PD Modification Application: PRS 23-0968

BOCC Land Use Meeting Date: 12/12/23

1.0 APPLICATION SUMMARY

Applicant: Tim Rankin

FLU Category: RES-12

Service Area: Urban

Site Acreage: 1.67 acres

Community

Plan Area: Riverview

Overlay: None

Request Minor Modification to PD 83-0266



Existing Approvals:

PD 83-0266 rezoned the subject property to a new mixed use planned development including commercial/restaurant, general office uses.

Previous PRS Applications: PRS 94-0047, PRS 03-0464, PRS 12-0022

Previous MM Applications: MM 93-0195, MM 08-1269

PRS 05-0234 approved to allow an increase in building height to 50 ft. for folio number 71487.1500 (subject site).

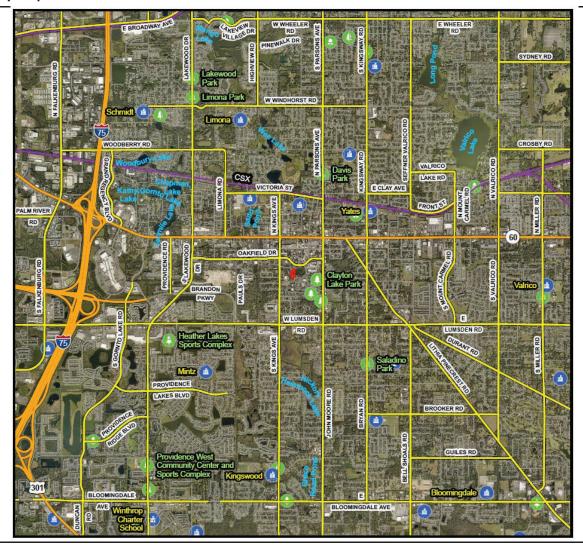
Existing Approval(s):	Proposed Modification(s):
The approved site plan requires: (1) 2 entrances/egress to Eichenfeld Drive.	The requested change is to: (1) reduce access onto Eichenfeld Dr. to 1 entrance/exit.
(2) setbacks shown on the SP are 15 ft. from the property line located in two structures.	(2) allow a setback of 5 feet along the eastern boundary to construct a one-story medical facility within one building.

Additional Information:		
PD Variation(s):	None Requested	
Waiver(s) to the Land Development Code:	None Requested.	

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area

The subject site is located off Eichenfeld Drive approximately 690 feet to the west of the intersection of Eichenfeld and Vonderburg Drive. The site is in the Urban Service Area and within the limits of the Brandon Planning Area. The surrounding area includes a mix of uses including medical offices, commercial development, vacant property and approximately 1,600 feet to the southeast are residential townhomes.

- Located east adjacent to the subject site is also located within PD 83-0266 developed with medical offices.
- To the immediate north is Commercial General zoned property.
- West across Eichenfeld is PD 17-0393 / PD 17-0393 and developed with medical offices.
- South/southwest is PD 97-0041, approved for Medical/Professional Offices is mostly developed with the parcel directly south being vacant.

BOCC LUM MEETING DATE: December 12, 2023 Case Planner: Tim Lampkin, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

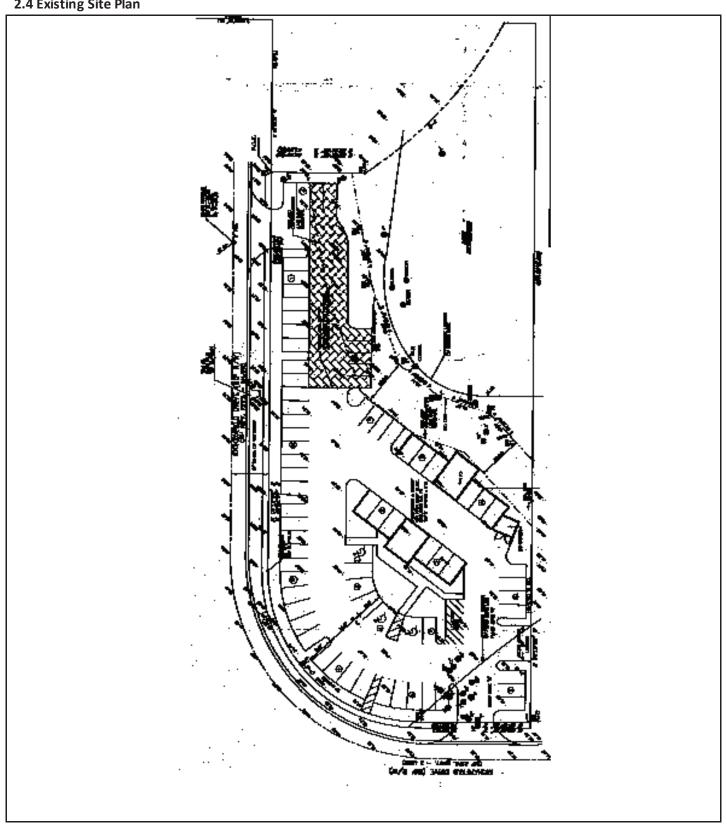
2.2 Immediate Area Map



	Adjacent Zonings and Uses				
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	CG (Commercial General)	RES-12	FAR: 0.25	Commercial and Associated Uses	Office Park Condominium
South	97-0041	RES-12	PD: Max. 80,000- sf offices	Medical/Professional Offices including med. Labs & related uses	Medical/Professional Offices including med. Labs & related uses
West	PD 17-0393	RES-12	FAR: 0.28	Up to 75,332-sf Medical offices	Medical offices including 2-story ambulatory service
East	PD 83-0266	RES-12	FAR: 0.50	Medical offices and accessory medical	Medical offices

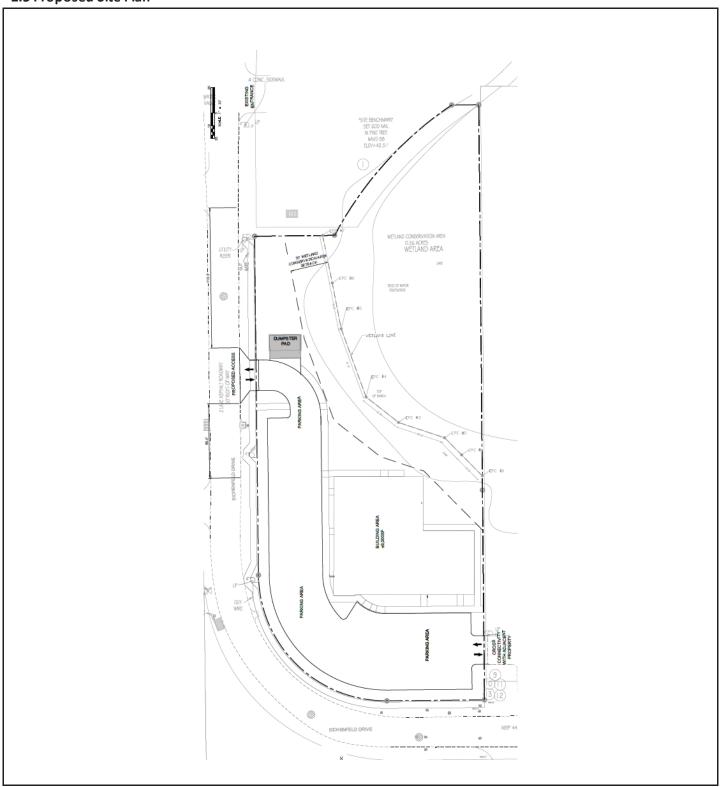
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



Case Planner: Tim Lampkin, AICP

APPLICATION NUMBER:	PRS 23-0968	
BOCC LUM MEETING DATE:	December 12, 2023	Case Planner: Tim Lampkin, AICI

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
Eichenfeld Drive	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	322	30	37	
Proposed	114	17	18	
Difference (+/-)	+0	+0	+0	

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

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	Х	None	None	Meets LDC
Notes:	-		•	•

Design Exception/Administrative Variance □Not applicable for this request		
Road Name/Nature of Request Type Finding		
Eichenfeld Drive / Substandard Roadway	Administrative Variance Requested	Approvable
Choose an item. Choose an item.		
Notes:		

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

APPLICATION NUMBER: PRS 23-0968

BOCC LUM MEETING DATE: December 12, 2023 Case Planner: Tim Lampkin, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			<u>'</u>
Environmental Protection Commission	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	See EPC "Zoning Comment Sheet" dated October 5, 2023.
Natural Resources	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	See November 2, 2023 "Agency Comment Sheet".
Conservation & Environmental Lands Mgmt.	☐ Yes ☐ N/A ⊠ No	□ Yes ⊠ No	
Check if Applicable:			
☑ Wetlands/Other Surface Waters	☐ Significant Wi		
☐ Use of Environmentally Sensitive Land Credit	☐ Coastal High I		
☐ Wellhead Protection Area	☐ Urban/Suburb	an/Rural Scenic	Corridor
☐ Surface Water Resource Protection Area	Adjacent to El		
☐ Potable Water Wellfield Protection Area	Other		
Public Facilities:		T	
Transportation ☑ Design Exception Requested ☐ Off-site Improvements Required	□ Yes 図 No	⊠ Yes □ No	
Utilities Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	□ Yes ⊠ No	☐ Yes ⊠ No	See Water Resources comment sheet dated 9/12/23.
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees			
No comments.			
Comprehensive Plan:			
Planning Commission	☐ Inconsistent		
☐ Meets Locational Criteria	☐ Consistent	□ Yes □ No	
□ Locational Criteria Waiver Requested□ Minimum Density Met⋈ N/A	⊠ N/A		

APPLICATION NUMBER: PRS 23-0968

BOCC LUM MEETING DATE: December 12, 2023 Case Planner: Tim Lampkin, AICP

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The subject site is located on the north side of Eichenfeld Drive, approximately 500 feet west of Vonderburg Drive. No changes to development standards are proposed as part of this modification. The applicant is seeking a minor modification to the existing Planned Development MM 21-0865. The Minor Modification is required because the certified general site plan associated with PD 83-0266, as modified for the subject folio via PRS 12-0022. Specifically, the certified site plan showed the area of the proposed structure location consisting of two structures further with a parking/drive aisle between the two buildings. Additionally, the proposed location is within 500 feet of the property boundary and additional entitlements are required for the new development. The subject site is approved for a medical office and the applicant does not propose to change the use.

The applicant is proposing to modify the location of the medical office closer to the adjacent property. The current site plan was approved with up to 10,000 sf of medical space and 7,044 sf of office space, while the application proposes a maximum of 9,000 sf of medical space. However, the overall medical building has been revised to be a one-story medical facility instead of the four-story, 50-foot medical facility approved via PRS 12-0022. The overall building's reduction in height from a maximum height of 50 feet to a maximum height of 30 feet requires the footprint to be shifted. The applicant is proposing a side yard setback reduction from 15ft to 5ft. The applicant also proposes to reduce the amount of driveway entrances to eliminate one driveway, while keeping an east cross-connection to the adjacent parcel located within the PD. The applicant also proposes to maintain one (1) driveway connection to Eichenfeld Drive at the northwest side of the property.

The application requests no additional variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals. The request should have no significant impacts on the surrounding area.

5.2 Recommendation

Based upon the above considerations, staff finds the request is APPROVABLE, subject to conditions.

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted November 22, 2023.

- 1. In addition to the conditions herein, the following conditions shall be applicable to Parcel 1 and Parcel 2 of the General Site Plan which is the area revised pursuant to MM 93-0195 and PRS 12-0022:
 - 1.1 The maximum square footage shall be limited to 51,795 including a 600 sq. ft. drive thru and a F.A.R. of .49.
 - 1.2 The permitted uses shall be limited to BP-O uses and a bank drive-through teller. However, the project shall develop in accordance with PD-O standards.
 - 1.3 The development plan shall conform to all requirements of the Land Development Code (LDC). With the exception of buffering and screening requirements, no waivers to Land Development Code regulations were considered as part of the approval for MM 93-195 and PRS 12-0022.
 - 1.4 The screening and buffering of the site shall be in accordance with the Land Development Code (LDC). However, the southwesterly property line shall consist of a ten foot minimum buffer. Also, the required screening for buffer shall be as required by the LDC for buffers ten feet or less in width. Additionally, in the area of the site plan where a wall is planned, the wall shall be required, not permissive. Said buffer and screen will not be required at points of cross-access indicated on the general site plan. Any redevelopment of the site shall be in accordance with buffer and screening requirements in the LDC, with the exception of a bank with a drive-through.
 - 1.5 Access to the site shall be limited to the number and general location of the access points, as shown on the submitted General Site Plan, received by the Hillsborough County on October 12, 2011.
 - 1.6 The radii of all project access drives, unless otherwise approved by Hillsborough County Planning and Development Management, shall be 30 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject property.
 - 1.7 The applicant shall show the ability to provide cross access to adjacent parcels of like land uses to the west and south. The General Site Plan shall reflect potential cross access point locations prior to General Site Plan Certification.
 - 1.8 All internal access to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County Planning and Development Management Department.
 - 1.9 A mobile medical facility/unit shall be permitted in the southeast corner of the parcel, as shown on the general site plan. Said facility/unity shall be prohibited from having any external power source and must be served by connection to existing power sources. In addition, no external advertising shall be placed on the outside of the facility/unit, no existing landscaping and/or buffering shall be removed to accommodate the facility/unit and the facility/unit shall be

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

permitted to be on the property a maximum of three days.

2. In addition to the conditions herein, the following conditions shall be applicable to Folio Number 071487.1500, as shown on the site plan submitted November 21, 2023 in Phase II, which is the area revised pursuant to PRS 05 0234:

- Folio Number 071487.1500 in Phase II shall be allowed a maximum building height of one story/ 4 stories/50 30 feet with a maximum 0.1350 Floor Area Ratio (FAR).
- 2.2 The medical office building shall comply with the following standards:
 - a. Minimum Front Yard Building Setback: 30 feet
 - b. Minimum Side Yard Building Setback: 5 feet
- 2.32 Billboards and pole signs shall be prohibited on Folio Number 071487.1500.
- 2.<u>43</u> The applicant shall show the ability to provide cross access to adjacent parcel of like land uses to the east.
- 2.5 If PRS 23-0968 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 20, 2023) which was found approvable by the County Engineer (on November 21, 2023) for the Eichenfeld Drive substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC for the specified portion of the development.
- 2.6. 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.
- 2.7. 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).
- 2.8. 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.
- 2.9. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 2.10. Natural Resources staff identified a number of significant trees on the site. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

APPLICATION NUMBER: PRS 23-0968

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

2.4 Prior to General Site Plan Certification, the General Site Plan shall be revised to include the following additional information:

- 2.4.1 Depict potential cross access from Folio #071487.1500 to the parcel adjacent to the east.
- 2.4.2 Depict the current boundaries of the entire PD MU 83 0266.
- 2.4.3 Identify and depict the boundaries of Folio #071487.1500.
- 3. In addition to the conditions herein, the following conditions shall be applicable to Folio Number 071487.2000, which is the area revised pursuant to MM 08-1269:
 - 3.1 The site shall be 4,580 square feet of Medical Office and Business Professional Office Uses and a 2,400 square foot commercial apartment. In addition, the site shall be permitted a helistop. The permitted helicopter for the site shall be a Robinson R44 or similar model subject to staff review and approval. The helistop will be subject to FAA approval.

Minimum Front Setback: 30 feet
Minimum Side Setback: 3 feet
Minimum Rear Setback: 30 feet

Maximum Building Height: 45 feet or 3 stories

- 3.2. No refueling or repair is permitted at the helistop. Only helicopter storage, take-off and landing shall be permitted.
- 3.3. Construction plans for the office building shall be filed prior to and/or concurrent with the construction of the helistop platform.
- 3.4 The helistop shall only be utilized by the property owner (including associated pilot and/or passengers) and shall not be utilized by the general public.
- 3.5 The helistop shall be limited to a maximum of 15 round trips (an arrival and departure equals one round trip) per month, excluding weekends and holidays.
- 3.6 Hours of helicopter arrivals and departures shall be limited to before 8:00 a.m. and after 6:00 p.m., unless used for medical and/or emergency purposes. In addition, this Condition shall not apply to weekends and holidays.
- 3.7 The general design, number and location of the access point shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 3.8. Subject to County review and approval and prior to General Site Plan Certification, the Developer, where feasible, shall provide for vehicular and pedestrian cross-access to the adjacent

parcels. All cross-access shall be paved to the project boundary and designed to County standards.

- 3.9. If required during Concurrency review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
- 3.10. A sidewalk from Eichenfeld Drive to the office building and internal driveway shall be provided along the southern boundary as generally shown on the site plan. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
- 3.11. The project may be permitted the above uses and will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
- 3.12. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. Prior to submittal of preliminary plans through the Land Development Code's Site Development process the applicant shall consult with staff of the Natural Resource Unit for design input addressing these trees.
- 3.13 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.
 - 3.13.1 The building location shall be adjusted if required by EPC/Natural Resource Staff to minimize/avoid impacts to wetlands/wetland setbacks.
 - 3.13.2 The heliport must have spill containment in accordance with the Best Management Practices.
 - 3.13.3 The landing platform must be constructed with minimum impacts to the shoreline.
 - 3.13.4 The platform and ramp must be constructed in accordance to the plan received by EPC May 30, 2008.
- 4. Prior to the issuance of site development permits for the entire site, except for Parcel 1 and Parcel 2, a

continuous berm with landscaping shall be constructed as a six-foot high buffer along the outer boundaries of the project which border residentially zoned property. Said berm shall be four feet high with shrubs and plantings to comprise the remaining two feet of height.

- 5. The height of the Phase II building shall be limited to three stories, unless otherwise stated herein.
- 6. Except for Parcels 1 and 2, all designated "office" area and all structures therein shall be limited to I-P Zoning District uses.
- 7. Designated "commercial" area and all structures therein shall be limited to C-1 Zoning District uses excluding mini-warehouses.
- 8. The developer shall provide sidewalks internal to the project as well as external to the project in the right-of-way area of the major roadway bordering the project (i.e., Vonderburg Drive). Hillsborough County shall determine the need and timing for the external sidewalk. The exact location of the internal sidewalks shall be determined at the Preliminary Site Plan approval stage.
- 9. The developer shall contribute to the County the proportionate share of the cost of the signal installation at the intersection of Vonderburg Drive with Oakfield Drive and Parsons Avenue if warranted within two years after the completion of this project. The developer's share of the signal installations shall be based on the proportion that the traffic volume generated by this project passing through the intersection is to the total traffic through the intersection during the P.M. peak hour. The estimated developer's share for Vonderburg Drive at Oakfield Drive is \$3,800 and for Vonderburg at Parsons Avenue is \$16,200.
- 10. The general location of the cross-access road approved under PRS 94-0047-C shall be as shown on the site plan submitted November 16, 1993 with the petition. However, final location and design of the road shall be subject to Environmental Protection Commission approval and governed by Hillsborough County Access Management regulations in the Land Development Code.
 - 10.1 Design and construction of curb cuts is subject to approval of the Hillsborough County Engineering Department. The design may be required to include left turn, acceleration and deceleration lanes.
 - 10.2 Construction of related site design features, i.e. retention, shall be subject to and approved through the site development review process in accordance with the Land Development Code and Hillsborough County technical manual requirements.
 - 10.3 Utilization of the road shall be subject to the execution of cross-access agreements among the parties of interest.
- 11. Prior to General Site Plan Certification, the proper phase lines shall be delineated on the plan submitted for certification as they relate to the existing certified site plan for RZ 83-266.
- 12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 13. Approval of this application does not ensure that water will be available at the time when the applicant

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

seeks permits to actually develop.

- 14. 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.
- 15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part 11, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

APPLICATION NUMBER: PRS 23-0968

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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 23-0968	
BOCC LUM MEETING DATE:	December 12, 2023	Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:

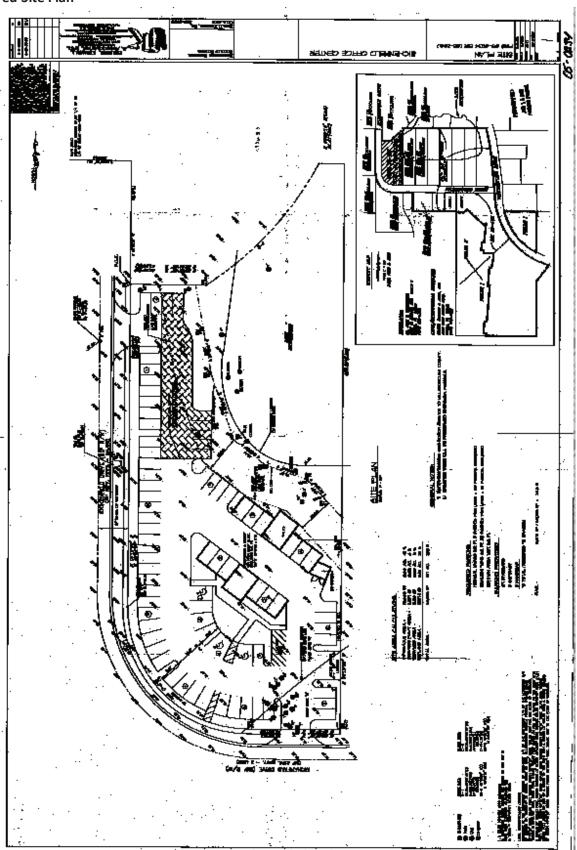
J. Brian Grady Wed Nov 22 2023 13:54:46 APPLICATION NUMBER: PRS 23-0968

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION

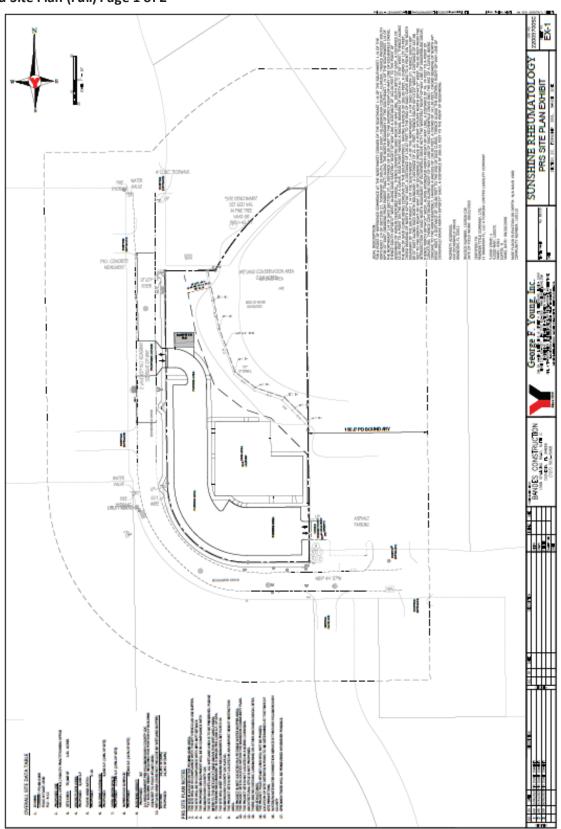
8.0 Site Plans (Full)

8.1 Approved Site Plan

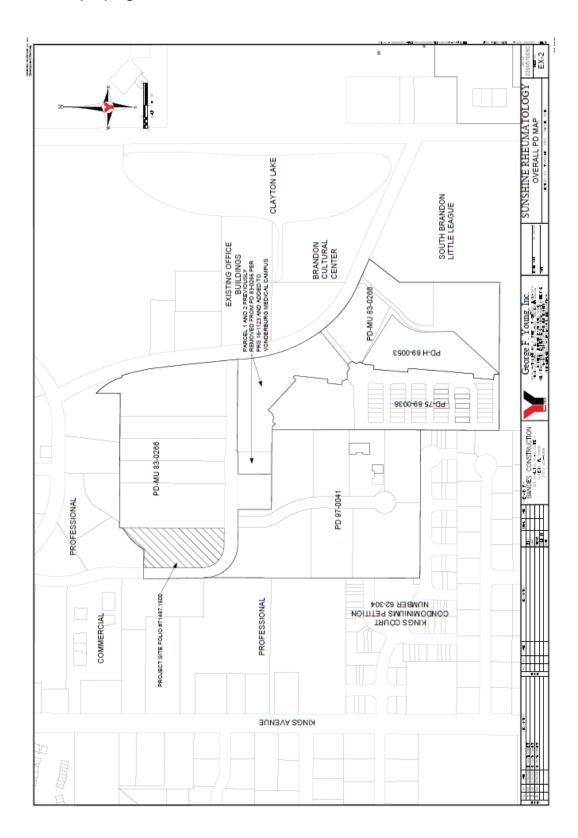


8.0 Site Plan

8.2 Proposed Site Plan (Full) Page 1 of 2



8.2 Proposed Site Plan (Full) Page 2 of 2



APPLICATION NUMBER: PRS 23-0968

BOCC LUM MEETING DATE: December 12, 2023 Case Reviewer: Tim Lampkin, AICP

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO:	Zoning Technician, Development Services Depart	ment DATE: 11/21/2023	
REV	TEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: Brandon/ Central PETITION NO: 1		PETITION NO: PRS 23-0968	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed	or attached conditions.	
	This agency objects for the reasons outlined be	low.	

NEW AND REVISED CONDITIONS OF APPROVAL

All previously approved transportation related zoning conditions shall carry forward. In additional, staff recommends the following new condition.

New Condition

• If PRS 23-0968 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 20, 2023) which was found approvable by the County Engineer (on November 21, 2023) for the Eichenfeld Drive substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC for the specified portion of the development.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/-1.66 ac. property currently zoned Planned Development (PD) #86-0266. The PD is currently approved for approved with up to 10,000 sf of medical space and 7,044 sf of office space. The proposed minor modification proposes to reduce the side yard setback from 15 ft. to 5 ft. feet and to reduce the number of driveway connections from two to one. The future land use of the property is Residential-12 (R-12)

Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the 11th Edition of the Institute of Transportation Engineer's <u>Trip Generation Manual</u>.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Ose/Size	Way Volume	AM	PM
PD, 10,000 sf Medical Office Building (ITE Code 720)	322	30	37
PD, 7,044 sf General Office Building (ITE Code 710)	114	17	18
Total	436	47	56

Proposed Zoning:

I 1 II /C'	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
PD, 10,000 sf Medical Office Building (ITE Code 720)	322	30	37
PD, 7,044 sf of General Office Building (ITE Code 710)	114	17	18
Total	436	47	56

Trip Generation Difference:

I and II and Sima	24 Hour Two-	Total Net Pea	ak Hour Trips
Land Use/Size	Way Volume	AM	PM
Difference	+0	+0	+0

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Eichenfeld Drive is a two-lane, undivided, substandard Hillsborough County local roadway in average condition. The roadway is characterized by +/- 10-foot lanes lying within a +/- 50-foot wide right-of-way. There are sidewalks along the west side of the roadway in the vicinity of the proposed project.

SITE ACCESS

The applicant is proposing one access connection to serve the site, which is a decrease from the originally approved two access points. Reduction of access points will lower the number of conflict points between pedestrians and vehicles and will improve access management along Eichenfeld Drive.

ADMINISTRATIVE VARIANCE REQUEST – EICHENFELD RD. - SUBSTANDARD ROAD

As Eichenfeld is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated November 20, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Eichenfeld Drive, between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on November 21, 2023).

If PRS 23-0968 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

LEVEL OF SERVICE (LOS) INFORMATION

Eichenfeld Drive is not a regulated roadway and as such was not included in the 2020 Hillsborough County Level of Service 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	
Eichenfeld Drive	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	322	30	37	
Proposed	114	17	18	
Difference (+/-)	+0	+0	+0	

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

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

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Eichenfeld Drive / Substandard Roadway	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
Notes:			

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

From: Williams, Michael

To: trankin@georgefyoung.com

Cc: Tirado, Sheida; Steady, Alexander; Lampkin, Timothy; jbelcher@georgefyoung.com; PW-CEIntake; De Leon,

Eleonor

Subject: FW: PRS 23-0968 - Administrative Variance Review

Date: Tuesday, November 21, 2023 5:27:10 PM

Attachments: image001.png image002.png

23-0968 AVReg 11-20-23 2.pdf

Importance: High

Timothy,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0968 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hillsboroughcounty.org</u> 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

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: Tuesday, November 21, 2023 2:43 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>; De Leon, Eleonor

<DeLeonE@hillsboroughcounty.org>

Cc: Steady, Alexander < SteadyAl@hillsboroughcounty.org> **Subject:** PRS 23-0968 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response:

trankin@georgefyoung.com jbelcher@georgefyoung.com lampkint@hillsboroughcounty.org steadyal@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

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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

From: Tirado, Sheida

Sent: Monday, November 20, 2023 3:32 PM

To: Rankin, Timothy <<u>trankin@georgefyoung.com</u>>; Belcher, Joseph <<u>ibelcher@georgefyoung.com</u>>

Cc: Steady, Alexander < SteadyAl@hillsboroughcounty.org> **Subject:** PRS 23-0968 - Administrative Variance Review

Hello Mr. Rankin,

Attached markups/comments to this request, please revise and resubmit ASAP through zoningintake-dsd@hillsboroughcounty.org in order to stay on schedule.

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: <u>tirados@HCFLGov.net</u>

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: Rome, Ashley < Rome A@hillsboroughcounty.org >

Sent: Monday, November 6, 2023 2:57 PM

To: Tirado, Sheida < <u>TiradoS@hillsboroughcounty.org</u>>

Cc: Perez, Richard < <u>PerezRL@hillsboroughcounty.org</u>>; Ratliff, James

<RatliffJa@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>;

Vazquez, Bianca < <u>VazquezB@hillsboroughcounty.org</u>>

Subject: Transportation Submittals

Good afternoon,

Sheida brought to my attention a revised document submission which had portions of exhibits cut off due to formatting issues.

I reviewed documents that required reformatting to retain digital signatures and whose page sizes varied, as they are the ones that would have been impacted, and determined this occurred as of November 1st.

Documents are replaced in Optix and corrected transmissions to reviewing agencies sent out for the following.

23-0369	DE Additional Info	Rec'd 11/01
23-0882	DE Request	Rec'd 11/02
23-0968	AV Request	Rec'd 11/03

23-0519 DE Additional Info Rec'd 11/06

Additionally the documents were submitted to the Clerk's office, as applicable.

My apologies for this inconvenience,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	 X Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	■ New Request		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)			
submittal number/name to each separate request. number previously identified. It is critical that the ap	rests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Sunshine Rheuma	atology		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.		
	Check This Box If There Are More Than Five Folio Numbers to a maximum of five. If there are additional folios, check the box to indicate such. Foliory the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen,		
	(189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;		
Name of Person Submitting Request	Tim Rankin		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	PD		
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://mc	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ips.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	PRS 23-0968		
	ter the application number preceded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number	PI #6553		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1 05/2020 **2329908**8

299 Dr. Martin Luther King Jr. St. N. St. Petersburg, Florida 33701 Phone: (727) 822-4317 www.georgefyoung.com

CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE | PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING

November 20, 2023
Mr. Micheal J. Williams, P.E.
County Engineer
Development Review Director
Hillsborough County
601 Kennedy Blvd, 20th Floor
Tampa, FL 33602
RE: Sunshine Rheumatology
Eichenfeld Drive
FOLIO # 71487.1500
PRS 23-0968

Mr. Williams,

This letter documents a request for a Section 6.04.02B, <u>Administrative Variance</u> to Hillsborough County Land Development Code (LDC) 6.04.03.L (Existing Facilities) in association with development permitting for **Sunshine Rheumatology**.

The project is located approximately 0.15 miles south of Oakfield Drive and Eichenfeld Drive. The subject project proposes a $\pm 9,000$ S.F. set of 4 total medical offices. In order for the project to be completed, an administrative variance is being requested to address the substandard road Eichefeld Drive, which does not fully meet the standards for the Transportation Technical Manual (TTM) detail TS-3.

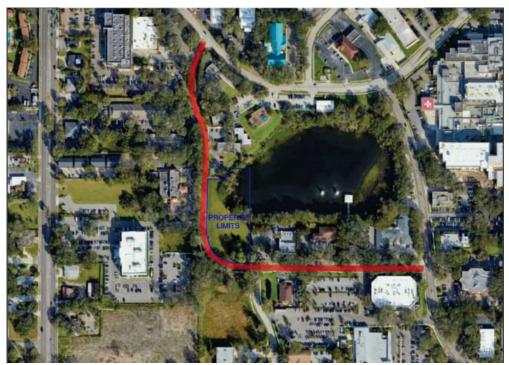
Eichenfeld Drive was found to be substandard in regard to LDC 6.04.03 L which states the following:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

Acknowledging that neither full, nor partial conformance with the TS-3, Urban Local Roads (2 Lane Undivided) Typical Section under the existing conditions of Eichenfeld Drive, George F. Young is requesting an <u>Administrative Variance</u> for relief from the requirements to improve Eichenfeld Drive to meet roadway standards set forth in TTM detail TS-3. Please refer to Appendix A, TTM detail for reference.

This request has been prepared in accordance with Hillsborough County LDC 6.04.02 to address the following: (a) there is an unreasonable burden on the applicant, (b) the exception would not be detrimental to the public health, safety, and welfare, and (c) without exemption reasonable access cannot be provided as discussed herein.

The subject roadway segment of Eichenfeld Drive is a 2-lane local county roadway with an urban cross section. Eichenfeld Drive is approximately 0.35 miles in length and stretches from Vonderburg Drive to Oakfield Drive.



The characteristics of Eichenfeld Drive were compiled which includes Right-of-Way Width, Pavement Conditions, Lane Width, Shoulders and Sidewalks as discussed below.

RIGHT OF WAY WIDTH: Eichenfeld Drive was found to have a right of way width of 50 feet adjacent to the subject property, similar to all other properties on Eichenfeld Dr, which is considered substandard to typical section TS-3, which requires 54 feet of Right-of-Way. It is important to note that the right of way widths are approximate and measured from the Hillsborough Conty Property Appraiser website.

PAVEMENT CONDITION: Eichenfeld Drives pavement conditions are considered to be good to fair for the entire stretch of the roadway, without any major cracking or rutting that would be indicative of structural failure. It is noted that pavement condition is not included as part of the TS-3 typical section.

LANE WIDTH: Eichenfeld Drive was found to have an approximate lane width of 10 feet. this indicated that Eichefeld Drive does meet the 10' requirement for a residential road, however **does not** meet the minimum requirements for a commercial road per he TS-3 typical section. Eichenfeld Drive does have the required Miami curb per typical section TS-3

SIDEWALKS: Eichenfeld Drive provides a sidewalk on the West-South side of the roadway and intermittently on the East-North. It is important to note that the proposed development will have sidewalk connectivity for the adjacent parcels, connecting to the existing sidewalk for the adjacent parcel to the north, and providing a connection point to the adjacent parcel to the east. It is important to note that the proposed development is providing as much green space as possible between the roadway and proposed sidewalks, however, the sidewalk does have to jog around utility poles that are adjacent to the site. Due to these jogs, as well as the smaller than required Right-Of-Way, the distance of the sidewalk to the travel way and does not comply per typical section TS-3.

CRASH DATA EVALUATION: Crash data was extracted from a 5 year period from 10/19/18 to 10/19/23. During that period only 2 crashes were identified, 1 of which was due to an altercation between drivers outside of their vehicles prior to the accident, thus not attributable to substandard roadway conditions, attached after is the Hillsborough County hotspot GIS data which does not indicate any areas of concern with Eichenfeld Dr. It can be concluded that roadway conditions have not historically contributed to a safety deficiency, nor does the crash history for Eichenfeld Drive exhibit any patterns that would indicate future safety concerns associated with the development of the subject project.

Attached below are roadway characteristics as well as historical crash reports to support the requirements of the Hillsborough County LDC 62.04.02.B.

It is reasonable to conclude that <u>there is an unreasonable burden on the applicant</u>. The existing right-of-way width for the typical section is not adequate to accommodate the entirety of the TTM typical section TS-3, and therefore requirement to implement the typical section would create the burden of acquiring private property to increase the width of the right-of-way to sufficiently accommodate this typical section. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted on the applicant.*

This administrative variance would <u>not</u> be detrimental to he public health, safety, and welfare. In consideration that the substandard roadway conditions have not historically contributed to a safety deficiency, nor does the corridor exhibit any crash patterns that would indicate possible future safety concerns associated with this project. *Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect public health, safety, or welfare.*

It is important to note that without the administrative variance, reasonable access <u>cannot</u> be provided. Access to Sunshine Rhuematology depends on Eichenfeld Drive as the property is not adjacent to any other roadway. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access for the proposed development.*

This narrative, and the additional documentation associate with this submittal is a request for ADMINISTRATIVE VARIANCE in accordance with the Hillsbrough County LDC 6.04.04L (Existing Facilities) in association with development permitting for Sunshine Rheumatology.

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

Approved with Conditions

Approved		
Disapproved		
Hillsborough County Engineer on		
GEORGE F. YOUNG, INC.	No 88735	Toping date by Totally Ja Toping date by Totally Ja Shi Call Section 2016 Call Section 2016 Shi Shi Shi Shi Shi Shi Shi Shi Shi Shi
V-/2	No 88735 STATE OF FLORIDA SS/ONAL ENGINEERING	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TIMOTHY RANKIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT
Timothy Rankin, P.E. 11/20/23 Project Manager	SSIONAL ENGINITION	CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GAINESVILLE ■ LAKEWOODRANCH ■ ORLANDO ■ ST.PETERSBURG ■ TAMPA

Passionately committed to Integrity, Quality & Service



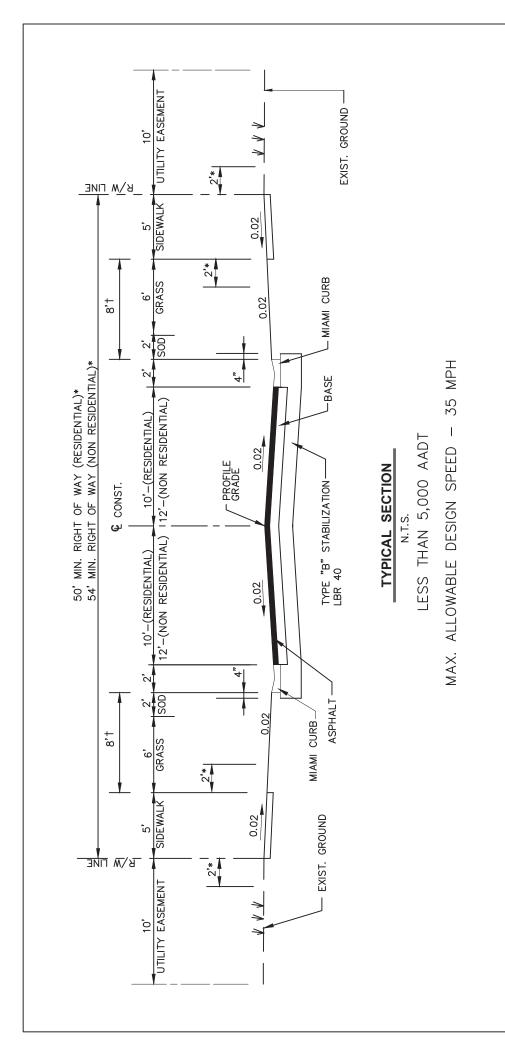
ROADWAY FACING NORTH



ROADWAY FACING EAST

1 PF

SHEET NO.



LOCAL URBAN ROADS (2 LANE UNDIVIDED) **TYPICAL SECTION**

Development Services

DRAWING NO.

Hillsborough County Florida

TECHNICAL MANUAL 10/17

REVISION DATE:

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

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.

ALL DIMENSIONS SHOWN ARE MINIMUM.

- 2 K

TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK) THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT

† 4.

5

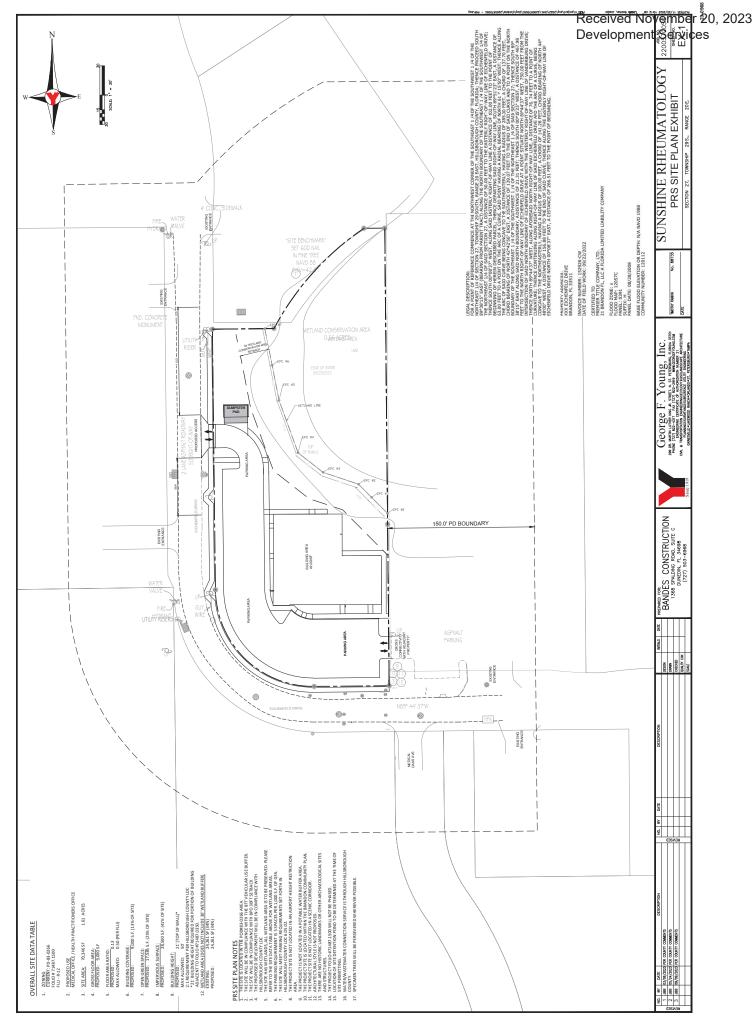
SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

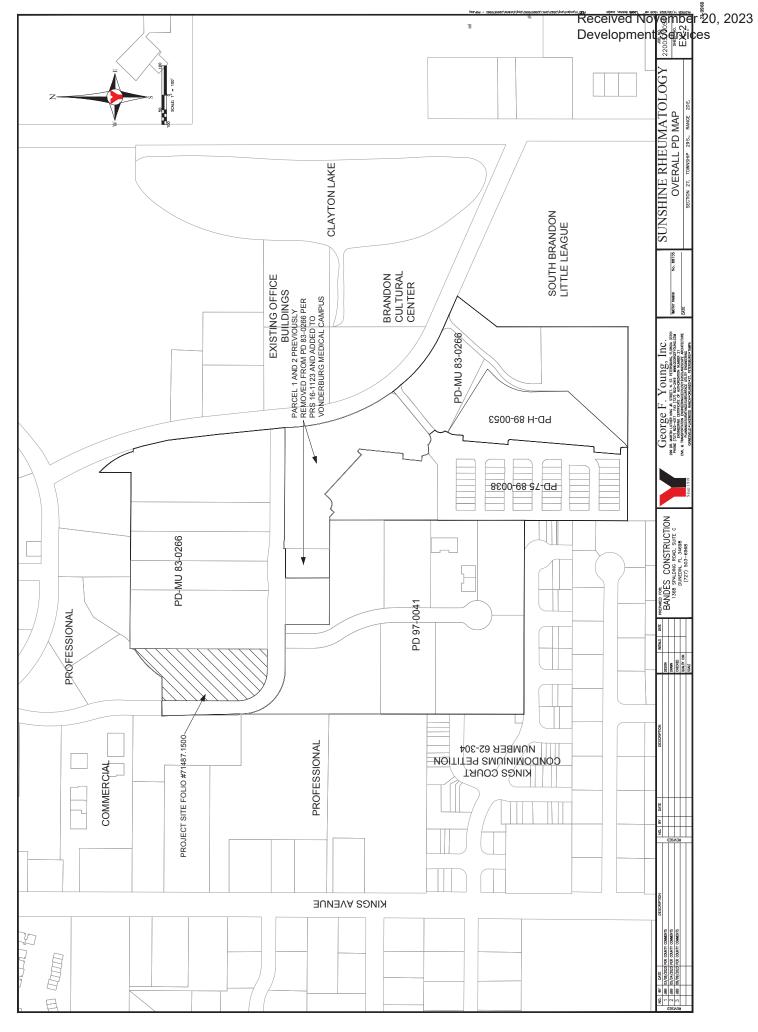
Page 1 of 1

HILLSBOROUGH COUNTY SHERIFF **CAD Call Print Synopsis**

which_cad='P' and occ_date between<mark>'10/13/2018' and '10/13/2023'</mark> and case_type in ('310J_','042_','961_','032_','043_','044_','034_','030_','040')

Search Criteria:		id= P. and occ_c ess matches 'El	date betweer CHENFELD	wnich_cad= P_and_occ_date_between_10/13/2016_and_10/13 and address matches 'EICHENFELD*' and jurisdiction='HS'	/zuzs and case_type	wnicn_cad= P and occ_date between <u>10/13/2018</u> and 10/13/2023 and case_type in (310J) 04Z , 36T , 03Z , 043 , 044 , 034 , 03U , 04U) and address matches 'EICHENFELD*' and jurisdiction='HS'	33 , U44 , U,	34 , 030 , 040)
Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
HS 2022- 304078	2022-304078	Apr-19-2022	13:15:41	040 (TRAFFIC CRASH - NO INJURIES)	042 (TRAFFIC CRASH - DRIVER'S EXCHANGE)	040 (TRAFFIC CRASH 042 (TRAFFIC CRASH EICHENFELD DR / VONDERBURG DR, - NO INJURIES) - DRIVER'S HILLSBOROUGH COUNTY EXCHANGE)	Yes	NO FURTHER ACTION REQ'D
HS 2022-85864 2022-85864	2022-85864	Feb-03-2022 18:24:43	18:24:43	310J (ASSAULT OR BATTERY - JUST OCCURRED)	030 (TRAFFIC CRASH - WITH INJURIES)	030 (TRAFFIC CRASH EICHENFELD DR / OAKFIELD DR, - WITH INJURIES) HILLSBOROUGH COUNTY	Yes	NO FURTHER ACTION REQ'D





CURRENTLY APPROVED

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



Office of the County Administrator Michael S. Merrill CHIEF ADMINISTRATIVE OFFICER Helene Marks

CHIEF FINANCIAL ADMINISTRATOR Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS Lucia E. Garsys Sharon D. Subadan

January 17, 2012

Reference: PRS 12-0022 BR

Michael D. Horner, AICP 14502 N. Dale Mabry # 200 Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on January 10, 2012, the Board of County Commissioners approved your request for a minor modification to PD 83-0266, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

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

Sincerely,

Joseph Moreda, AICP, Zoning Administrator

ps

enc.

PETITION NUMBER: BOCC MEETING DATE: DATE TYPED: PRS 12-0022 BR (83-0266) January 10, 2012

January 10, 2012 January 25, 2012

Approval – Approval, subject to the conditions listed below, is based on the site plan received October 12, 2011.

- 1. In addition to the conditions herein, the following conditions shall be applicable to Parcel 1 and Parcel 2 of the General Site Plan which is the area revised pursuant to MM 93-0195 and PRS 12-0022:
 - 1.1 The maximum square footage shall be limited to 51,795 including a 600 sq. ft. drive thru and a F.A.R. of .49.
 - 1.2 The permitted uses shall be limited to BP-O uses and a bank drive-through teller. However, the project shall develop in accordance with PD-O standards.
 - 1.3 The development plan shall conform to all requirements of the Land Development Code (LDC). With the exception of buffering and screening requirements, no waivers to Land Development Code regulations were considered as part of the approval for MM 93-195 and PRS 12-0022.
 - 1.4 The screening and buffering of the site shall be in accordance with the Land Development Code (LDC). However, the southwesterly property line shall consist of a ten foot minimum buffer. Also, the required screening for buffer shall be as required by the LDC for buffers ten feet or less in width. Additionally, in the area of the site plan where a wall is planned, the wall shall be required, not permissive. Said buffer and screen will not be required at points of cross-access indicated on the general site plan. Any redevelopment of the site shall be in accordance with buffer and screening requirements in the LDC, with the exception of a bank with a drive-through.
 - 1.5 Access to the site shall be limited to the number and general location of the access points, as shown on the submitted General Site Plan, received by the Hillsborough County on October 12, 2011.
 - 1.6 The radii of all project access drives, unless otherwise approved by Hillsborough County Planning and Development Management, shall be 30 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject property.
 - 1.7 The applicant shall show the ability to provide cross access to adjacent parcels of like land uses to the west and south. The General Site Plan shall reflect potential cross access point locations prior to General Site Plan Certification.
 - 1.8 All internal access to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County Planning and Development Management Department.

AMENDED FINAL CONDITIONS OF APPROVAL PETITION NUMBER: BOCC MEETING DATE: DATE TYPED: PRS 12-0022 BR (83-0266) January 10, 2012 January 25, 2012

- 1.9 A mobile medical facility/unit shall be permitted in the southeast corner of the parcel, as shown on the general site plan. Said facility/unity shall be prohibited from having any external power source and must be served by connection to existing power sources. In addition, no external advertising shall be placed on the outside of the facility/unit, no existing landscaping and/or buffering shall be removed to accommodate the facility/unit and the facility/unit shall be permitted to be on the property a maximum of three days.
- 2. In addition to the conditions herein, the following conditions shall be applicable to Folio Number 071487.1500 in Phase II, which is the area revised pursuant to PRS 05-0234:
 - 2.1 Folio Number 071487.1500 in Phase II shall be allowed a maximum building height of 4 stories/50 feet with a maximum 0.50 Floor Area Ratio (FAR).
 - 2.2 Billboards and pole signs shall be prohibited on Folio Number 071487.1500.
 - 2.3 The applicant shall show the ability to provide cross access to adjacent parcel of like land uses to the east.
 - 2.4 Prior to General Site Plan Certification, the General Site Plan shall be revised to include the following additional information:
 - 2.4.1 Depict potential cross access from Folio #071487.1500 to the parcel adjacent to the east.
 - 2.4.2 Depict the current boundaries of the entire PD-MU 83-0266.
 - 2.4.3 Identify and depict the boundaries of Folio #071487.1500.
- 3. In addition to the conditions herein, the following conditions shall be applicable to Folio Number 071487.2000, which is the area revised pursuant to MM 08-1269:
 - 3.1 The site shall be 4,580 square feet of Medical Office and Business Professional Office Uses and a 2,400 square foot commercial apartment. In addition, the site shall be permitted a helistop. The permitted helicopter for the site shall be a Robinson R44 or similar model subject to staff review and approval. The helistop will be subject to FAA approval.

Minimum Front Setback: 30 feet
Minimum Side Setback: 3 feet
Minimum Rear Setback: 30 feet

Maximum Building Height: 45 feet or 3 stories

3.2. No refueling or repair is permitted at the helistop. Only helicopter storage, take-off and landing shall be permitted.

PETITION NUMBER: BOCC MEETING DATE: DATE TYPED: PRS 12-0022 BR (83-0266) January 10, 2012

January 10, 2012 January 25, 2012

3.3. Construction plans for the office building shall be filed prior to and/or concurrent with the construction of the helistop platform.

- 3.4 The helistop shall only be utilized by the property owner (including associated pilot and/or passengers) and shall not be utilized by the general public.
- 3.5 The helistop shall be limited to a maximum of 15 round trips (an arrival and departure equals one round trip) per month, excluding weekends and holidays.
- 3.6 Hours of helicopter arrivals and departures shall be limited to before 8:00 a.m. and after 6:00 p.m., unless used for medical and/or emergency purposes. In addition, this Condition shall not apply to weekends and holidays.
- 3.7 The general design, number and location of the access point shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
- 3.8. Subject to County review and approval and prior to General Site Plan Certification, the Developer, where feasible, shall provide for vehicular and pedestrian cross-access to the adjacent parcels. All cross-access shall be paved to the project boundary and designed to County standards.
- 3.9. If required during Concurrency review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
- 3.10. A sidewalk from Eichenfeld Drive to the office building and internal driveway shall be provided along the southern boundary as generally shown on the site plan. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
- 3.11. The project may be permitted the above uses and will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity

Plan.

PETITION NUMBER: BOCC MEETING DATE: DATE TYPED: PRS 12-0022 BR (83-0266) January 10, 2012 January 25, 2012

(FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive

- 3.12. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. Prior to submittal of preliminary plans through the Land Development Code's Site Development process the applicant shall consult with staff of the Natural Resource Unit for design input addressing these trees.
- 3.13 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.
 - 3.13.1 The building location shall be adjusted if required by EPC/Natural Resource Staff to minimize/avoid impacts to wetlands/wetland setbacks.
 - 3.13.2 The heliport must have spill containment in accordance with the Best Management Practices.
 - 3.13.3 The landing platform must be constructed with minimum impacts to the shoreline.
 - 3.13.4 The platform and ramp must be constructed in accordance to the plan received by EPC May 30, 2008.
- 4. Prior to the issuance of site development permits for the entire site, except for Parcel 1 and Parcel 2, a continuous berm with landscaping shall be constructed as a six-foot high buffer along the outer boundaries of the project which border residentially zoned property. Said berm shall be four feet high with shrubs and plantings to comprise the remaining two feet of height.
- 5. The height of the Phase II building shall be limited to three stories, unless otherwise stated herein.
- 6. Except for Parcels 1 and 2, all designated "office" area and all structures therein shall be limited to I-P Zoning District uses.
- 7. Designated "commercial" area and all structures therein shall be limited to C-1 Zoning District uses excluding mini-warehouses.
- 8. The developer shall provide sidewalks internal to the project as well as external to the project in the right-of-way area of the major roadway bordering the project (i.e., Vonderburg Drive). Hillsborough County shall determine the need and timing for the external sidewalk. The

AMENDED FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: **BOCC MEETING DATE:**

January 10, 2012

January 25, 2012

PRS 12-0022 BR (83-0266)

exact location of the internal sidewalks shall be determined at the Preliminary Site Plan approval stage.

DATE TYPED:

- 9. The developer shall contribute to the County the proportionate share of the cost of the signal installation at the intersection of Vonderburg Drive with Oakfield Drive and Parsons Avenue if warranted within two years after the completion of this project. The developer's share of the signal installations shall be based on the proportion that the traffic volume generated by this project passing through the intersection is to the total traffic through the intersection during the P.M. peak hour. The estimated developer's share for Vonderburg Drive at Oakfield Drive is \$3,800 and for Vonderburg at Parsons Avenue is \$16,200.
- 10. The general location of the cross-access road approved under PRS 94-0047-C shall be as shown on the site plan submitted November 16, 1993 with the petition. However, final location and design of the road shall be subject to Environmental Protection Commission approval and governed by Hillsborough County Access Management regulations in the Land Development Code.
 - 10.1 Design and construction of curb cuts is subject to approval of the Hillsborough County Engineering Department. The design may be required to include left turn, acceleration and deceleration lanes.
 - 10.2 Construction of related site design features, i.e. retention, shall be subject to and approved through the site development review process in accordance with the Land Development Code and Hillsborough County technical manual requirements.
 - 10.3 Utilization of the road shall be subject to the execution of cross-access agreements among the parties of interest.
- 11. Prior to General Site Plan Certification, the proper phase lines shall be delineated on the plan submitted for certification as they relate to the existing certified site plan for RZ 83-266.
- If the notes and/or graphic on the site plan are in conflict with specific zoning conditions 12. and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- The development of the project shall proceed in strict accordance with the terms and 14. 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.

AMENDED FINAL CONDITIONS OF APPROVAL PETITION NUMBER: BOCC MEETING DATE:

DATE TYPED:

January 10, 2012 January 25, 2012

PRS 12-0022 BR (83-0266)

15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part 11, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO:	Zoning Technician, Development Services Depart	ment DATE: 11/21/2023	
REV	TEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: Brandon/ Central PETITION NO: I		PETITION NO: PRS 23-0968	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed	or attached conditions.	
	This agency objects for the reasons outlined be	low.	

NEW AND REVISED CONDITIONS OF APPROVAL All previously approved transportation related zoning condi

All previously approved transportation related zoning conditions shall carry forward. In additional, staff recommends the following new condition.

New Condition

• If PRS 23-0968 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 20, 2023) which was found approvable by the County Engineer (on November 21, 2023) for the Eichenfeld Drive substandard road improvements. Approval of this Administrative Variance will waive the substandard road improvements required by Section 6.04.03.L. of the LDC for the specified portion of the development.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/-1.66 ac. property currently zoned Planned Development (PD) #86-0266. The PD is currently approved for approved with up to 10,000 sf of medical space and 7,044 sf of office space. The proposed minor modification proposes to reduce the side yard setback from 15 ft. to 5 ft. feet and to reduce the number of driveway connections from two to one. The future land use of the property is Residential-12 (R-12)

Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the 11th Edition of the Institute of Transportation Engineer's <u>Trip Generation Manual</u>.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak	Hour Trips
Land Ose/Size	Way Volume	AM	PM
PD, 10,000 sf Medical Office Building (ITE Code 720)	322	30	37
PD, 7,044 sf General Office Building (ITE Code 710)	114	17	18
Total	436	47	56

Proposed Zoning:

I 1 II /C'	24 Hour Two-	Total Peak I	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 10,000 sf Medical Office Building (ITE Code 720)	322	30	37
PD, 7,044 sf of General Office Building (ITE Code 710)	114	17	18
Total	436	47	56

Trip Generation Difference:

I and II a /C:	24 Hour Two-	Total Net Pea	ak Hour Trips
Land Use/Size	Way Volume	AM	PM
Difference	+0	+0	+0

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Eichenfeld Drive is a two-lane, undivided, substandard Hillsborough County local roadway in average condition. The roadway is characterized by +/- 10-foot lanes lying within a +/- 50-foot wide right-of-way. There are sidewalks along the west side of the roadway in the vicinity of the proposed project.

SITE ACCESS

The applicant is proposing one access connection to serve the site, which is a decrease from the originally approved two access points. Reduction of access points will lower the number of conflict points between pedestrians and vehicles and will improve access management along Eichenfeld Drive.

ADMINISTRATIVE VARIANCE REQUEST – EICHENFELD RD. - SUBSTANDARD ROAD

As Eichenfeld is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance (dated November 20, 2023) from the Section 6.04.03.L. LDC requirement, whereby the developer is required to improve Eichenfeld Drive, between the project access and the nearest roadway meeting applicable standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on November 21, 2023).

If PRS 23-0968 is approved, the County Engineer will approve the Administrative Variance request, upon which the developer will not be required to make improvements to the roadway for the proposed project.

LEVEL OF SERVICE (LOS) INFORMATION

Eichenfeld Drive is not a regulated roadway and as such was not included in the 2020 Hillsborough County Level of Service 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	
Eichenfeld Drive	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	322	30	37	
Proposed	114	17	18	
Difference (+/-)	+0	+0	+0	

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

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

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request Type Finding			
Eichenfeld Drive / Substandard Roadway	Administrative Variance Requested	Approvable	
	Choose an item.	Choose an item.	
Notes:			

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

From: Williams, Michael

To: trankin@georgefyoung.com

Cc: Tirado, Sheida; Steady, Alexander; Lampkin, Timothy; jbelcher@georgefyoung.com; PW-CEIntake; De Leon,

Eleonor

Subject: FW: PRS 23-0968 - Administrative Variance Review

Date: Tuesday, November 21, 2023 5:27:10 PM

Attachments: image001.png image002.png

23-0968 AVReg 11-20-23 2.pdf

Importance: High

Timothy,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0968 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hillsboroughcounty.org</u> 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 <u>PW-CEIntake@hillsboroughcounty.org</u>

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: Tuesday, November 21, 2023 2:43 PM

To: Williams, Michael < Williams M@Hillsborough County. ORG>; De Leon, Eleonor

<DeLeonE@hillsboroughcounty.org>

Cc: Steady, Alexander < SteadyAl@hillsboroughcounty.org> **Subject:** PRS 23-0968 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response:

trankin@georgefyoung.com jbelcher@georgefyoung.com lampkint@hillsboroughcounty.org steadyal@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

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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

From: Tirado, Sheida

Sent: Monday, November 20, 2023 3:32 PM

To: Rankin, Timothy <<u>trankin@georgefyoung.com</u>>; Belcher, Joseph <<u>ibelcher@georgefyoung.com</u>>

Cc: Steady, Alexander < SteadyAl@hillsboroughcounty.org> **Subject:** PRS 23-0968 - Administrative Variance Review

Hello Mr. Rankin,

Attached markups/comments to this request, please revise and resubmit ASAP through zoningintake-dsd@hillsboroughcounty.org in order to stay on schedule.

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: <u>tirados@HCFLGov.net</u>

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: Rome, Ashley < Rome A@hillsboroughcounty.org >

Sent: Monday, November 6, 2023 2:57 PM

To: Tirado, Sheida < <u>TiradoS@hillsboroughcounty.org</u>>

Cc: Perez, Richard < <u>PerezRL@hillsboroughcounty.org</u>>; Ratliff, James

<RatliffJa@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>;

Vazquez, Bianca < <u>VazquezB@hillsboroughcounty.org</u>>

Subject: Transportation Submittals

Good afternoon,

Sheida brought to my attention a revised document submission which had portions of exhibits cut off due to formatting issues.

I reviewed documents that required reformatting to retain digital signatures and whose page sizes varied, as they are the ones that would have been impacted, and determined this occurred as of November 1st.

Documents are replaced in Optix and corrected transmissions to reviewing agencies sent out for the following.

23-0369	DE Additional Info	Rec'd 11/01
23-0882	DE Request	Rec'd 11/02
23-0968	AV Request	Rec'd 11/03

23-0519 DE Additional Info Rec'd 11/06

Additionally the documents were submitted to the Clerk's office, as applicable.

My apologies for this inconvenience,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	 X Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	■ New Request		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)			
submittal number/name to each separate request. number previously identified. It is critical that the ap	rests (whether of the same or different type), please use the above fields to assign a unique Previous submittals relating to the same project/phase shall be listed using the name and plicant reference this unique name in the request letter and subsequent filings/correspondence. I information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Sunshine Rheuma	atology		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.		
	Check This Box If There Are More Than Five Folio Numbers to a maximum of five. If there are additional folios, check the box to indicate such. Foliory the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen,		
	(189"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;		
Name of Person Submitting Request	Tim Rankin		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	PD		
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://mc	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ips.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	PRS 23-0968		
	ter the application number preceded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number	PI #6553		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1 05/2020 **2329908**8

299 Dr. Martin Luther King Jr. St. N. St. Petersburg, Florida 33701 Phone: (727) 822-4317 www.georgefyoung.com

CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE | PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING

November 20, 2023
Mr. Micheal J. Williams, P.E.
County Engineer
Development Review Director
Hillsborough County
601 Kennedy Blvd, 20th Floor
Tampa, FL 33602
RE: Sunshine Rheumatology
Eichenfeld Drive
FOLIO # 71487.1500
PRS 23-0968

Mr. Williams,

This letter documents a request for a Section 6.04.02B, <u>Administrative Variance</u> to Hillsborough County Land Development Code (LDC) 6.04.03.L (Existing Facilities) in association with development permitting for **Sunshine Rheumatology**.

The project is located approximately 0.15 miles south of Oakfield Drive and Eichenfeld Drive. The subject project proposes a $\pm 9,000$ S.F. set of 4 total medical offices. In order for the project to be completed, an administrative variance is being requested to address the substandard road Eichefeld Drive, which does not fully meet the standards for the Transportation Technical Manual (TTM) detail TS-3.

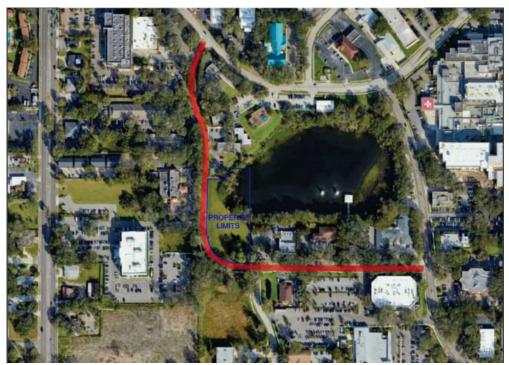
Eichenfeld Drive was found to be substandard in regard to LDC 6.04.03 L which states the following:

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

Acknowledging that neither full, nor partial conformance with the TS-3, Urban Local Roads (2 Lane Undivided) Typical Section under the existing conditions of Eichenfeld Drive, George F. Young is requesting an <u>Administrative Variance</u> for relief from the requirements to improve Eichenfeld Drive to meet roadway standards set forth in TTM detail TS-3. Please refer to Appendix A, TTM detail for reference.

This request has been prepared in accordance with Hillsborough County LDC 6.04.02 to address the following: (a) there is an unreasonable burden on the applicant, (b) the exception would not be detrimental to the public health, safety, and welfare, and (c) without exemption reasonable access cannot be provided as discussed herein.

The subject roadway segment of Eichenfeld Drive is a 2-lane local county roadway with an urban cross section. Eichenfeld Drive is approximately 0.35 miles in length and stretches from Vonderburg Drive to Oakfield Drive.



The characteristics of Eichenfeld Drive were compiled which includes Right-of-Way Width, Pavement Conditions, Lane Width, Shoulders and Sidewalks as discussed below.

RIGHT OF WAY WIDTH: Eichenfeld Drive was found to have a right of way width of 50 feet adjacent to the subject property, similar to all other properties on Eichenfeld Dr, which is considered substandard to typical section TS-3, which requires 54 feet of Right-of-Way. It is important to note that the right of way widths are approximate and measured from the Hillsborough Conty Property Appraiser website.

PAVEMENT CONDITION: Eichenfeld Drives pavement conditions are considered to be good to fair for the entire stretch of the roadway, without any major cracking or rutting that would be indicative of structural failure. It is noted that pavement condition is not included as part of the TS-3 typical section.

LANE WIDTH: Eichenfeld Drive was found to have an approximate lane width of 10 feet. this indicated that Eichefeld Drive does meet the 10' requirement for a residential road, however **does not** meet the minimum requirements for a commercial road per he TS-3 typical section. Eichenfeld Drive does have the required Miami curb per typical section TS-3

SIDEWALKS: Eichenfeld Drive provides a sidewalk on the West-South side of the roadway and intermittently on the East-North. It is important to note that the proposed development will have sidewalk connectivity for the adjacent parcels, connecting to the existing sidewalk for the adjacent parcel to the north, and providing a connection point to the adjacent parcel to the east. It is important to note that the proposed development is providing as much green space as possible between the roadway and proposed sidewalks, however, the sidewalk does have to jog around utility poles that are adjacent to the site. Due to these jogs, as well as the smaller than required Right-Of-Way, the distance of the sidewalk to the travel way and does not comply per typical section TS-3.

CRASH DATA EVALUATION: Crash data was extracted from a 5 year period from 10/19/18 to 10/19/23. During that period only 2 crashes were identified, 1 of which was due to an altercation between drivers outside of their vehicles prior to the accident, thus not attributable to substandard roadway conditions, attached after is the Hillsborough County hotspot GIS data which does not indicate any areas of concern with Eichenfeld Dr. It can be concluded that roadway conditions have not historically contributed to a safety deficiency, nor does the crash history for Eichenfeld Drive exhibit any patterns that would indicate future safety concerns associated with the development of the subject project.

Attached below are roadway characteristics as well as historical crash reports to support the requirements of the Hillsborough County LDC 62.04.02.B.

It is reasonable to conclude that <u>there is an unreasonable burden on the applicant</u>. The existing right-of-way width for the typical section is not adequate to accommodate the entirety of the TTM typical section TS-3, and therefore requirement to implement the typical section would create the burden of acquiring private property to increase the width of the right-of-way to sufficiently accommodate this typical section. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted on the applicant.*

This administrative variance would <u>not</u> be detrimental to he public health, safety, and welfare. In consideration that the substandard roadway conditions have not historically contributed to a safety deficiency, nor does the corridor exhibit any crash patterns that would indicate possible future safety concerns associated with this project. *Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect public health, safety, or welfare.*

It is important to note that without the administrative variance, reasonable access <u>cannot</u> be provided. Access to Sunshine Rhuematology depends on Eichenfeld Drive as the property is not adjacent to any other roadway. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access for the proposed development.*

This narrative, and the additional documentation associate with this submittal is a request for ADMINISTRATIVE VARIANCE in accordance with the Hillsbrough County LDC 6.04.04L (Existing Facilities) in association with development permitting for Sunshine Rheumatology.

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

Approved with Conditions

Approved		
Disapproved		
Hillsborough County Engineer on		
GEORGE F. YOUNG, INC.	No 88735	Toping date by Totally Ja Toping date by Totally Ja Shi Call Section 2016 Call Section 2016 Shi Shi Shi Shi Shi Shi Shi Shi Shi Shi
V-/2	No 88735 STATE OF FLORIDA SS/ONAL ENGINEERING	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TIMOTHY RANKIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT
Timothy Rankin, P.E. 11/20/23 Project Manager	SSIONAL ENGINITION	CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GAINESVILLE ■ LAKEWOODRANCH ■ ORLANDO ■ ST.PETERSBURG ■ TAMPA

Passionately committed to Integrity, Quality & Service



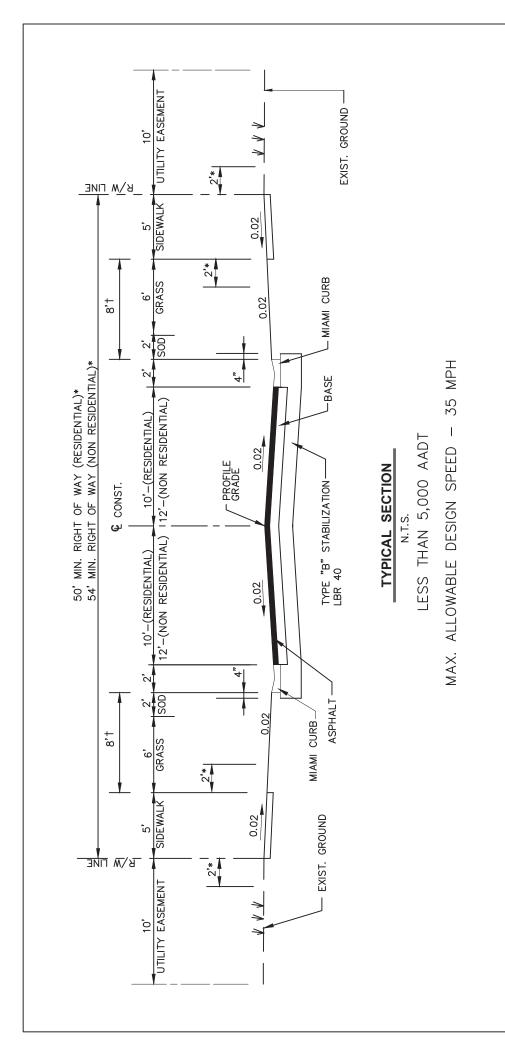
ROADWAY FACING NORTH



ROADWAY FACING EAST

1 PF

SHEET NO.



LOCAL URBAN ROADS (2 LANE UNDIVIDED) **TYPICAL SECTION**

Development Services

DRAWING NO.

Hillsborough County Florida

TECHNICAL MANUAL 10/17

REVISION DATE:

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

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.

ALL DIMENSIONS SHOWN ARE MINIMUM.

- 2 K

TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK) THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT

† 4.

5

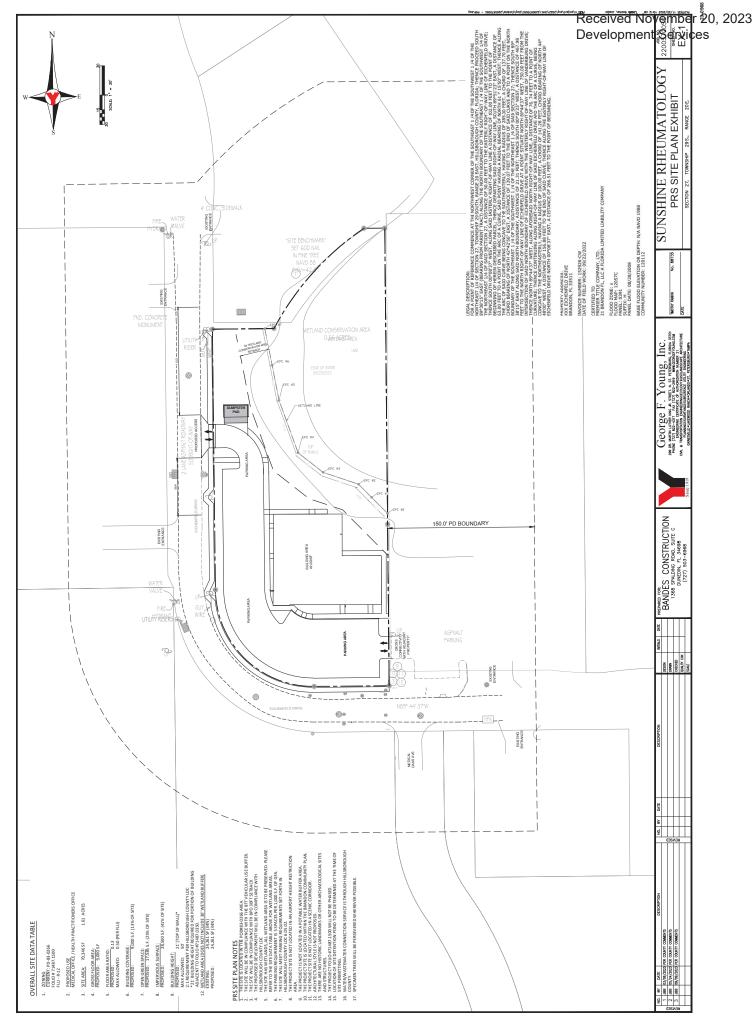
SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

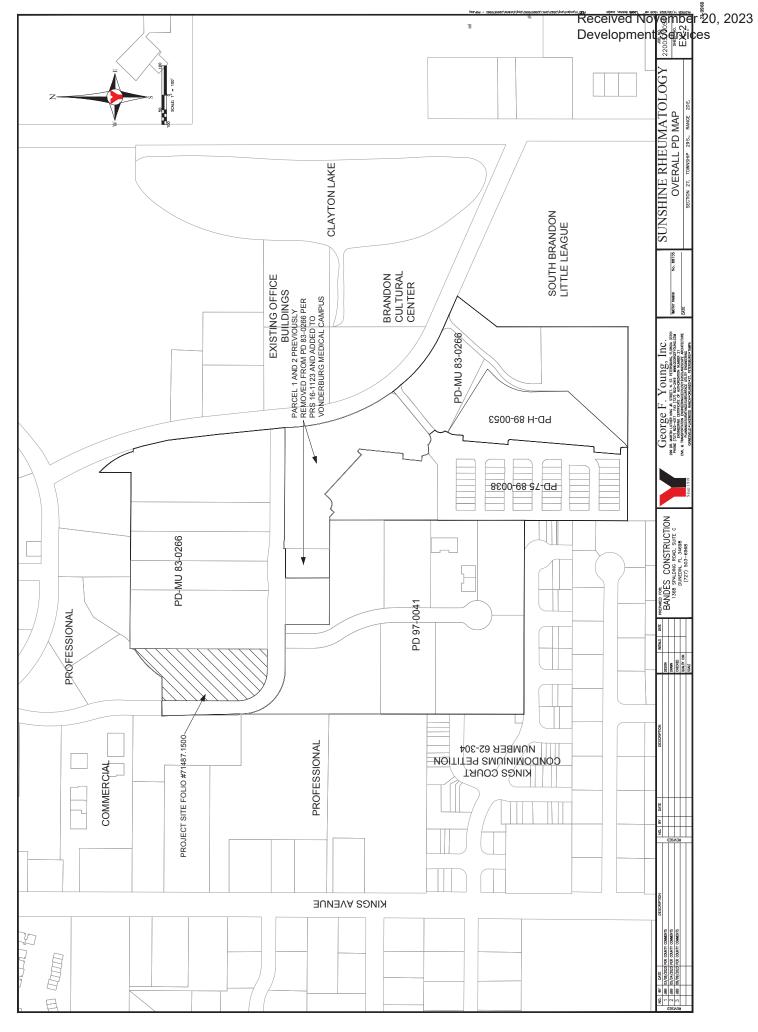
Page 1 of 1

HILLSBOROUGH COUNTY SHERIFF **CAD Call Print Synopsis**

which_cad='P' and occ_date between<mark>'10/13/2018' and '10/13/2023'</mark> and case_type in ('310J_','042_','961_','032_','043_','044_','034_','030_','040)

Search Criteria:		id= P. and occ_c ess matches 'El	date betweer CHENFELD	wnich_cad= P_and_occ_date_between_10/13/2016_and_10/13 and address matches 'EICHENFELD*' and jurisdiction='HS'	/zuzs and case_type	wnicn_cad= P and occ_date between <u>10/13/2018</u> and 10/13/2023 and case_type in (310J) 04Z , 36T , 03Z , 043 , 044 , 034 , 03U , 04U) and address matches 'EICHENFELD*' and jurisdiction='HS'	33 , U44 , U,	34 , 030 , 040)
Call #	Report #	Call Date	Time	Initial Call Type	Final Call Type	Location	Founded	Cleared By
HS 2022- 304078	2022-304078	Apr-19-2022	13:15:41	040 (TRAFFIC CRASH - NO INJURIES)	042 (TRAFFIC CRASH - DRIVER'S EXCHANGE)	040 (TRAFFIC CRASH 042 (TRAFFIC CRASH EICHENFELD DR / VONDERBURG DR, - NO INJURIES) - DRIVER'S HILLSBOROUGH COUNTY EXCHANGE)	Yes	NO FURTHER ACTION REQ'D
HS 2022-85864 2022-85864	2022-85864	Feb-03-2022 18:24:43	18:24:43	310J (ASSAULT OR BATTERY - JUST OCCURRED)	030 (TRAFFIC CRASH - WITH INJURIES)	030 (TRAFFIC CRASH EICHENFELD DR / OAKFIELD DR, - WITH INJURIES) HILLSBOROUGH COUNTY	Yes	NO FURTHER ACTION REQ'D





COMMISSION

Joshua Wostal Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Gwendolyn "Gwen" W. Myers Michael Owen

REQUESTED ZONING: Minor Mod to PD

SOILS SURVEY, EPC FILES)



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING						
HEARING DATE: 11/7/2023	COMMENT DATE: 10/5/2023					
PETITION NO.: 23-0968	PROPERTY ADDRESS: 517 Eichenfeld Dr,					
EPC REVIEWER: Melissa Yañez	Brandon, FL 33511 FOLIO #: 071487-1500					
CONTACT INFORMATION: (813) 627-2600 X 1360						
EMAIL: yanezm@epchc.org	STR: 27-29S-20E					

FINDINGS

WETLANDS PRESENT
YES

SITE INSPECTION DATE
12/29/2022
WETLAND LINE VALIDITY
Wetland Survey expires 7/10/2028
WETLANDS VERIFICATION (AERIAL PHOTO, Located NE of subject parcel per valid survey

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:

- 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 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.

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

My/cb

ec: 21 Brandon FL LLC - <u>pdikhsh@gmail.com</u> Tim Rankin - Trankin@georgefyoung.com

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Carla Shelton Knight Date: November 2, 2023

Agency: Natural Resources **Petition #: 23-0968**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. This statement should be identified as a condition of the rezoning.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 9/5/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/12/2023

APPLICANT: Tim Rankin PID: 23-0968

LOCATION: 517 Eichenfeld Dr. Brandon, Fl 33511

FOLIO NO.: 71487.1500

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC). Hillsborough County Environmental Services Division (EVSD) has no objection.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 23-0968 REVIEWED BY: Clay Walker, E.I. DATE: 9/12/2023							
FOLIC	NO.:	71487.1500					
WATER							
	The prope should cor	rty lies within the _ ntact the provider to	Wa determine the availa	ater Service Area. bility of water serv	The applicant ice.		
	the site) <u>a</u> Eichenfeld additional	and is located sout Drive . This will	☐ (adjacent to the s th of the subject prop be the likely point-of- ints-of-connection def vation of capacity.	perty within the solution, howe	uth Right-of-Way of ever there could be		
	the County need to be	y's water system. T	provements will need the improvements ince the improvements ince the incention in the system.	lude	and will		
			WASTEWATER				
			Wast determine the availa				
	40 feet to Right-of-W there could	from the site) <u>and</u> /ay of Eichenfeld <u>[</u> d be additional and	ty main exists [] (action is located south of Drive . This will be the lord different points-of its is not a reservation	the subject prope ne likely point-of-connection deterr	rty within the south onnection, however		
	connection and will ne	n to the County's weed to be completed	em improvements wastewater system. To by the proposed on the system.	he improvements	include		
COMM	and would The subjet and will be development exceed the address the flow to the the following have, but	require connection of area is located e served by the Fent commitments for existing reserve of the capacity prior to experience facility and language noted will have prior to	q includes parcels the n to the County's por within the Hillsborous Falkenburg Wasteward or the referenced fact capacity of the facility of all of the existing of the permits: The oplacing the propose flow from this project	table water and water County Waster ter Reclamation Facility are added to However, there commitments considual permit will be referenced facility sed project into o	water Service Area Facility. If all of the ogether, they would is a plan in place to secting and sending a required based on y currently does not		