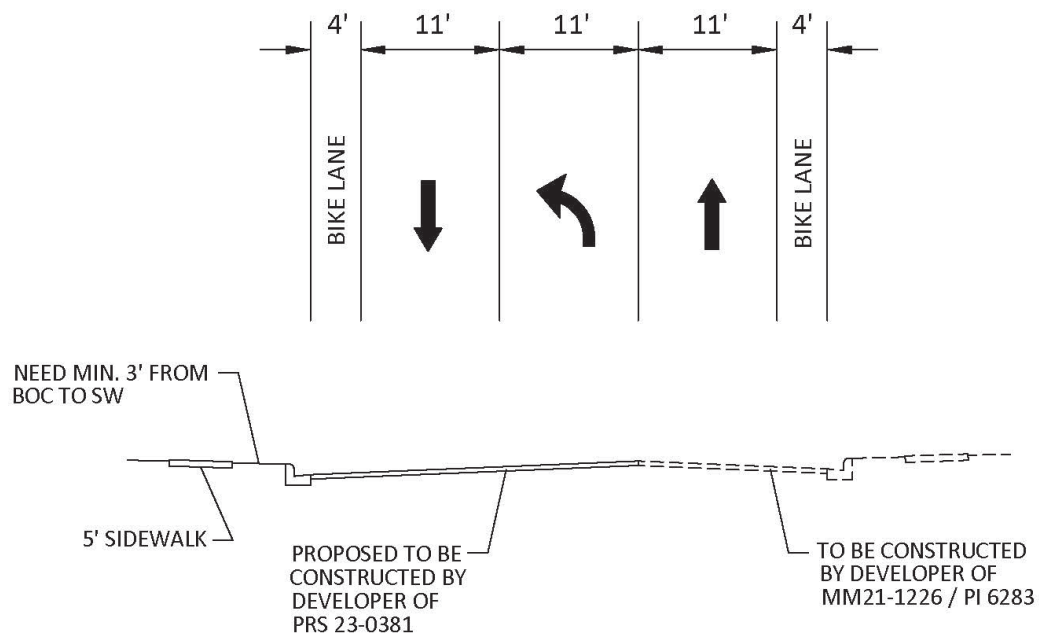
<u>Land Use</u>	<u>ITE</u> <u>Land Use</u> <u>Code</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>			<u>PM Peak Hour</u> <u>Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Medical Office	720	50,000 SF	1,800	102	27	129	60	140	200

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
July 5, 2023
Page 5



Mr. Mike Williams
July 5, 2023
Page 6

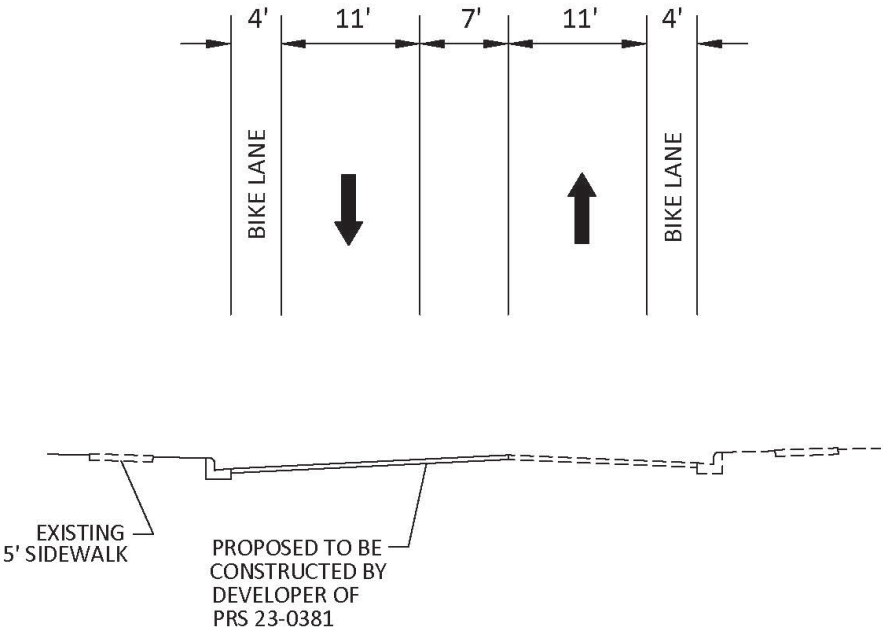


SECTION A

PROJECT ACCESS TO U.S. 301

FIGURE 2
SIMMONS LOOP
TYPICAL SECTION

Mr. Mike Williams
July 5, 2023
Page 7



SECTION B
PROJECT ACCESS WEST
ALONG PROPOSED TAPER

FIGURE 3
SIMMONS LOOP
TYPICAL SECTION

APPENDIX



PD PLAN



[illegible]

(Per survey prepared by Suncoast Land Surveying, Inc. dated 12/20/22, job# 22089)

The West 466.67 feet of the East 516.67 feet of the North 436.73 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 31 South, Range 20 East, Hillsborough County, Florida. Less road Right of Way for Simmons Loop Road.

LEGEND



VEHICULAR & PEDESTRIAN ACCESS INGRESS/EGRESS LOCATION

DEVELOPMENT STANDARDS

Existing Zoning: PD (Q3-0764)/(UM 18-0716 RW)
 Proposed Zoning: MU-6
 Proposed Zoning: PD
 Proposed Uses: BPO, CN, and CG Uses
 Development standards shall adhere to the CG (Commercial-General) zoning district (unless otherwise specified).
 Max. Floor Area Ratio: 0.25;
 Bonus Ratio of 0.35 may be permitted if Developed with Mixed Uses (Minimum of 10,000 S.F. of BPO uses required to meet mixed use criteria)

SITE DATA AND GENERAL NOTES

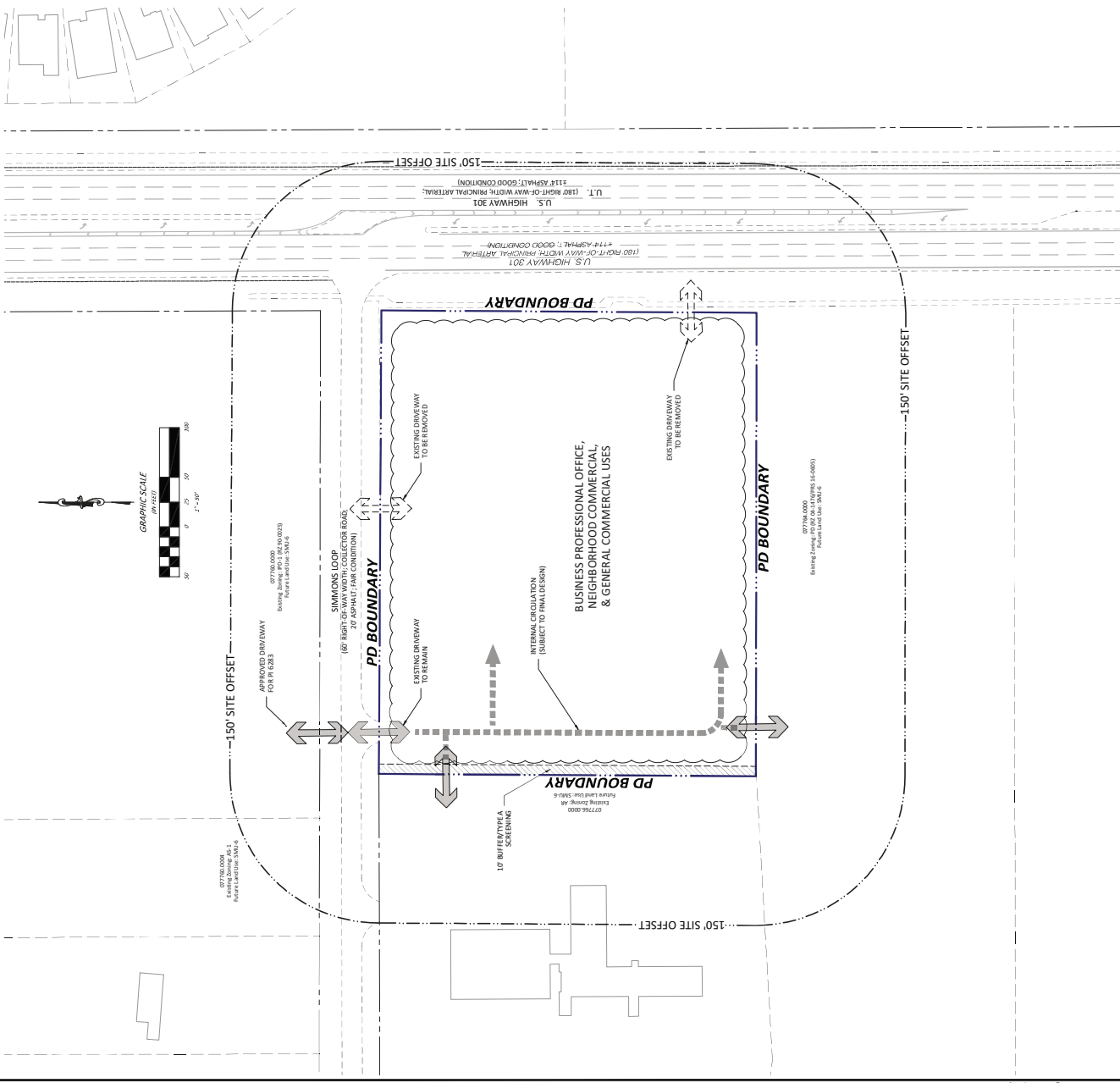
1. Project File Number: 077764-0100
2. The project is within the Urban Service Area.
3. The project is located within the City Limits.
4. Wastewater disposal provided by Hillsborough County.
5. Solid Waste by Hillsborough County.
6. Total acreage of land proposed is 0.00 Ac.
7. Total acreage of natural water bodies on site: 0.0 Ac.
8. On-Site Wetland Area: 0.00 Ac.
9. On-Site Wetland Area: 0.00 Ac.
10. The project complies with all applicable codes.
11. The project contains no FLEX Areas.
12. All FLEX numbers are shown on the plans for the project and within 150 linear feet of the project
13. Existing structures are shown on the plans for the project and within 150 linear feet of the project
14. Existing structures will comply with the Hillsborough County Land Development Code (LDC), latest edition.
15. Open Space and Functional open Space will be provided as required by the LDC.
16. The project does not impinge within 150 linear feet do not contain designated historical landmarks or archeological sites.
17. The planned parcel lines and property folio numbers for all property within 150 linear feet of the project is shown on the plan.
18. The platted parcel lines and property folio numbers for all property within 150 linear feet of the project is shown on the plan.
19. The current land use for all property within 150 linear feet of the project is shown on the plan.
20. Existing and/or proposed driveway and curb cut locations are identified on the site plan.
21. Projects shall be provided consistent with LDC Section 03.03.02.
22. Project will be designed in accordance with the LDC.
23. Project will be designed in accordance with the LDC Land Development Code for stormwater, flood protection, erosion control, and tree preservation.
24. The parent parcel may be developed as a unified site plan, or may be subdivided to separate uses.
25. The site is located in the Riverside Community Planning Area.
26. The site is located within a Special Zone.
27. The site is located within a Special Zone.
28. Existing driveway/curb cuts to be removed and shall be restored to typical standard.

GENERAL INFORMATION

ENGINEER/
PLANNER:
ANDERSON LANE INC.
2750 N. MACMILLAN BOOTH ROAD, SUITE 104
CLEARWATER, FL 333761

ATTORNEY:CLAYTON BROCKMEYER
101 E. KENNEDY BLVD., SUITE 3700
TAMPA, FL 33601

OWNER: CWH MANAGEMENT, INC.
615 MARBELLA BLDV.
1POLLO BEACH, FL 33072-2903



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

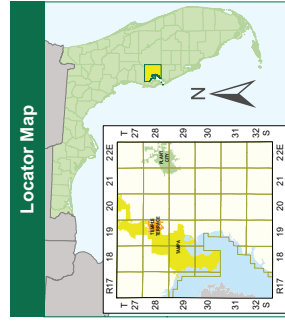
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

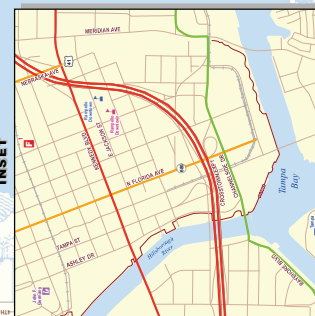
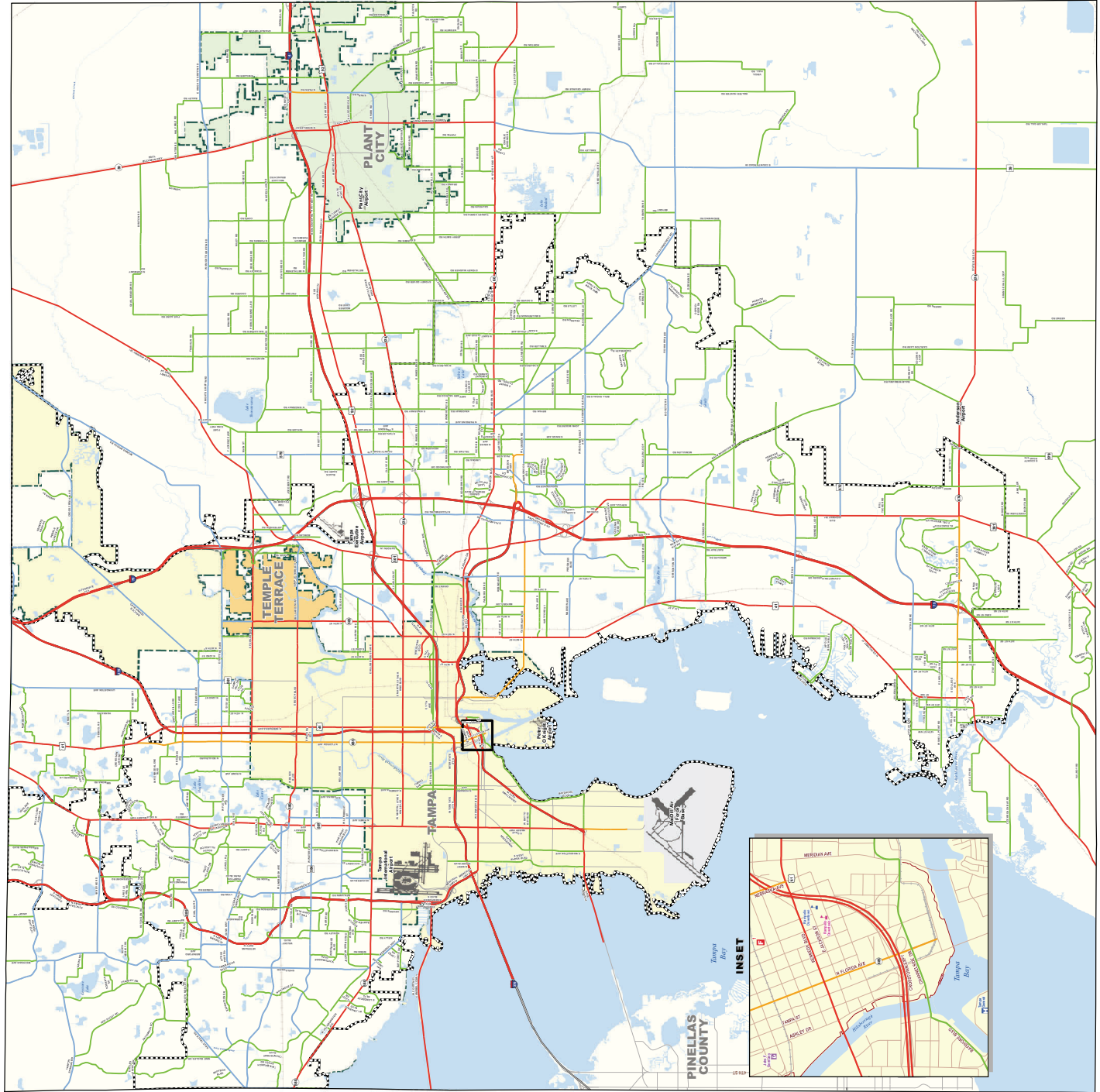


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and should not be used for any other purpose. The map is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any other purpose.

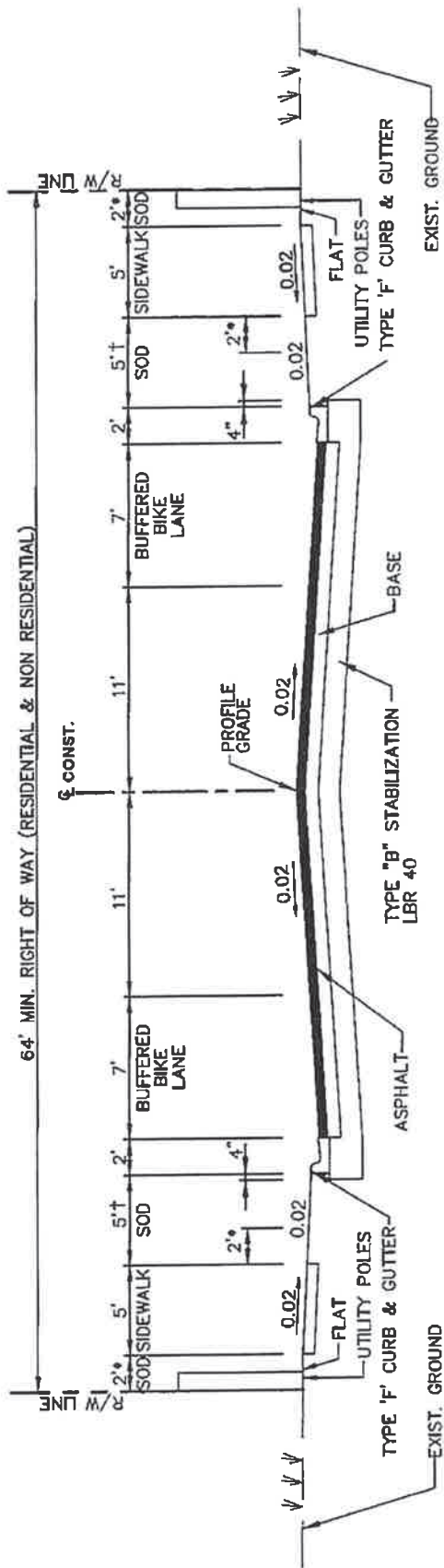
Users of this map are hereby notified that the above information is preliminary and should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-4





TYPICAL SECTION
N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED -- 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-4 SHEET NO. 1 OF 1
-------------------------	---------------------------------------	---	---	--------------------------------------

**CURRENTLY
APPROVED**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

April 12, 2018

**Reference: MM 18-0176 RV
CWH Management, Inc.
6604 Simmons Loop/77764.0100**

William Molloy
Molloy & James
325 South Boulevard
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled public meeting on April 10, 2018, the Board of County Commissioners **approved** your request for a Major Modification to PD 03-0764, with the attached final conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,

Joseph Moreda, AICP,
Zoning Administrator

**BOARD OF COUNTY
COMMISSIONERS**

Victor D. Crist

Ken Hagan

Al Higginbotham

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Chip Fletcher

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES
ADMINISTRATOR**

Lucia E. Garsys

JM/ml
Attachment

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 18-0176 RV
MEETING DATE: April 10, 2018
DATE TYPED: April 12, 2018

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted January 30, 2018.

1. The project shall be permitted a maximum of 63,000 square feet of Commercial General (CG) uses, except as referenced herein. Maximum Floor Area Ratio (F.A.R.) shall be 0.25 (45,000 square feet) for a horizontal, single-use building. However, if the applicant provides a vertically integrated (two-story), mixed-use building on the site the FAR. shall be 0.35 (63,000 square feet) with a minimum of 10,000 square feet of BPO (Business, Professional Office) uses. Prior to Site Plan Construction Plan approval for more than 45,000 square feet (.25) Site Plan Construction Plan approval for a two story integrated building(s) containing commercial and a minimum of 10,000 square feet of office shall be obtained.
2. The following CG uses are not permitted:
 - Convenience store/gas stations with or without gas pumps
 - Fast food restaurant with drive through windows
 - Liquor store
 - Adult use
 - Free-standing taverns, bars, lounges, nightclub and dancehalls
 - Brew, on premises
 - Bank/credit union
3. Outdoor storage shall be limited to the following within the area as indicated on the site plan:
 - Sod
 - Top soil
 - Pallets
 - Commercial Vehicles

Development standards shall adhere to the CG (Commercial. General) zoning district (unless otherwise specified).
4. Maximum height shall be 40 feet.
5. Outdoor lighting shall be a maximum height of 27 feet and be full-cutoff light fixtures.
6. Hours of operation are restricted from 7:00 a.m. to 11:00 p.m. Monday through Saturday and 10:00 a.m. to 8:00p.m. on Sundays and Holidays.
7. An evaluation of the property identified a number of mature trees that appears to include grand oak(s). The potential stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
8. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 18-0176 RV
MEETING DATE: April 10, 2018
DATE TYPED: April 12, 2018

9. 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.
10. 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.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland I 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. 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.
13. The applicant shall construct a westbound left turn lane at the project's driveway on Simmons Loop Road.
14. The applicant shall be allowed one full access on Simmons Loop Road and one right-in/right-out driveway on U.S. Highway 301.
15. The applicant shall provide pedestrian connectivity from both Simmons Loop Road and U.S. Highway 301.
16. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
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. Within 90 days of approval of MM 18-0176 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Development Services Department a revised General Development Plan for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/05/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: RV/South

PETITION NO: PRS 23-0381

- ☐ 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.

CONDITIONS OF APPROVAL

New Conditions:

- If PRS 23-0381 is approved, the County Engineer will approve a Design Exception (dated July 5, 2023) which was found approvable by the County Engineer (on July 5, 2023). Approval of this Design Exception will allow for construction of the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow a 4-foot bike lanes.
- The developer shall provide a vehicular and pedestrian cross access stubouts to the adjacent properties to the west, folio# 77766.0000 and to the south, folio# 77771.9438.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Revised Conditions:

14. The applicant shall be allowed one full access on Simmons Loop Road ~~and one right-in/right-out driveway on U.S. Highway 301.~~

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification to existing PD (18-0176). The existing PD is currently approved for a maximum 53,000 square feet of CG uses and 10,000 of BPO uses with certain restrictions. The applicant is proposing to eliminate driveway access connections on Simmons Loop and Us Hwy 301. The proposed development site is +/-4.23 acres.

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Uses

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
53,000 sf Retail (ITE Code 821)	3578	92	275
10,000 sf Medical Office (ITE Code 720)	322	30	37
Pass-by Trips	N/A	0	91
Internal Capture	N/A	8	20
Net Trips	3900	114	201

Proposed Modification

Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
53,000 sf Retail (ITE Code 821)	3578	92	275
10,000 sf Medical Office (ITE Code 720)	322	30	37
Pass-by Trips	N/A	0	91
Internal Capture	N/A	8	20
Net Trips	3900	114	201

Net Trips:

Difference (+/-)	+0	+0	+0
------------------	----	----	----

The proposed PD modification will not change the maximum potential trips generated.

Staff notes that the applicant's submitted site access analysis utilizes only medical office for the trip generation, however staff finds that the trip generation results in roughly the same number of peak hour trips (129 am peak trips and 200 pm peak trips). As such the outcome of the site access analysis (i.e. turn lane warrants evaluation) would not result in any difference if the applicant studied the same uses that staff utilized herein this report.

INFRASTRUCTURE SERVING THE SITE

U.S. Highway 301 is a six lane divided major arterial. The roadway characterized by +/- 12-foot wide lanes in good condition. Along the project frontage, there is approximately 180 feet of right of way. In the vicinity of the project, there are sidewalks, bike lanes and a multi-use path.

Simmons Loop Road is a substandard, two-lane undivided collector road. The roadway characterized by +/- 11-foot-wide lanes in good condition. Along the project frontage, there is approximately 60 feet of right of way. In the vicinity of the project site, there is a sidewalk adjacent to the site, but no bike lanes.

The TS-4 undivided, urban collector roadway typical section requires a minimum of 64 feet of ROW, 11-foot wide lanes, 7-foot wide buffered bike lanes, curb and gutter and sidewalks on both sides.

The applicant has requested a design exception to the substandard roadway condition to provide for a 4-foot wide bike lane on the south side of Simmons Loop Rd. The design exception is discussed in greater detail in the section titled Requested Design Exception below.

SITE ACCESS

The approved PD has a full access driveway connection and a right in only driveway connection on Simmons Loop Road and a right-in/right-out driveway connection on U.S. Highway 301. The applicant is proposing to eliminate the right in only access on Simmons Loop and the right-in/right-out access on US Hwy 301.

The applicant's submitted site access analysis demonstrates that the remaining full access connection will meet warrants for a westbound left turn lane into the site as required by the existing condition of approval #13.

Based on LDC, Sec. 6.04.03. Q. a vehicular and pedestrian cross access connection is required to the adjacent property to the west, folio# 77766.0000 and to the south, folio# 77771.9438.

REQUESTED DESIGN EXCEPTION – SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated July 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 5, 2023). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes - TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide a 4-foot bike lanes on the south side.
- 2) Bike Lanes - The developer must extend the 4-foot bike lane on the southside of Simmons Loop approximately +/- 370 feet west of the proposed access.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm 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
US 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other - TBD
Simmons Loop Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,900	114	201
Proposed	3,900	114	201
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	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop Rd./ Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Condition Requested	Additional Information/Comments
<input checked="" 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.

From: Williams, Michael
Sent: Wednesday, July 5, 2023 4:45 PM
To: Steven Henry
Cc: Clayton Bricklemeyer (clayton.bricklemeyer@hwhlaw.com); Chapela, Tania; Steady, Alex; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: PRS 23-0381- Design Exception Review
Attachments: 23-0381 DEREQ 07-05-23.pdf

Steve,

I have found the attached Design Exception (DE) for PD 23-0381 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, July 5, 2023 4:42 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: PRS 23-0381- Design Exception Review

Hello Mike,

Attached DE for your consideration. Please Include the following people in your response:

shenry@lincks.com
clayton.bricklemyer@hwhlaw.com
chapelat@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

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

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

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LINCKS & ASSOCIATES, INC.

July 5, 2023

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: HHRE Simmons Loop
PRS 23-0381
Folio Number: 077764.0100
Lincks Project No. 23059

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L – Existing Facilities for Simmons Loop from the project access to US 301. According to the Hillsborough County Functional Classification Map, Simmons Loop is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to modify the Planned Development to allow up to 50,000 square feet of Medical Office. In addition, the proposed modification would eliminate the access to US 301 that is shown on the existing Planned Development. In addition, the second existing access to Simmons Loop is to be removed.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to Simmons Loop that is to align with the access for the proposed development north of Simmons Loop.

Based on the projected volumes, a westbound left turn lane is warranted at the project access on Simmons Loop. As shown on the attached Figure 1, the developer proposes to construct a 245 foot left turn lane. If any additional right of way and/or easement from the subject property is required to accommodate the improvements along Simmons Loop, they will be conveyed to the County as a part of the permitting process.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Simmons Loop from the project access to US 301. The subject segment of Simmons Loop is currently a two (2) lane roadway with 10-11 foot lanes. The proposed typical section for Simmons Loop is consistent with the improvements to Simmons Loop being made by other developments along the roadway. Therefore, providing a consistent roadway section. The following exception is requested to accommodate the proposed project.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

23-0381

Mr. Mike Williams
July 5, 2023
Page 2

- 1) Bike Lanes – TS-4 has 7 foot buffered bike lanes. Due to right of way constraints and to be consistent with the other sections of Simmons Loop, the developer proposes to provide 4 foot bike lanes.

Figure 1 illustrates the proposed improvements along Simmons Loop for the project. Figure 2 provides the typical section from US 301 to the project access and Figure 3 provides the typical section west of the project access with the transition along Simmons Loop.

The justification for the Design Exception is as follows:

1. The proposed section will match the surrounding and will match the proposed roadway improvements per the plans for PI 6283.
2. The project has limited frontage and the right of way west of the project access is limited.
3. The developer is extending the 4 foot bike lane on the southside of Simmons Loop approximately 370 feet west of the proposed access.

Based on the above, it is our opinion, the proposed improvements to Simmons Loop mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Mr. Mike Williams
July 5, 2023
Page 3

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved

_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

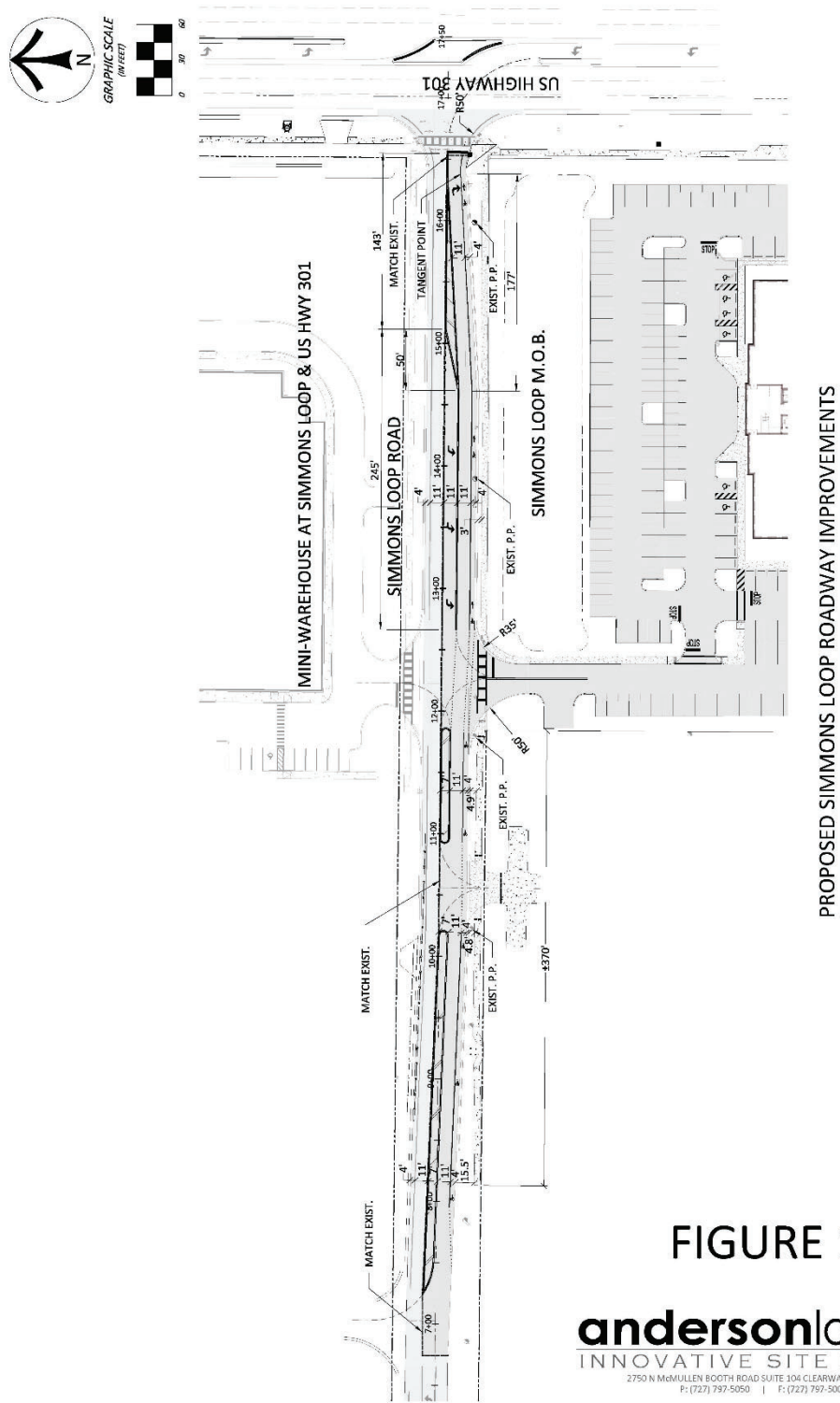
Michael J. Williams
Hillsborough County Engineer

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

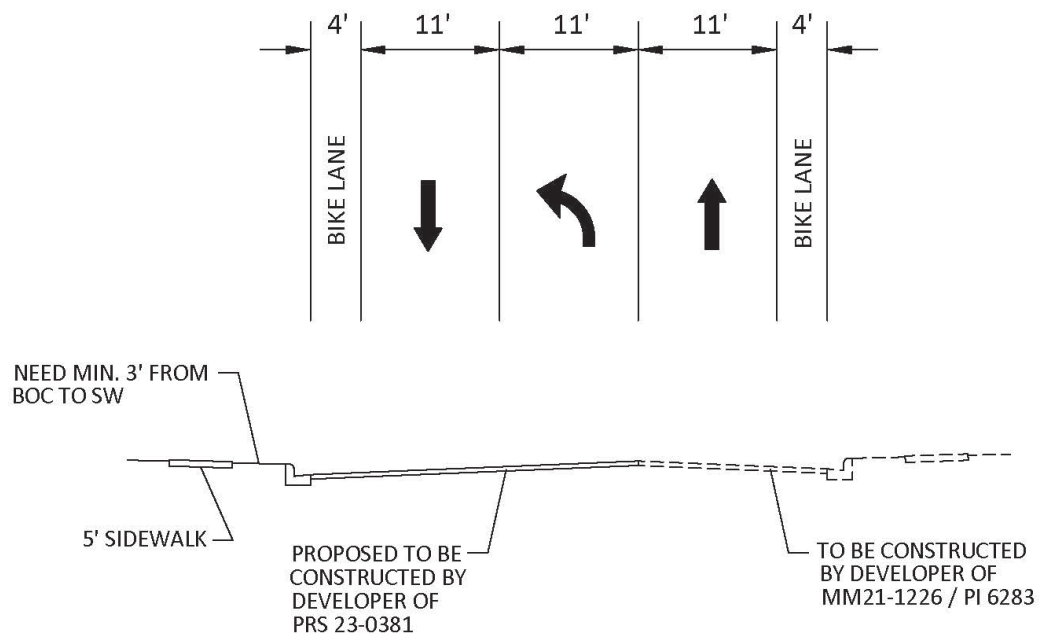
<u>Land Use</u>	<u>ITE</u> <u>Land Use</u> <u>Code</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>	
				<u>In</u>	<u>Out</u> <u>Total</u>	<u>In</u>	<u>Out</u> <u>Total</u>
Medical Office	720	50,000 SF	1,800	102	27 129	60	140 200

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
July 5, 2023
Page 5



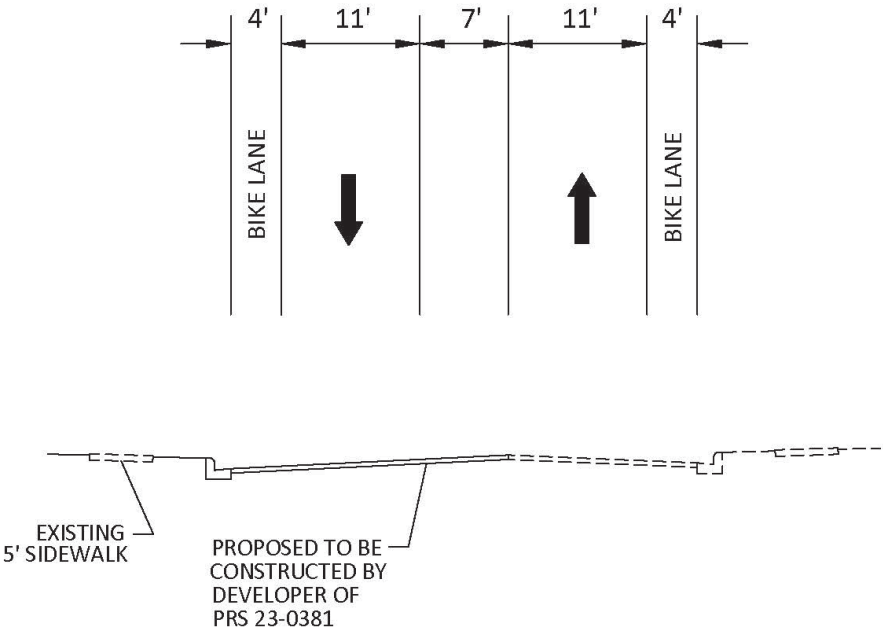
Mr. Mike Williams
July 5, 2023
Page 6



SECTION A PROJECT ACCESS TO U.S. 301

FIGURE 2
SIMMONS LOOP
TYPICAL SECTION

Mr. Mike Williams
July 5, 2023
Page 7



SECTION B
PROJECT ACCESS WEST
ALONG PROPOSED TAPER

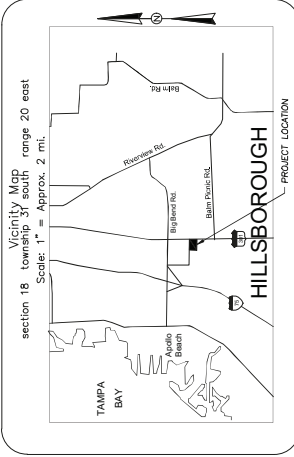
FIGURE 3
SIMMONS LOOP
TYPICAL SECTION

APPENDIX



PD PLAN





LEGAL DESCRIPTION

(Per survey prepared by Suncoast Land Surveying, Inc. dated 12/20/22, job# 22089)

The West 466.67 feet of the East 516.67 feet of the North 436.73 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ OF Section 18, Township 31 South, Range 20 East, Hillsborough County, Florida. Less road Right of Way for Simmons Loop Road.

LEGEND



DEVELOPMENT STANDARDS

Existing Zoning: PD (03-0764)(MM 18-0176 RV)

Future Land Use: SMU-6
Proposed Zoning: PD

Proposed Uses: BPO, CN, and CG Uses

Development standards shall adhere to

zoning district (unless otherwise specified).
Max. Building Height: 40'

Max. Floor Area Ratio: 0.25;

Bonus Ratio of 0.35 may be permitted if Developed with Mixed Uses

(Minimum of 10,000 S.F. of BPO uses required)

to meet mixed use criteria)

SITE DATA AND GENERAL NOTES

1. Project File Number: 077164-0100
2. The project is within the Union Service Area.
3. The project is within the Hillborough County Planning Area.
4. Wastewater disposal provided by Hillborough County.
5. Solid Waste by Hillborough County.
6. Total acreage of natural water bodies on site: 0.0 Acre.
7. Total acreage of natural water bodies on site: 0.0 Acre.
8. On-Site Wetland Area: 0.00 Acre.
9. The project contains no FLEX Areas.
10. All FLEX numbers are shown on the plans for the project and within 150 linear feet of the project.
11. Existing structures are shown on the plans for the project and within 150 linear feet of the project.
12. Building footprints are shown on the Hillborough County Land Development Code (LDC), latest edition.
13. Open Space and Functional open Space will be provided as required by the LDC.
14. Archaeological and historical properties within 150 linear feet do not contain designated historical landmarks or archeological sites.
15. The project complies with the Hillborough County Comprehensive Plan designations for all property within 150 linear feet of the project is shown on the Comprehensive Plan.
16. The planned parcel lines and property folio numbers for all property within 150 linear feet of the project is shown on the Comprehensive Plan.
17. The current land use for all property within 150 linear feet of the project is shown on the plan.
18. Existing wetlands/streams are identified on the plan and the boundaries are identified on the plan.
19. Existing wetlands/streams are identified on the plan and the boundaries are identified on the plan.
20. Parking shall be provided consistent with LDC, Sec. 6.05.02.
21. The project is designed in accordance with the Land Development Code for stormwater, transportation, and wastewater requirements.
22. The project is designed in accordance with the Land Development Code for stormwater, transportation, and wastewater requirements.
23. The project is designed in accordance with the Land Development Code for stormwater, transportation, and wastewater requirements.
24. The project is designed in accordance with the Land Development Code for stormwater, transportation, and wastewater requirements.
25. The site is located in the Riverside Community Planning Area.
26. The site is located in the Riverside Community Planning Area.
27. The site is not located adjacent to a scenic corridor.
28. The site is not located adjacent to a scenic corridor.
29. The site is not located adjacent to a scenic corridor.
30. The site is not located adjacent to a scenic corridor.

GENERAL INFORMATION

1000

ENGINEER/
PLANNER: ANDERSON LANE INC.

2750 N. McMULLEN BOOTH ROAD, SUITE 104
C/FARWATER, FL 333761

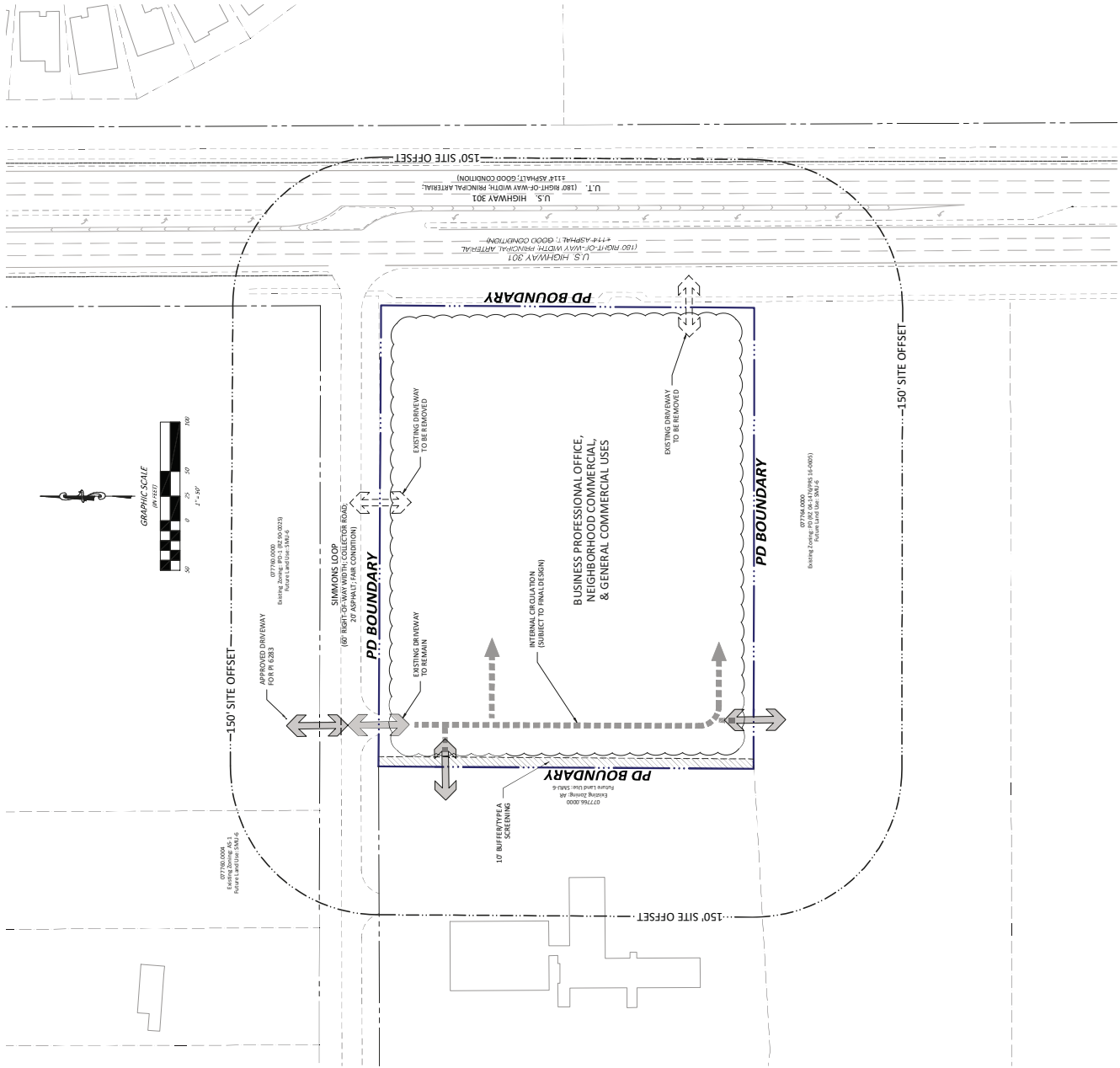
THE UNIVERSITY OF ALABAMA

ATTORNEY: CLAYTON BRICKLEMYER
101 E. KENNEDY BLVD., SUITE 3700

TAMPA, FL 33601

OWNER: CWH MANAGEMENT, INC.

615 MARBELLA BLDV.
1 PONTO BEACH, FL 33572-2903



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

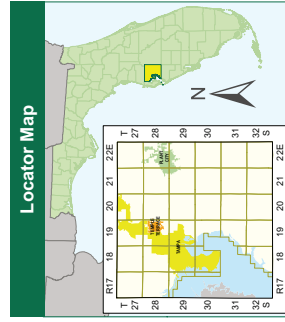
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

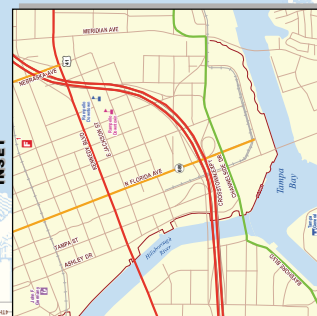
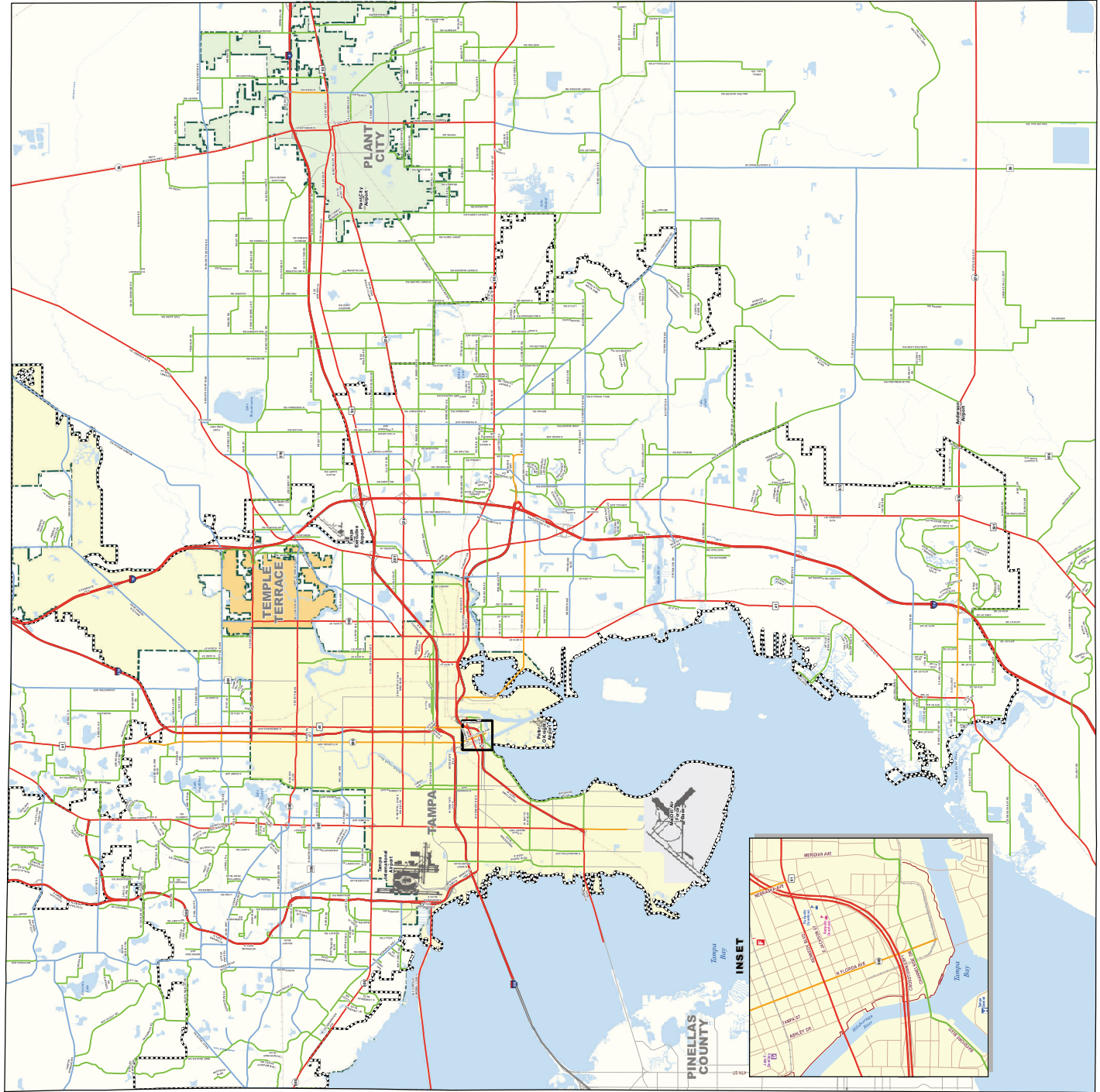
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and should not be used for any other purpose. The map is not a legal document and should not be used for any legal purpose.

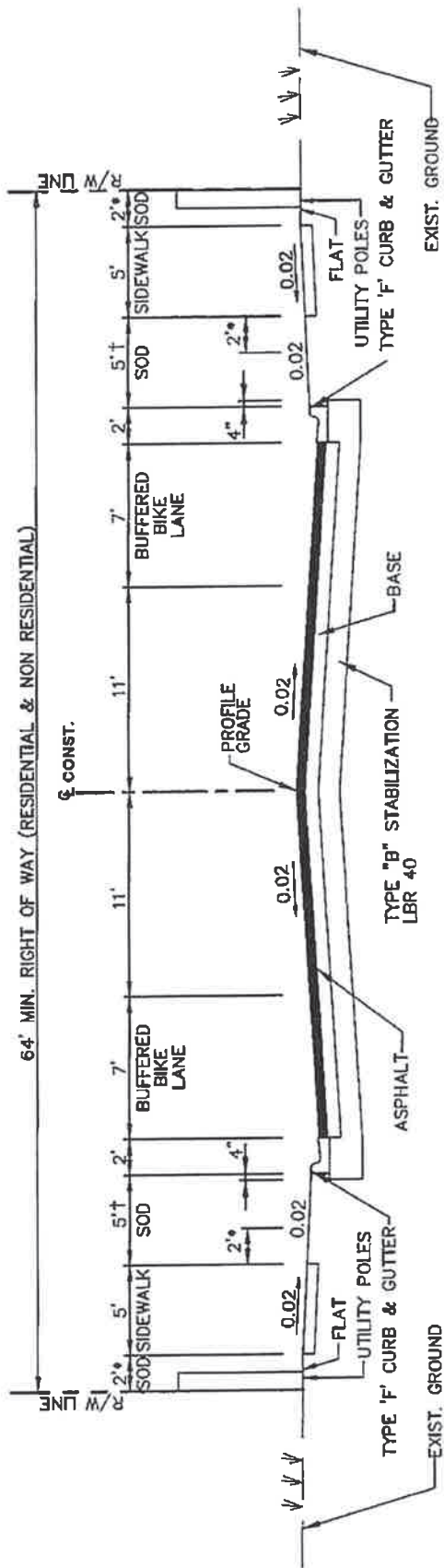
SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not a legal document and should not be used for any legal purpose.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-4





TYPICAL SECTION
N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED -- 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-4 SHEET NO. 1 OF 1
-------------------------	---------------------------------------	--	--	---



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

January 3rd, 2023

SWC US 301 & Simmons Loop Revisit

SR 43

10 010 000

MP 10.415 Lt Rdwy

Class 3 @ 50 MPH

Connection/signal spacing – 660'/2640'

Directional/full median opening spacing – 1320'/2640'

Folio #: 77764-0100

RE: Pre-Application Revisit

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 7/3/2023

Attendees:

Guests: Steve Henry, Stuart Kessler, and Rick Perez

FDOT: Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, William Gregory, Dan Santos, Lindsey Mineer, Luis Mejia, Amanda Serra, Joel Provenzano, Andrew Perez, and Don Marco

Proposed Conditions:

This development is proposing new access to **SR 676**, a **class 5** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **245'** driveway spacing, **660'** directional, **1320'** full median opening spacing, and **1320'** signal spacing requirements.

This development is proposing to modify access to SR 43, a class 3 roadway with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97,



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements.

Proposing 45,000 ft² medical office with a 275' turn lane into a right in/right out driveway on US 301, anticipating 1,600 ADT's.

FDOT Recommendations:

1. Previous pre app comments still apply, excluding #8, # 9, and some of # 4, no counts needed for Alder Green, just Simmons Loop.
2. FDOT is still not in favor of to access US 301 at this location for the following reasons,
 - a. Does not meet spacing criteria.
 - b. This is a dense, high-speed roadway, and we must minimize the number of non-conforming connections.
 - c. FDOT prefers the right turn lane to be onto Simmonds Loop and not into a commercial site.
3. Cross access to the south and the west is still required.
4. No new drainage comments.
5. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
6. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
7. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- ☐ in favor (considering the conditions stated above)
- ☒ not in favor
- ☐ willing to revisit a revised plan



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

The access, as proposed in this meeting, would be considered

- ☐ conforming
- ☒ non-conforming
- ☐ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- ☐ access-category A or B
- ☐ access-category C, D, E, or F
 - ☒ traffic study required
- ☒ access safety upgrade
- ☒ drainage
 - or
 - ☐ drainage exception
- ☒ construction agreement
- ☐ utility
- ☐ general Use
- ☐ other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3237
M-F 8:30 AM – 5:00 PM





Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



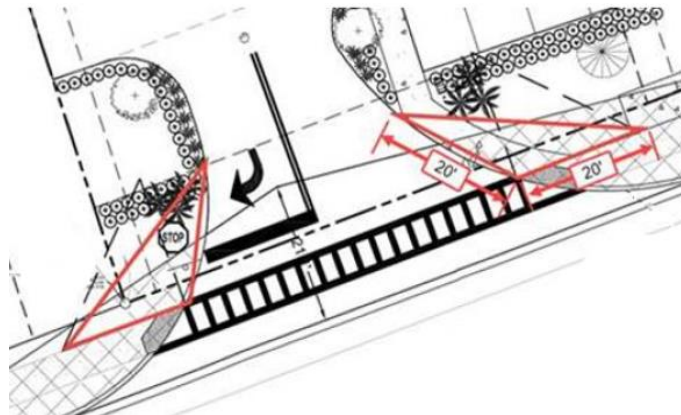


Florida Department of Transportation

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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY



9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491d4feb44194851ba93>



Florida Department of Transportation

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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12
Notes: (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated. (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet. (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification. (4) See FDM 260.2.2 for sidewalk width requirements on bridges.	

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



Florida Department of Transportation

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GOVERNOR

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Tampa, FL 33612-6456

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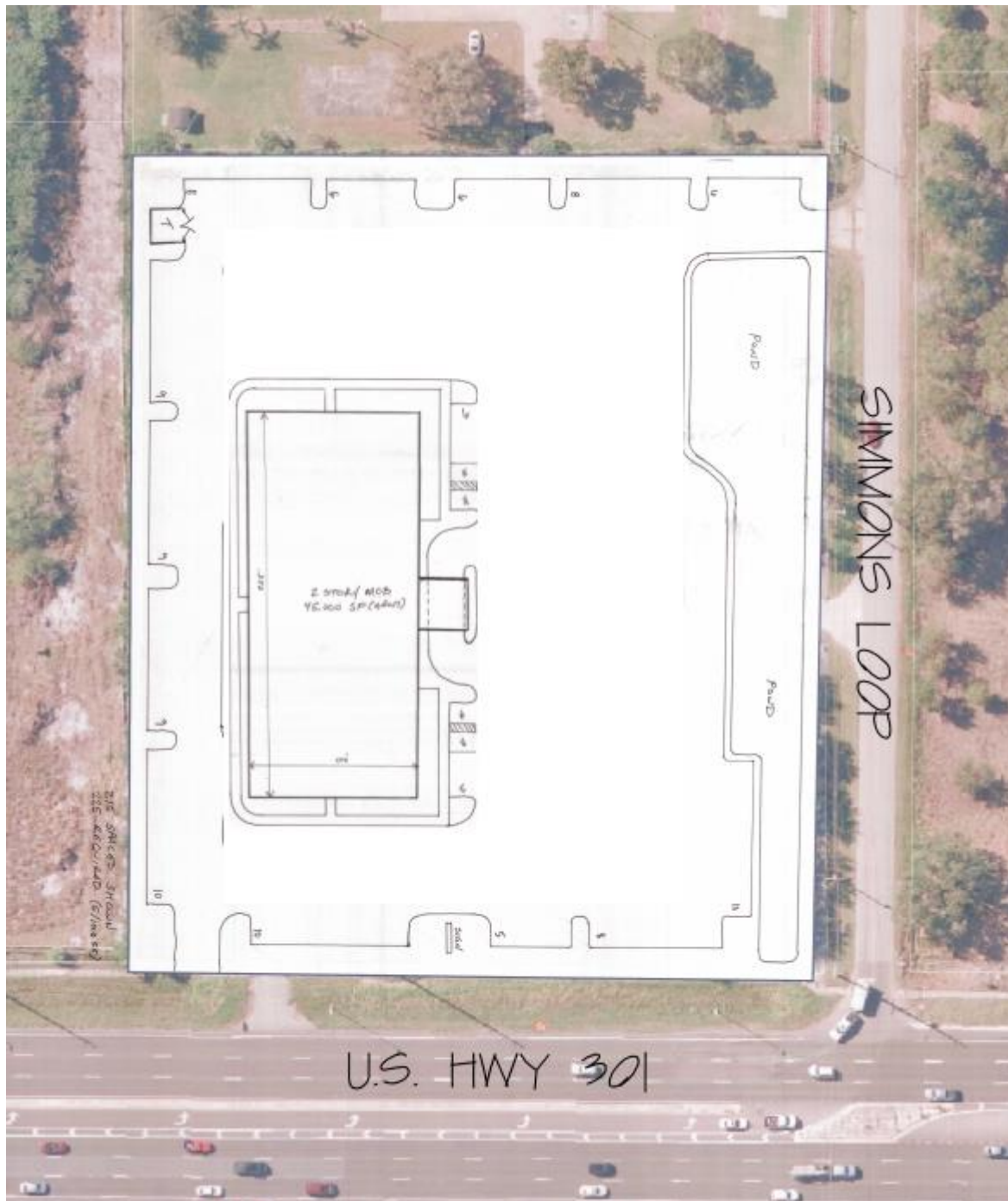
Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_v(\text{MAX})/L_{\text{AVG}}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting





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GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

October 3rd, 2022

SWC US 301 & Simmons Loop

SR 43

10 010 000

MP 10.415 Lt Rdwy

Class 3 @ 50 MPH

Folio #'s: 77764-0100 (northern)

77721-2090 (southern)

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 4/3/2023

Attendees:

Guests: Steve Henry, Fred Ball, and Rick Perez

FDOT: Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, Lindsey Mineer, Joel Provenzano, Andrew Perez, Amanda Serra, Tony Celani, Don Marco, and Luis Mejia

Proposed Conditions:

This development is proposing to keep existing access to **SR 43**, a **class 3** roadway with a posted speed limit of **50/55 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **660'** driveway spacing, **1320'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.

Two neighboring properties proposing to keep both right in/right out driveways on US 301 as well as existing full access on Simmons Loop that will serve two drive thru fast food restaurants, 36,000 ft² retail and medical office space, and possibly a daycare.



RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Also proposing cross access to the 106 single-family units that are adjacent to the rear (west) of the subject properties.

FDOT Recommendations:

1. The 2 properties are separately owned
2. FDOT is not in favor of access to US 301
 - a. doesn't meet minimum spacing requirements, less than 850' from intersection
3. A traffic study will be required including,
 - a. NB & SB turn lane analysis
 - b. total build out traffic volume
 - c. signal warrant
 - d. possible deceleration lane
4. Traffic counts needed for Simmons Loop and Alder Green Dr.
5. A signal would be done under a separate construction agreement and would need to be bonded for the amount of the approved proposed cost of the construction of the signal, if added
6. Must have a sidewalk connection to state road from each building
7. May have to extend traffic separator on NB to Simmons Loop for left in from 301
8. Remove existing driveways and restore ROW on US 301
9. Allow for a bus stop on US 301 with a sidewalk connection from site
10. FDOT resurfacing project 445936-1 on schedule to start in this area 3/12/2025
 - a. Coordinate with PM, Eyra Cash, at eyra.cash@dot.state.fl.us for construction plans, details, and/or scheduling of construction activities
11. Provide existing and proposed drainage maps
12. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for
13. If applying for an exception, include the completed questionnaire in the submittal package



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

14. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at joel.provenzano@dot.state.fl.us, andrewa.perez@dot.state.fl.us, or at 813-975-6000
15. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200
16. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- ☐ in favor (considering the conditions stated above)
- ☒ not in favor
- ☐ willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- ☐ conforming
- ☒ non-conforming
- ☐ N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- ☐ access-category A or B
- ☒ access-category C, D, E, or F
 - ☒ traffic study required
- ☐ access safety upgrade
- ☒ drainage
 - or
- ☐ drainage exception
- ☒ construction agreement
- ☐ utility
- ☐ general Use
- ☐ other _____



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
2822 Leslie Rd.
Tampa, FL 33619
Office - 813-612-3237
M-F 8:30 AM – 5:00 PM



Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar



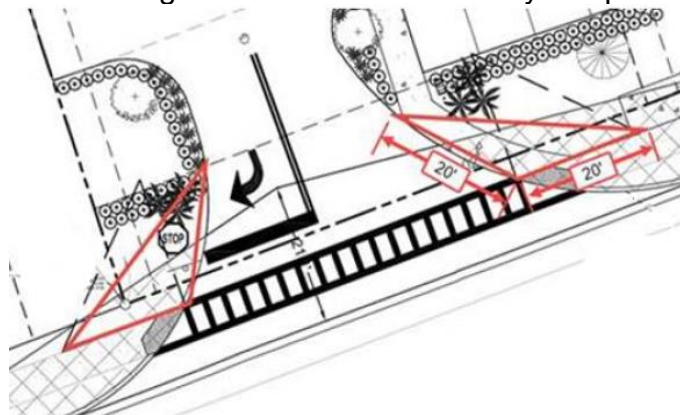
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- c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:



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Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12
Notes: (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated. (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet. (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification. (4) See FDM 260.2.2 for sidewalk width requirements on bridges.	

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:



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https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_v(\text{MAX})/L_{\text{AVG}}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting

[illegible]



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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 7-18-2023	COMMENT DATE: June 15, 2023
PETITION NO.: 23-0381	PROPERTY ADDRESS: 6604 Simmons Loop, Ruskin, FL 33578
EPC REVIEWER: Christina Bryant for Kelly Holland	FOLIO #: 0777640100
CONTACT INFORMATION: (813) 627-2600 X1222	STR: 18-31S- 20E
MAIL: hollandk@epchc.org	
REQUESTED ZONING: PD - Mod	
FINDINGS	
WETLANDS PRESENT	Yes
SITE INSPECTION DATE	6-17-2022
WETLAND LINE VALIDITY	Expired
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Ditch along southern property boundary and pond in north central portion of 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">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to	

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3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 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.

- 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.

cb

ec: clayton.bricklemyer@hwhlaw.com