

PD Modification Application PRS 21-0770

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: July 20, 2021



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Circle K Stores Inc.
 FLU Category: RES-4
 Service Area: Urban
 Site Acreage: 11.4
 Community Plan Area: Greater Carrollwood Northdale
 Overlay: None
 Request: Minor Modification to PD 74-0004 to Remove Acreage



Existing Approvals:

Residential, institutional, office and commercial uses. The general site plan for PD 74-0004 depicts areas for development for the different uses. The subject parcel for this Minor Modification is approved for a shopping center with associated parking areas and driveways. The parcel is located on the south side of Ehrlich Rd between W Village Dr. and Turner Rd. and is 11.4 acres in size.

Proposed Modifications:

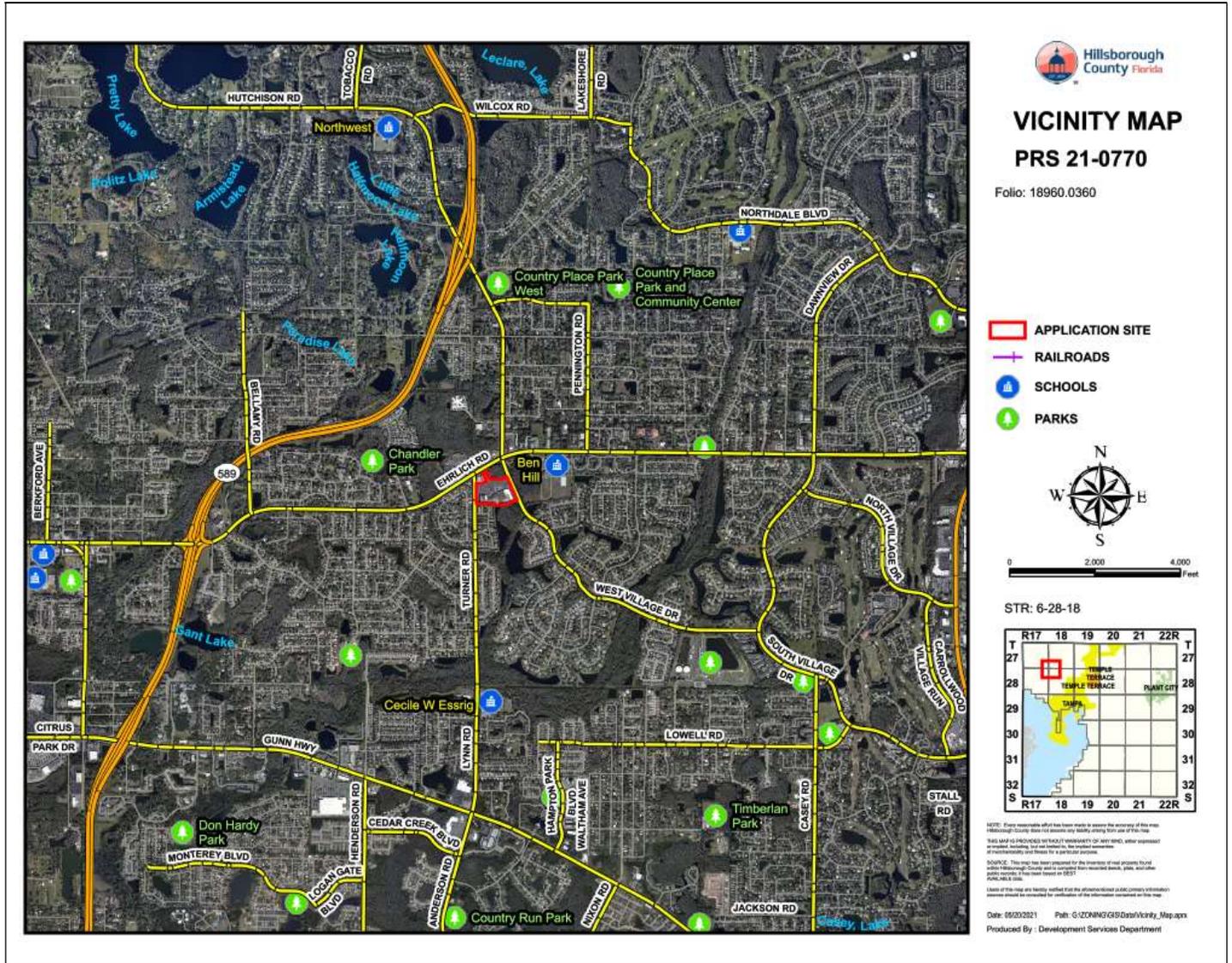
To remove a small portion of land, approximately 0.16 acres in size, from the subject parcel, along the west side of the driveway connecting to Ehrlich Rd, to the north, as shown in the submitted General Site Plan (GSP). The acreage being removed consists of a portion of an access driveway off Ehrlich Rd. and is being added to the adjacent parcel to the west, currently occupied by a gas station. No other modifications are requested.

Additional Information:

PD Variations	None
Waivers	None
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Supportable, with Conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

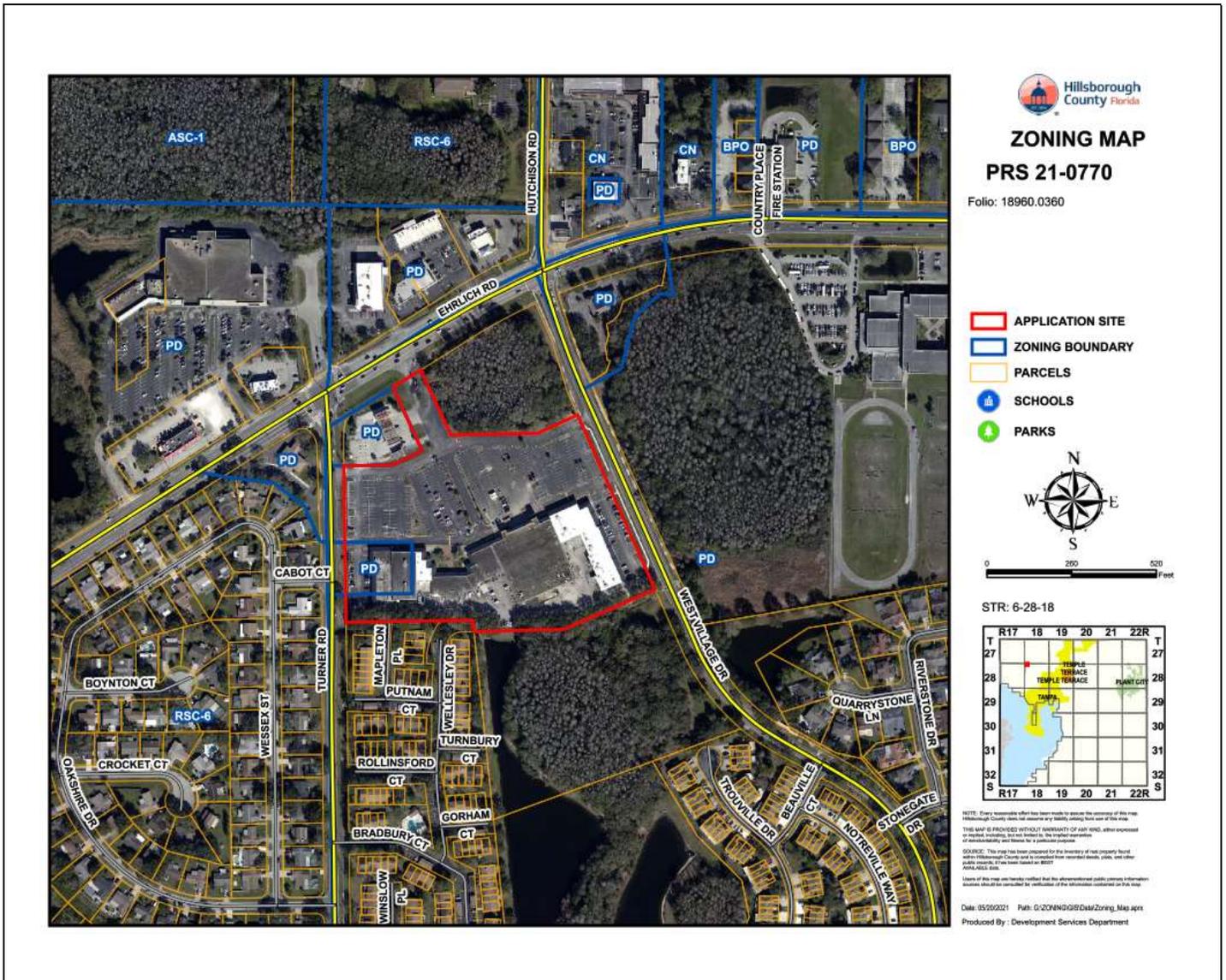


Context of Surrounding Area:

The area surrounding the site consists today of a variety of commercial uses for retail and services, which includes gas stations, drug stores, supermarket, restaurants, banks, shopping centers, offices, dry cleaners, etc. The proposed use is typically found in commercial corridors. Zoning districts in the surroundings consists of Commercial Neighborhood, Business Professional Office and PD permitting commercial and office uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

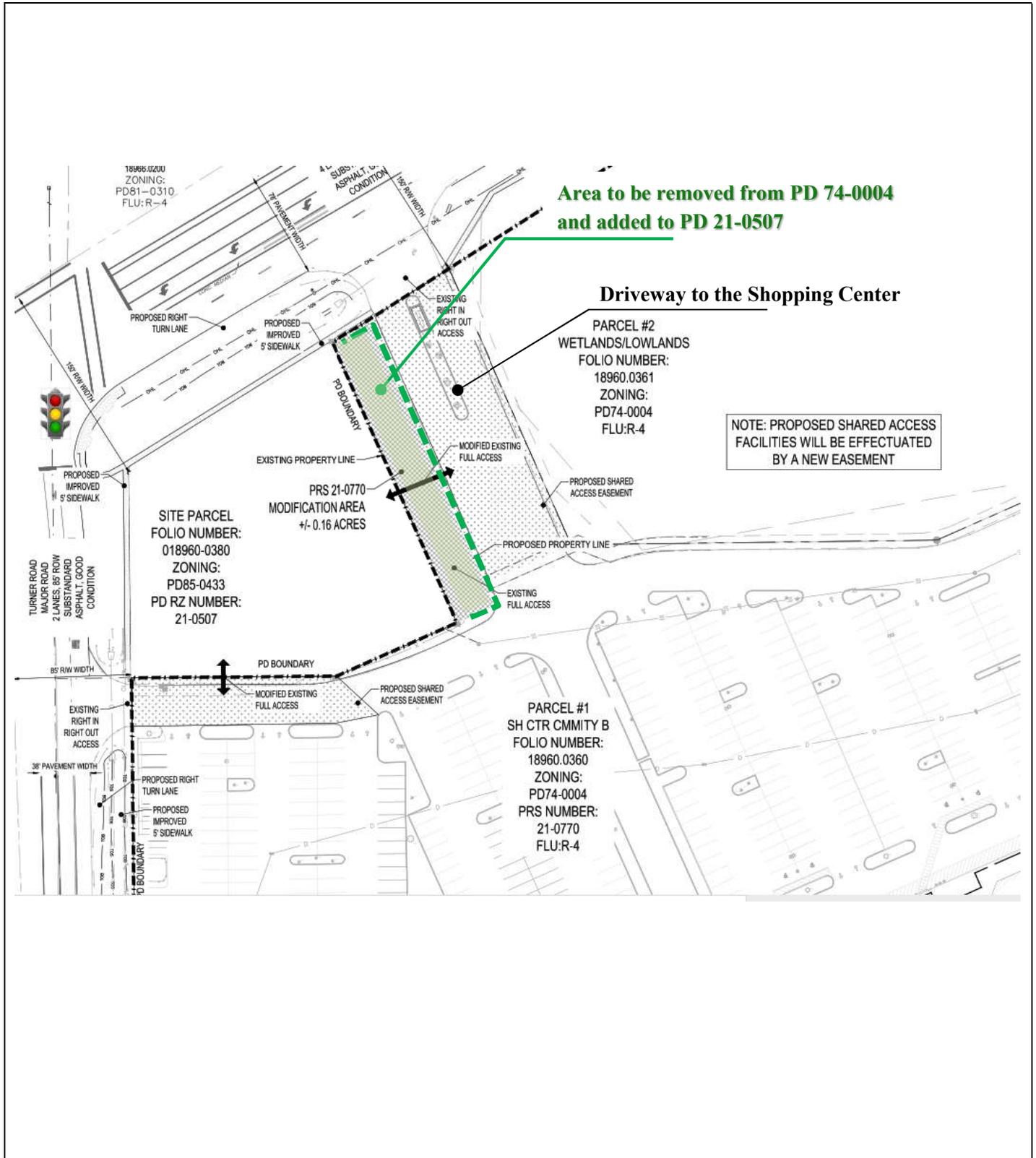


Adjacent Zonings and Uses

Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 81-0310	R-4	4 DU-Ac / 0.25	Commercial	Shopping Center
South	PD 74-0004	R-4	4 DU-Ac / 0.25	Residential	SF Homes, Wetlands
West	PD 83-0368 RSC-6	R-4	4 DU-Ac / 0.25	Commercial Residential	Bank, SF Homes
East	PD 74-0004	P/QP	4 DU-Ac / 0.25	Institutional	Wetlands, School

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (subject parcel / Shopping Center). For the full sized/complete PRS PD Plan, refer to Section 7 of this report.



3.0 TRANSPORTATION SUMMERY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other
	County Collector - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other:

Project Trip Generation Not applicable for this request

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

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

Design Exceptions/Administrative Variance Not applicable for this request

Road Name	Type	Finding
	Design Exception Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

Cross Access Not applicable for this request

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

Required Connectivity Not applicable for this request

Project Boundary	Status
North	Required and Proposed
South	Required and Not Proposed, PD Variation Requested
East	Not Required yet Proposed
West	Not Required and Not Proposed
Other:	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Summary and Compatibility

The applicant seeks to modify a Planned Development (PD) 74-0004 to remove a small portion of land of a parcel within the PD limits. The site is located on the south side of Ehrlich Rd between W Village Dr. and Turner Rd. in Tampa. The site is within the Greater Carrollwood Northdale Community Plan and has a FLU designation Residential 4 (RES-4).

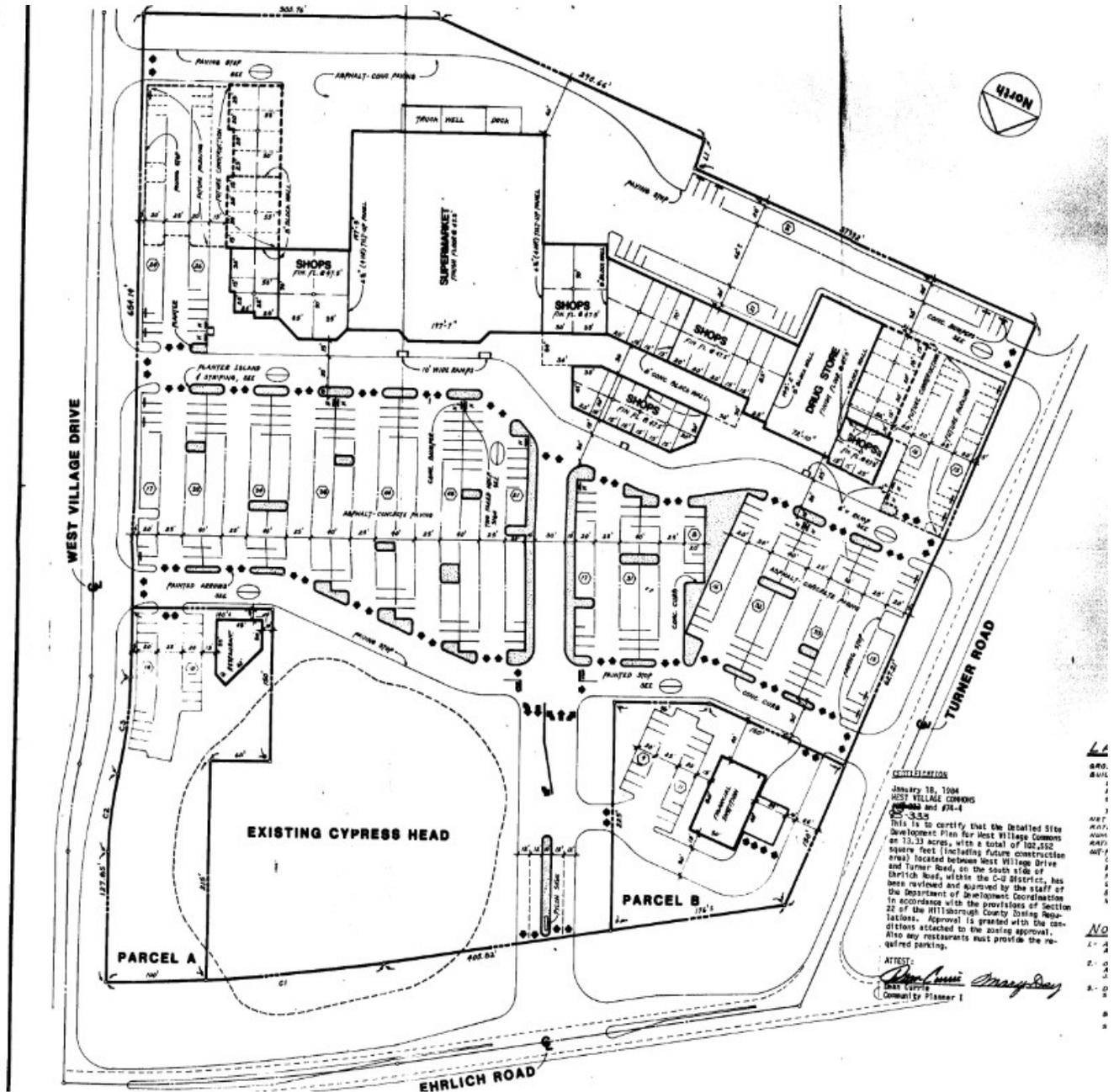
The PD today allows residential, institutional, office and commercial uses. The general site plan for PD 74-0004 depicts areas for development for the different uses. The parcel in the PD subject to this Minor Modification is approved for shopping center and is identified by folio 18960.0360.

The request is to remove a small portion of land, approximately 0.16 acres in size, along the west side of the driveway connecting to Ehrlich Rd, to the north, as shown in the submitted General Site Plan (GSP). The applicant is re-developing and existing gas station (Circle K) adjacent to the subject parcel and additional acreage is needed to expand the gas station. This minor modification request is made in connection with a concurrent PD rezoning application rezoning (21-0507) affecting the Circle K site (Folio 018960-0380) and this small strip of land into a new PD zoning district. This PRS application is required to remove the strip of land from its current PD, for inclusion in the pending new PD. No part of the existing shopping center or parking facilities, access points, infrastructure, etc. will be altered, and the FAR of the shopping center PD will remain under the 0.25 FAR allowed under the RES-4 FLU category. The area being removed consists of grass areas and two driveway connections between the driveway and the Circle K parcel. The area has two cross access connections to the adjacent Circle K parcel. One of this cross-access points will be eliminated and the remaining cross access location would be placed further from Ehrlich Rd. This would provide for a safer traffic flow to the gas station and the shopping center.



Both RZ PD 21-0507 and this PRS application are being heard concurrently at the BOCC Land Use Meeting on August 10th, 2021 as related items.

The shopping center received detailed site plan approvals in 1984. The approved building area noted in the 1984 site plan is 102,552.5 sq. ft.



The PD Plan will be amended to include Sheet 2 of 2 indicating the land area being removed. A new condition is being proposed by Transportation staff.

The proposed change requested by this Minor Modification would not affect the integrity of the Planned Development. The site has received development approvals for the shopping center with associated driveways and parking areas. The access driveway will be maintained as well as cross access to the new PD site to the west. The resulting FAR after removing the 0.16 acres from the parcel will still be below maximum allowable of 0.25 contemplated by the Comprehensive Plan.

5.2 Recommendation

Staff recommends approval with conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~July 20, 2021~~ July 1, 2021.

The following conditions shall apply only to that portion of the parcel identified with folio number 18906.2000 as depicted on the general site plan received May 28, 2004.

1. The site shall be restricted to the following uses:

- 56 townhomes
- 50 condominiums
- A golf and country club, including the following structures:

- 2,200 square foot tennis pro shop eight (8) tennis courts
- 21,000 square foot clubhouse
- 2,200 square foot snack bar with restrooms
- 5,000 square foot "spa" facility including lockers, restrooms and grill room
- 6,000 square foot pool with additional decking
- 1,000 square foot splash pool with additional decking
- 450 parking spaces

Billboards and pole signs shall be prohibited, unless otherwise stated herein. Prior to issuance of any preliminary site development permits, a unified sign plan for any new signage shall be reviewed and approved by the Master Sign Committee for the development.

1.1. Existing properly permitted sign(s) may remain; however, modification of signage that requires permitting through Hillsborough County will require the signage to be subject to Condition 1.

2. Development standards shall be as follows:

- Townhomes-maximum height-31 feet not to exceed two stories. Otherwise, the development standards shall be those of the RMC-16 zoning district.
- Condominiums-maximum height -40 feet not to exceed three stories. Otherwise, the development standards shall be those of the RMC-20 zoning district.
- Country Club-maximum height of the Club House shall be 40 feet not to exceed one (1) story. With the exception of maximum height and FAR, development standards shall be those of the CG zoning district.

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

4. Prior to concurrency approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to Florida Department of Transportation (FDOT) and/or Hillsborough County standards. For the existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than at a 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. The developer, consistent with requirements of the Land Development Code, shall construct the following access

related turn lanes:

- Add additional westbound left turn lane storage on North Village Drive at Clubhouse Drive
 - If warranted, provide a northbound left turn on Club House Drive at North Village Drive.
5. If warranted to meet concurrency, the developer shall construct roadway improvements on southbound Dale Mabry Highway between North Village Drive and South Village Drive. The improvements shall consist of additional pavement to reduce the number of acceleration and deceleration movements along southbound Dale Mabry Highway. The improvements will provide for a continuous southbound right turn on Dale Mabry Highway. This improvement will add capacity to the roadway and improved the overall safety of the roadway.
 6. The developer shall reconstruct and realign Club House Drive to bring the substandard roadway up to County standards. The one-way portion of the roadway shall also be constructed to County standards to include sidewalks and, if required by the Technical Manual, bicycle lanes.
 7. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.
 8. During the Site Review/Subdivision Review process, the submitted preliminary plan shall identify the location of Grand Oaks on the site and display design efforts to avoid the removal of those Grand Oaks. The location of buildings, parking, retention, and drive aisles may be adjusted to avoid the removal of Grand Oaks. Although the location of buildings, parking retention and drive aisles may be adjusted to avoid the removal of Grand Oaks, the relationship of the location of the three (3) story condominium building to the perimeter property line shall remain buffered by the two (2) story townhome structures.

The following conditions shall apply to the parcel modified through PRS 05-0051 with folio number 19387.5100 and as depicted on the general site development plan received on October 13, 2004.

9. The project shall be permitted a maximum of 198,247 square feet of floor space for big box retail development, with accessory open storage as shown on the general site plan, and/or CG uses.
 - 9.1 The project shall be permitted 2 outparcels, as shown on the site plan, containing a maximum total of 20,000 square feet.
10. Unless otherwise specified herein, the site shall be developed in accordance with CI (Commercial, Intensive) zoning district standards as well as the Large Scale Retail Development design standards of the Land Development Code, if applicable.
 - 10.1 Parking for the big box retail use shall be located as generally shown on the site plan. No parking areas shall be required to be located in the functional side and/or rear yards.
 - 10.2 Screening and landscaping of the outdoor storage and loading area shall be in accordance with the LDC and the Large Scale Retail Development design standards.
 - 10.3 One (1) seasonal display area shall be permitted within the parking area as shown on the site plan. Seasonal displays shall be permitted a maximum of 4 times per year not to exceed 60 days per event.
 - 10.4. A ten-foot buffer with foundation landscaping shall not be required along the northern building facade adjacent to the existing wetland area.

11. Maximum building height for the big box retail use shall be 35 feet. However, the maximum height may be increased to 50 feet to accommodate an architectural entry feature. The big box retail use shall not be subject to the increased building setback for buildings over 20 feet in height.
12. The outdoor display and sales area shall be designed in accordance with the standards for Large Scale Retail Development as found in the Land Development Code unless otherwise specified herein. The outdoor display and/or garden center shall be permitted a maximum of five (5) entryways. Each entryway shall be a maximum of 9 feet wide. The garden center/outdoor display area shall also be permitted one (1) loading area a maximum of 30 feet in width. Said loading area shall not be subject to the screening standards for loading/service areas in big box retail developments.
13. The use of forklifts and/or the parking of delivery trucks shall not be permitted at the rear of the building (adjacent to Orange Grove Drive) between the hours of 10:00pm and 6:00am.
14. Outdoor loudspeakers shall not be permitted.
15. The developer shall provide a six (6) foot masonry wall along the eastern and southern property boundary. The wall shall extend along the southern boundary from the southeast corner of the site to the easternmost access drive that is shown on the site plan. Said wall shall be shown on the site plan prior to Certification.
16. A 30-foot buffer shall be provided along the eastern project boundary. The width of the buffer may be reduced to provide additional right-of-way on Orange Grove Drive if required by Hillsborough County. The buffer area shall be shown on the site plan prior to Certification.
17. Within the 30-foot buffer area along Orange Grove Drive, the developer shall provide a continuous row of trees planted on 30-foot centers to be planted on the exterior side of the required buffer wall. The trees shall consist of those trees approved for screening for incompatible land uses per the Land Development Code and shall be a minimum height of 10 feet at time of planting.
 - 17.1 The existing pine trees shall be retained along Orange Grove Drive unless otherwise approved for removal by the Natural Resource Section of Planning and Growth Management and may be utilized to meet the screening requirements above subject to review and approval by the Planning and Growth Management.
 - 17.2 Creeping Fig shall also be planted on the exterior side of the buffer wall along Orange Grove Drive.
 - 17.3 All required landscape buffering shall be maintained in accordance with the requirements of the Land Development Code.
18. Prior to the issuance of a Certificate of Occupancy, all invasive trees or vegetation shall be removed from the existing stormwater retention area that is located on the subject property, subject to review and approval from all applicable reviewing agencies.
19. Prior to Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes listed below needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County Standards, where feasible. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than 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. All exceptions shall be approved by the Planning and Growth Management and Public Works Department. The developer shall, at the request of

Hillsborough County, make a cash contribution to Hillsborough County equal to the value of the improvements listed below. The money shall be utilized for improvements identified from a study by Hillsborough County of traffic in the area of Carrollwood and Carrollwood Village, inclusive of the area from Casey Road to Orange Grove Drive.

- 19.1 Southbound right turn lane on Orange Grove at Stall Road;
 - 19.2 Northbound left turn lane on Stall Road at Orange Grove Drive;
 - 19.3 Eastbound left turn lane on Stall Road at Orange Grove Drive;
 - 19.4 Continuous two-way left turn lane on Stall Road from Dale Mabry Hwy to Orange Grove Drive.
20. The parking ratio for the Lowes development shall be permitted to be provided at a ratio of 3.5 spaces per 1,000 square feet development. If another big box development other than a Lowes Home Center is to be constructed, than the developer shall meet all existing parking requirements. For all other developments, including the proposed outparcels, the developer shall meet the parking standards of the LDC.
 21. The developer shall close the existing easternmost driveway on Stall Road.
 - 21.1 The easternmost driveway as shown on the general development plan shall be limited to left in/right out.
 - 21.2 At the westernmost driveway on Stall Road, the developer shall construct a raised concrete curb from Stall Road north for an approximate distance of 250 feet along the eastern side of the internal circulation roadway.
 22. The developer shall provide a paved pedestrian connection from Dale Mabry Hwy. and Stall Road to the big box entrance in accordance with the Large Scale Retail Development design standards of the Land Development Code.
 23. Billboards, pole signs, banners, and pennants shall be prohibited.
 24. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

The following conditions shall apply to folios 18906.2000, folio 19387.5100 and 18956.0880

25. 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.
26. 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.

The following conditions shall apply to folio number 18956.0880

27. The parcel shall be permitted a community garden/park with facilities/uses consistent with the Graphic Design submitted on June 17, 2009. The graphic design shall be included on the revised General Development Plan

submitted for certification.

28. A 20 foot landscape buffer with plantings consistent with those provided on the Graphic Design shall be provided on the eastern and southeastern boundary in the location shown on the Graphic Design.
29. The site plan to be certified shall have the General Plan labeled as page 1 and the graphic design shall be labeled as page 2.

The following conditions shall apply to folio number 18956.0880, as identified on the General Site Plan submitted for PRS 17-0720:

30. The parcel shall be permitted a community park and shall be generally located as depicted in the submitted General Site Plan.
31. The community park shall be buffered and screened from the wastewater plant to the west and adjacent residential uses in accordance with the Land Development Code Section 6.06.06.
32. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

The following conditions shall apply to folio number 18960.0361, as identified on the General Site Plan submitted for PRS 21-0357:

33. The property shall be limited to an Automated Car Wash facility within Parcel A, and shall be generally located as depicted in the submitted General Site Plan.
34. The land area of Parcel A shall be limited to 1.197 acres and its configuration shall be as shown in the General Site Plan. The area of the building shall be limited to 3,816 sq. ft.
35. A 10-foot landscaped buffer shall be maintained along street frontages. The buffer area along the south shall be permitted to be reduced to accommodate a required sidewalk. Grass, ground cover, mulch, shrubs, trees or other landscaping treatment shall be provided in the remainder of the buffer area, subject to Natural Resources review and approval.
36. A retention wall along the west of Parcel A shall be maintained. A 6-foot wide landscaped buffer area shall be provided between the wall and parking/driveway areas.
37. The site is within a Wellhead Resource Protection Area, subject to review and approval in accordance with the Land Development Code 3.05.00.
38. The 0.57 acres of wetland impacts for the construction of a car wash were approved by the Executive Director of the EPC on January 29, 2021 (authorization expires January 29, 2026). Mitigation offered to compensate for the wetland impacts is a mitigation bank credit purchase from the Bullfrog Creek Mitigation Bank. Prior to any impacts taking place, staff of the EPC must receive documentation of the purchase of the credits from the Bullfrog Creek Mitigation Bank. Under no circumstance may wetland impacts occur until EPC staff has received the documentation of the purchase of the credits.

39. A conservation easement is required over the remaining 1.47 acres of wetland.
40. Prior to the issuance of any building or land alteration permits or other development, the approved wetland line must be incorporated into the site plan. The wetland 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).
41. 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.
42. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Administrative Variance will waive the minimum driveway length of 150 ft required by Section 6.04.04.A. of the LDC for the project driveway connection to the adjacent shopping center internal access at West Village Drive. The driveway length will remain 112 ft.
43. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Design Exception (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Design Exception will limit improvements to replacement of the existing 4ft wide sidewalk with a 5ft wide sidewalk on the south side of Ehrlich Road, from the project entrance on Ehrlich Rd. to the W. Village Dr., in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.04.03.L. of the LDC.
44. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Design Exception (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Design Exception limit improvements to replacement of the existing 4ft wide sidewalk with a 5ft wide sidewalk on the west side of W. Village Dr., from the project's northern entrance W. Village Dr. to Ehrlich Rd., in lieu of the standard TS-4 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.04.03.L. of the LDC.
45. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Design Exception (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Design Exception will waive the Lynn Turner Rd. substandard road improvements required by Section 6.02.07. of the LDC.
46. The developer shall construct a 120ft northbound right turn lane at the Lynn-Turner Rd. project access.
47. The developer shall construct internal pedestrian sidewalk stubouts to the adjacent gas station to the west, and shopping center to the south, of the project boundaries.
48. 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.
49. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the

conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

The following conditions shall apply to folio number 18960.0360, as identified on the General Site Plan submitted for PRS 21-0770:

50. The Internal project driveways, as shown on the PD site plan, shall be considered Shared Access Facilities with folio 18960.0380. Provided that such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County easements necessary to permit the owner/developer of the specified adjacent property (with which access is being shared) to construct and utilize required pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation.

51. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

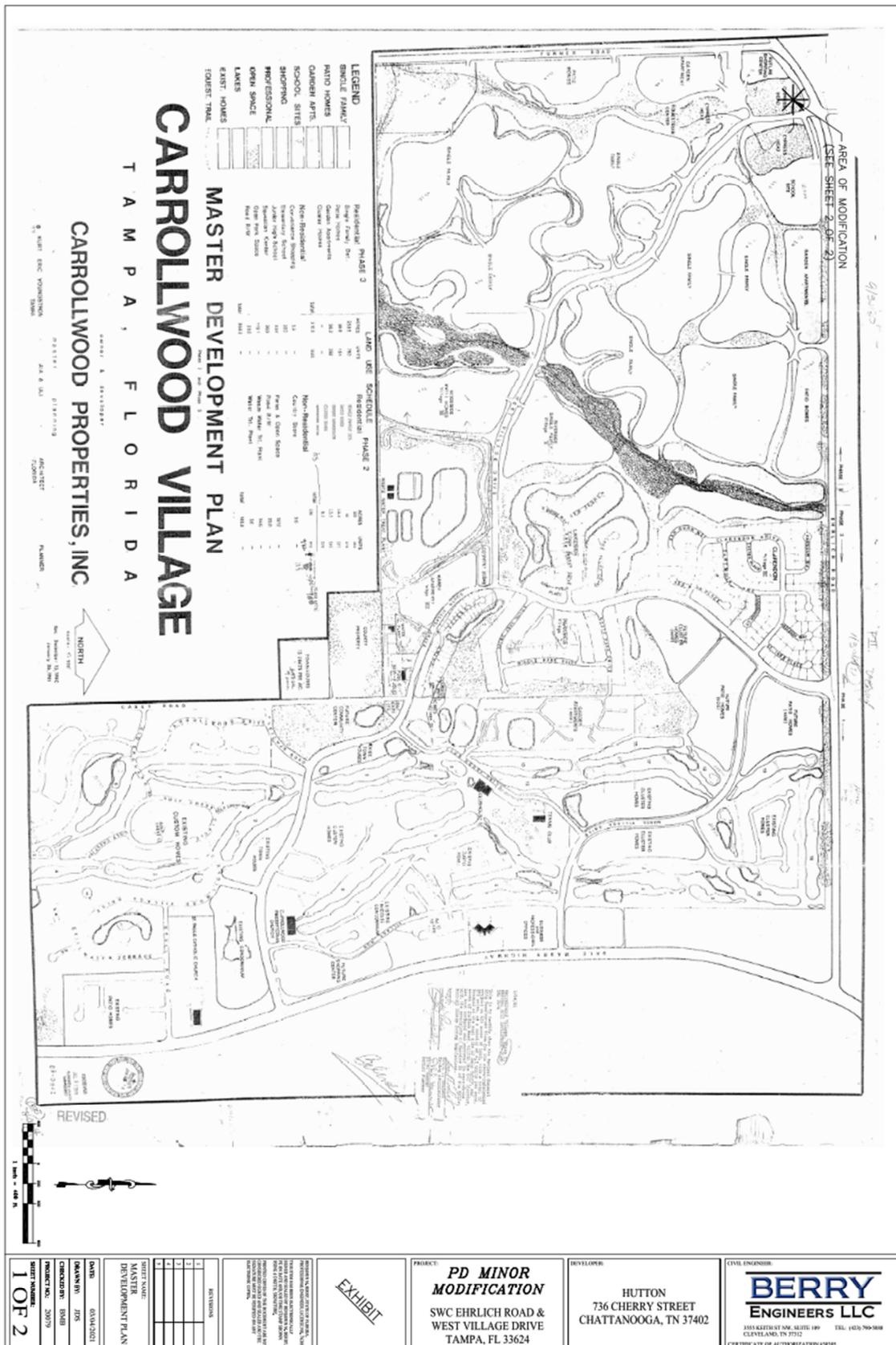
<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Jul 19 2021 06:19:54</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

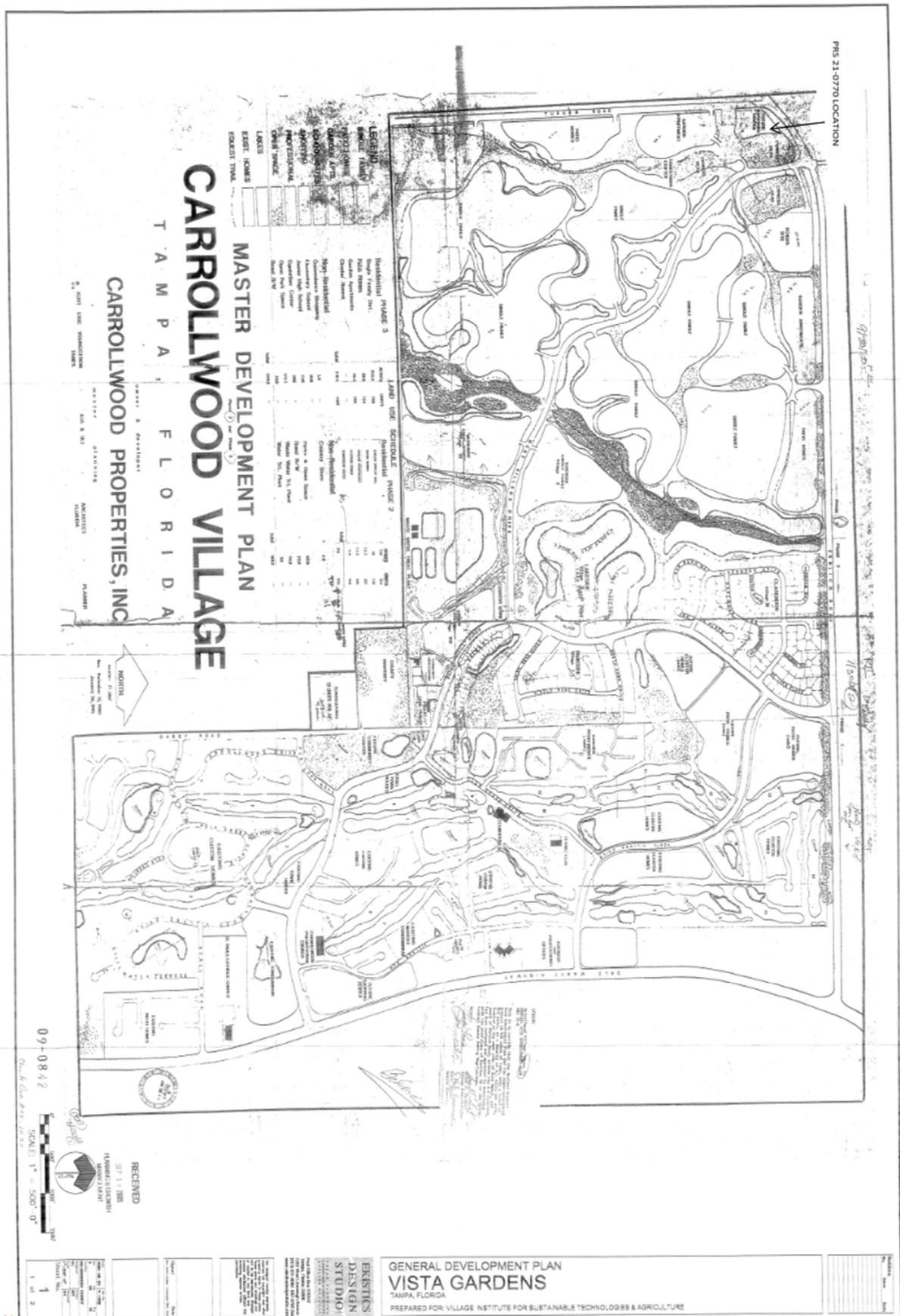
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 SITE PLANS (FULL)

7.1 Approved Site Plan (Full) PRS 21-0357



7.2 Proposed Site Plan (Full) 21-0770 1 of 2



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 6/30/2021
REVIEWER: Richard Perez, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: GCN/Northwest	PETITION NO: PRS 21-0770

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed project will result in a de minimis decrease in the maximum trip generation potential of the subject property.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- The Internal project driveways, as shown on the PD site plan, shall be considered Shared Access Facilities with folio 18960.0380. Provided that such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County easements necessary to permit the owner/developer of the specified adjacent property (with which access is being shared) to construct and utilize required pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification to PD 74-0004 to remove 0.16 acres from the PD boundary to be added to proposed PD modification (MM 21-0507). The subject property is runs along the western boundary of the West Village Shopping Center driveway access and encompasses the existing cross access driveway of the gas station at the intersection of Ehrlich Rd. and Lynn Turner Rd.

The removal of the subject property will not result in negligible decrease in maximum potential trip generation of the shopping center site.

SITE ACCESS AND CONNECTIVITY

The subject property encompasses the existing cross access driveway of the gas station at the intersection of Ehrlich Rd. and Lynn Turner Rd. that provides access to Ehrlich Rd. via the shopping center access connection. The applicant has agreed, per the submitted application narrative, to establishing enforceable mechanisms to ensure that the access remains open. Staff proposes that the applicant establish shared

access easements and provide for cross access with the parcel adjacent to subject property which is proposed to be removed from the project boundary.

ROADWAY LEVEL OF SERVICE

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Ehrlich Rd.	Lynn-Turner Rd.	Dale Mabry Hwy	D	C

Source: Hillsborough County 2019 Level of Service Report.



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 13, 2021.

The following conditions shall apply only to that portion of the parcel identified with folio number 18906.2000 as depicted on the general site plan received May 28, 2004.

1. The site shall be restricted to the following uses:

- 56 townhomes
- 50 condominiums
- A golf and country club, including the following structures:
 - 2,200 square foot tennis pro shop eight (8) tennis courts
 - 21,000 square foot clubhouse
 - 2,200 square foot snack bar with restrooms
 - 5,000 square foot "spa" facility including lockers, restrooms and grill room
 - 6,000 square foot pool with additional decking
 - 1,000 square foot splash pool with additional decking
 - 450 parking spaces

Billboards and pole signs shall be prohibited, unless otherwise stated herein. Prior to issuance of any preliminary site development permits, a unified sign plan for any new signage shall be reviewed and approved by the Master Sign Committee for the development.

1.1. Existing properly permitted sign(s) may remain; however, modification of signage that requires permitting through Hillsborough County will require the signage to be subject to Condition 1.

2. Development standards shall be as follows:

- Townhomes-maximum height-31 feet not to exceed two stories. Otherwise, the development standards shall be those of the RMC-16 zoning district.
- Condominiums-maximum height -40 feet not to exceed three stories. Otherwise, the development standards shall be those of the RMC-20 zoning district.
- Country Club-maximum height of the Club House shall be 40 feet not to exceed one (1) story. With the exception of maximum height and FAR, development standards shall be those of the CG zoning district.

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

4. Prior to concurrency approval, the developer shall provide a traffic analysis, signed by a professional engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to Florida Department of Transportation (FDOT) and/or Hillsborough County standards. For the existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than at a 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 Development Services and Public Works Departments

shall approve all exceptions. The developer, consistent with requirements of the Land Development Code, shall construct the following access related turn lanes:

- Add additional westbound left turn lane storage on North Village Drive at Clubhouse Drive
 - If warranted, provide a northbound left turn on Club House Drive at North Village Drive.
5. If warranted to meet concurrency, the developer shall construct roadway improvements on southbound Dale Mabry Highway between North Village Drive and South Village Drive. The improvements shall consist of additional pavement to reduce the number of acceleration and deceleration movements along southbound Dale Mabry Highway. The improvements will provide for a continuous southbound right turn on Dale Mabry Highway. This improvement will add capacity to the roadway and improved the overall safety of the roadway.
 6. The developer shall reconstruct and realign Club House Drive to bring the substandard roadway up to County standards. The one-way portion of the roadway shall also be constructed to County standards to include sidewalks and, if required by the Technical Manual, bicycle lanes.
 7. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.
 8. During the Site Review/Subdivision Review process, the submitted preliminary plan shall identify the location of Grand Oaks on the site and display design efforts to avoid the removal of those Grand Oaks. The location of buildings, parking, retention, and drive aisles may be adjusted to avoid the removal of Grand Oaks. Although the location of buildings, parking retention and drive aisles may be adjusted to avoid the removal of Grand Oaks, the relationship of the location of the three (3) story condominium building to the perimeter property line shall remain buffered by the two (2) story townhome structures.

The following conditions shall apply to the parcel modified through PRS 05-0051 with folio number 19387.5100 and as depicted on the general site development plan received on October 13, 2004.

9. The project shall be permitted a maximum of 198,247 square feet of floor space for big box retail development, with accessory open storage as shown on the general site plan, and/or CG uses.
 - 9.1 The project shall be permitted 2 outparcels, as shown on the site plan, containing a maximum total of 20,000 square feet.
10. Unless otherwise specified herein, the site shall be developed in accordance with CI (Commercial, Intensive) zoning district standards as well as the Large Scale Retail Development design standards of the Land Development Code, if applicable.
 - 10.1 Parking for the big box retail use shall be located as generally shown on the site plan. No parking areas shall be required to be located in the functional side and/or rear yards.
 - 10.2 Screening and landscaping of the outdoor storage and loading area shall be in accordance with the LDC and the Large Scale Retail Development design standards.

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- 10.3 One (1) seasonal display area shall be permitted within the parking area as shown on the site plan. Seasonal displays shall be permitted a maximum of 4 times per year not to exceed 60 days per event.
- 10.4 A ten-foot buffer with foundation landscaping shall not be required along the northern building facade adjacent to the existing wetland area.
11. Maximum building height for the big box retail use shall be 35 feet. However, the maximum height may be increased to 50 feet to accommodate an architectural entry feature. The big box retail use shall not be subject to the increased building setback for buildings over 20 feet in height.
12. The outdoor display and sales area shall be designed in accordance with the standards for Large Scale Retail Development as found in the Land Development Code unless otherwise specified herein. The outdoor display and/or garden center shall be permitted a maximum of five (5) entryways. Each entryway shall be a maximum of 9 feet wide. The garden center/outdoor display area shall also be permitted one (1) loading area a maximum of 30 feet in width. Said loading area shall not be subject to the screening standards for loading/service areas in big box retail developments.
13. The use of forklifts and/or the parking of delivery trucks shall not be permitted at the rear of the building (adjacent to Orange Grove Drive) between the hours of 10:00pm and 6:00am.
14. Outdoor loudspeakers shall not be permitted.
15. The developer shall provide a six (6) foot masonry wall along the eastern and southern property boundary. The wall shall extend along the southern boundary from the southeast corner of the site to the easternmost access drive that is shown on the site plan. Said wall shall be shown on the site plan prior to Certification.
16. A 30-foot buffer shall be provided along the eastern project boundary. The width of the buffer may be reduced to provide additional right-of-way on Orange Grove Drive if required by Hillsborough County. The buffer area shall be shown on the site plan prior to Certification.
17. Within the 30-foot buffer area along Orange Grove Drive, the developer shall provide a continuous row of trees planted on 30-foot centers to be planted on the exterior side of the required buffer wall. The trees shall consist of those trees approved for screening for incompatible land uses per the Land Development Code and shall be a minimum height of 10 feet at time of planting.
- 17.1 The existing pine trees shall be retained along Orange Grove Drive unless otherwise approved for removal by the Natural Resource Section of Planning and Growth Management and may be utilized to meet the screening requirements above subject to review and approval by the Development Services Department.
- 17.2 Creeping Fig shall also be planted on the exterior side of the buffer wall along Orange Grove Drive.
- 17.3 All required landscape buffering shall be maintained in accordance with the requirements of the Land Development Code.

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18. Prior to the issuance of a Certificate of Occupancy, all invasive trees or vegetation shall be removed from the existing stormwater retention area that is located on the subject property, subject to review and approval from all applicable reviewing agencies.
 19. Prior to Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes listed below needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County Standards, where feasible. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than 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. All exceptions shall be approved by the Development Services and Public Works Department. The developer shall, at the request of Hillsborough County, make a cash contribution to Hillsborough County equal to the value of the improvements listed below. The money shall be utilized for improvements identified from a study by Hillsborough County of traffic in the area of Carrollwood and Carrollwood Village, inclusive of the area from Casey Road to Orange Grove Drive.
 - 19.1 Southbound right turn lane on Orange Grove at Stall Road;
 - 19.2 Northbound left turn lane on Stall Road at Orange Grove Drive;
 - 19.3 Eastbound left turn lane on Stall Road at Orange Grove Drive;
 - 19.4 Continuous two-way left turn lane on Stall Road from Dale Mabry Hwy to Orange Grove Drive.
 20. The parking ratio for the Lowes development shall be permitted to be provided at a ratio of 3.5 spaces per 1,000 square feet development. If another big box development other than a Lowes Home Center is to be constructed, than the developer shall meet all existing parking requirements. For all other developments, including the proposed outparcels, the developer shall meet the parking standards of the LDC.
 21. The developer shall close the existing easternmost driveway on Stall Road.
 - 21.1 The easternmost driveway as shown on the general development plan shall be limited to left in/right out.
 - 21.2 At the westernmost driveway on Stall Road, the developer shall construct a raised concrete curb from Stall Road north for an approximate distance of 250 feet along the eastern side of the internal circulation roadway.
 22. The developer shall provide a paved pedestrian connection from Dale Mabry Hwy. and Stall Road to the big box entrance in accordance with the Large Scale Retail Development design standards of the Land Development Code.
 23. Billboards, pole signs, banners, and pennants shall be prohibited.
 24. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

The following conditions shall apply to folios 18906.2000, folio 19387.5100 and 18956.0880:

25. 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.
26. 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.

The following conditions shall apply to folio number 18956.0880:

27. The parcel shall be permitted a community garden/park with facilities/uses consistent with the Graphic Design submitted on June 17, 2009. The graphic design shall be included on the revised General Development Plan submitted for certification.
28. A 20 foot landscape buffer with plantings consistent with those provided on the Graphic Design shall be provided on the eastern and southeastern boundary in the location shown on the Graphic Design.
29. The site plan to be certified shall have the General Plan labeled as page 1 and the graphic design shall be labeled as page 2.

The following conditions shall apply to folio number 18956.0880, as identified on the General Site Plan submitted for PRS 17-0720:

30. The parcel shall be permitted a community park and shall be generally located as depicted in the submitted General Site Plan.
31. The community park shall be buffered and screened from the wastewater plant to the west and adjacent residential uses in accordance with the Land Development Code Section 6.06.06.
32. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

The following conditions shall apply to folio number 18960.0361, as identified on the General Site Plan submitted for PRS 21-0357:

33. The property shall be limited to an Automated Car Wash facility within Parcel A, and shall be generally located as depicted in the submitted General Site Plan.
34. The land area of Parcel A shall be limited to 1.197 acres and its configuration shall be as shown in the General Site Plan. The area of the building shall be limited to 3,816 sq. ft.

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35. A 10-foot landscaped buffer shall be maintained along street frontages. The buffer area along the south shall be permitted to be reduced to accommodate a required sidewalk. Grass, ground cover, mulch, shrubs, trees or other landscaping treatment shall be provided in the remainder of the buffer area, subject to Natural Resources review and approval.
 36. A retention wall along the west of Parcel A shall be maintained. A 6-foot wide landscaped buffer area shall be provided between the wall and parking/driveway areas.
 37. The site is within a Wellhead Resource Protection Area, subject to review and approval in accordance with the Land Development Code 3.05.00.
 38. The 0.57 acres of wetland impacts for the construction of a car wash were approved by the Executive Director of the EPC on January 29, 2021 (authorization expires January 29, 2026). Mitigation offered to compensate for the wetland impacts is a mitigation bank credit purchase from the Bullfrog Creek Mitigation Bank. Prior to any impacts taking place, staff of the EPC must receive documentation of the purchase of the credits from the Bullfrog Creek Mitigation Bank. Under no circumstance may wetland impacts occur until EPC staff has received the documentation of the purchase of the credits.
 39. A conservation easement is required over the remaining 1.47 acres of wetland.
 40. Prior to the issuance of any building or land alteration permits or other development, the approved wetland line must be incorporated into the site plan. The wetland 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).
 41. 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.
 42. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Administrative Variance will waive the minimum driveway length of 150 ft required by Section 6.04.04.A. of the LDC for the project driveway connection to the adjacent shopping center internal access at West Village Drive. The driveway length will remain 112 ft.
 43. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Design Exception (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Design Exception will limit improvements to replacement of the existing 4ft wide sidewalk with a 5ft wide sidewalk on the south side of Ehrlich Road, from the project entrance on Ehrlich Rd. to the W. Village Dr., in lieu of the standard TS-6 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.04.03.L. of the LDC.
 44. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Design Exception (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Design Exception limit improvements to replacement of the existing 4ft wide sidewalk with a 5ft wide sidewalk on the west side of W. Village Dr., from the project's northern entrance W. Village Dr. to Ehrlich

Rd., in lieu of the standard TS-4 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.04.03.L. of the LDC.

45. If PRS 21-0357 is approved, the County Engineer will approve a Section 6.04.02. Design Exception (dated April 26, 2021) which was found approvable by the County Engineer (on May 12, 2021). Approval of this Design Exception will waive the Lynn Turner Rd. substandard road improvements required by Section 6.02.07. of the LDC.
46. The developer shall construct a 120ft northbound right turn lane at the Lynn-Turner Rd. project access.
47. The developer shall construct internal pedestrian sidewalk stubouts to the adjacent gas station to the west, and shopping center to the south, of the project boundaries.
48. 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.
49. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/30/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: PRS 21-0770

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed project will result in a de minimis decrease in the maximum trip generation potential of the subject property.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

- The Internal project driveways, as shown on the PD site plan, shall be considered Shared Access Facilities with folio 18960.0380. Provided that such easements do not already exist within the official public records, the developer shall record in the Official Records of Hillsborough County easements necessary to permit the owner/developer of the specified adjacent property (with which access is being shared) to construct and utilize required pedestrian and vehicular improvements within the Shared Access Facility upon (re)development of the adjacent properties without further consultation.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification to PD 74-0004 to remove 0.16 acres from the PD boundary to be added to proposed PD modification (MM 21-0507). The subject property is runs along the western boundary of the West Village Shopping Center driveway access and encompasses the existing cross access driveway of the gas station at the intersection of Ehrlich Rd. and Lynn Turner Rd.

The removal of the subject property will not result in negligible decrease in maximum potential trip generation of the shopping center site.

SITE ACCESS AND CONNECTIVITY

The subject property encompasses the existing cross access driveway of the gas station at the intersection of Ehrlich Rd. and Lynn Turner Rd. that provides access to Ehrlich Rd. via the shopping center access connection. The applicant has agreed, per the submitted application narrative, to establishing enforceable mechanisms to ensure that the access remains open. Staff proposes that the applicant establish shared

access easements and provide for cross access with the parcel adjacent to subject property which is proposed to be removed from the project boundary.

ROADWAY LEVEL OF SERVICE

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Ehrlich Rd.	Lynn-Turner Rd.	Dale Mabry Hwy	D	C

Source: Hillsborough County 2019 Level of Service Report.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 20, 2021 PETITION NO.: 21-0770 EPC REVIEWER: Mike Thompson CONTACT INFORMATION: (813) 627-2600 X 1219 EMAIL: thompson@epchc.org	COMMENT DATE: June 7, 2021 PROPERTY ADDRESS: 5330 Ehrlich Rd FOLIO #: 18960.0360 STR: 06-28S-18E
REQUESTED ZONING: Minor Mod	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	1/4/21
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcels. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

Environmental Excellence in a Changing World

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

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

PETITION NO.: PD21-0770 REVIEWED BY: Randy Rochelle DATE: 5/21/2021

FOLIO NO.: 18960.0360

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 10 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of West Village Drive.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of West Village Drive.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.