Rezoning Application:	RZ-PD 21-0867	Hillsborough
Zoning Hearing Master Date:	September 13, 2021	Hillsborough County Florida
BOCC Land Use Meeting Date:	November 9, 2021	Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Hutton Real Estate Holdings, LLC
FLU Category:	Suburban Mixed Use-6 (SMU-6)
Service Area:	Urban
Site Acreage:	4.69 acres
Community Plan Area:	Brandon
Overlay:	None



Introduction Summary:

The request is to rezone the subject property from the existing Interstate Planned Development-2 (IPD-2) zoning district to a new Planned Development (PD) zoning district to allow for a retail center (with specific restricted uses), automated car wash, and oil change business.

Zoning:	Existing	Proposed
District(s)	IPD-2	PD
Typical General Use(s)	Office and Child Care Center	Retail Center (restricted to sit down restaurant; personal services; instructional, such as Golftec; medical office and medical related retail, such as optical stores and appointments, hearing aids, dental and veterinarian, physical and occupational therapy; business/professional office; retail food store (no drive-thru), such as cupcake sales, pressed juices, ice cream, smoothies; cell phone sales and service; soft goods retailers such as jewelry stores, shoe sales, and clothing sales; and food sales designed for off premises consumption, such as deli, uses), Oil Change and Auto Repair Business, and Automated Car Wash
Acreage	5.7	4.69
Density/Intensity	NA / 0.49	NA / 15,911 sf (0.08)
Mathematical Maximum*	121,663.08 sf	51,074.10 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	IPD-2	PD
Lot Size / Lot Width	NA / NA	10,000 sf / 75'

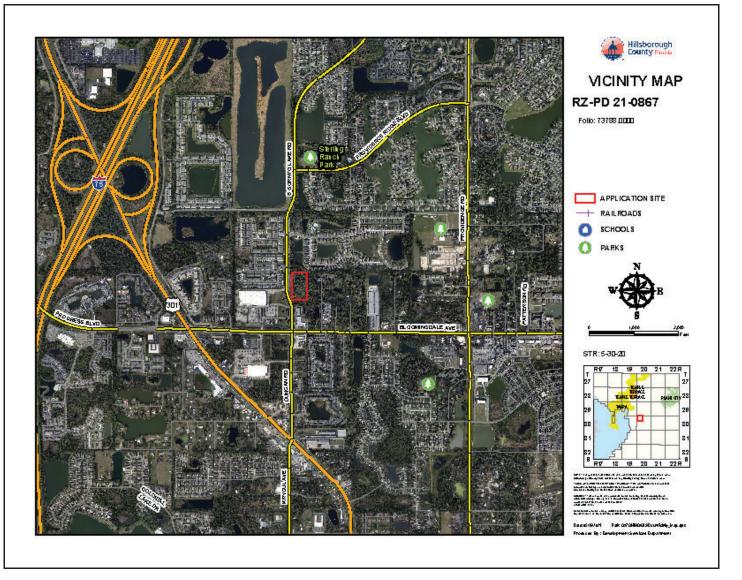
APPLICATION NUMBER:	RZ-PD 21-0867		
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 13, 2021 November 9, 2021	Case Reviewer: Kevie Defranc	
Setbacks/Buffering and Screening	30' Front 15' Rear 15' Side (north)	30' Front In accordance with CG zoning regulations (Rear and Sides)	
Height	60' or 4 stories for the building designated Phase I and 95' or 8 stories for the building designated Phase II	50′	

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

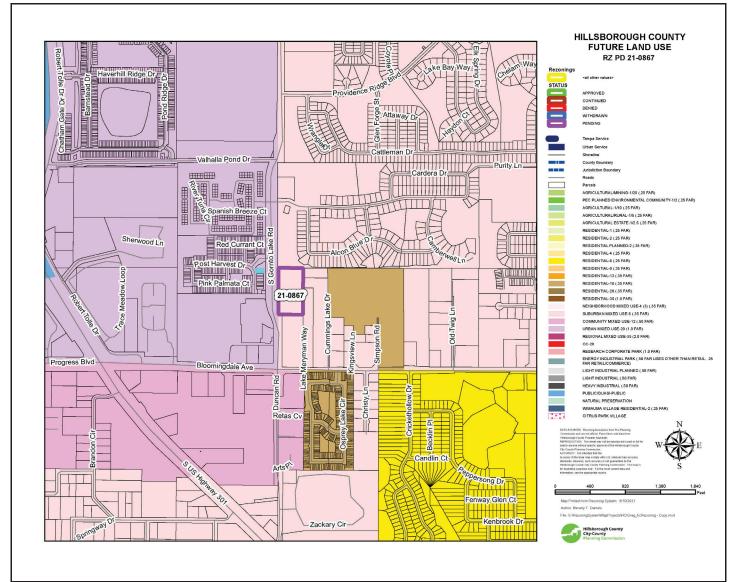


Context of Surrounding Area:

Existing land uses within the area include commercial (strip center and big-box store) and residential (single-family residential lots and townhomes/villas) uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

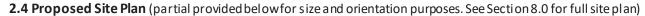
2.3 Immediate Area Map

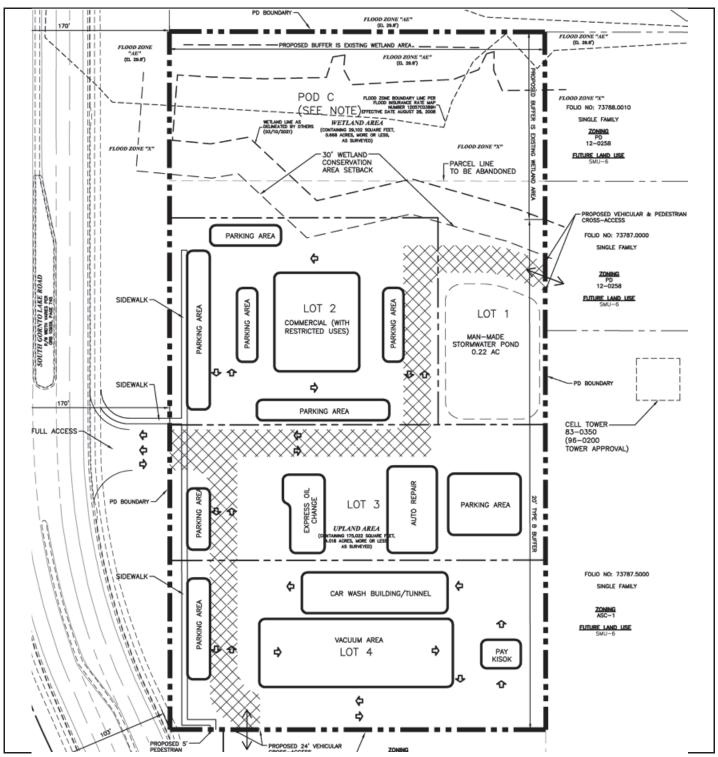
RED CURRANT CT PD ALCON B LIVE DR RED CURRANT CT FID: T3788.0000
POST MARKEST DR POST MARKEST DR POST MARKEST DR POST MARKEST DR POST MARKEST DR PARCELS SCHOOLS
Darter Work Perior Gasto Desta Pagare Reprint Ann Novi Novi Novi Novi Novi Novi Novi Novi
Adjacent Zonings and Uses Maximum

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	362 conventional detached single- family dwellings / 12,500 sf	Conventional Detached Dwellings and Limited retail and personal services uses per LDC Section 2.02.02 (CN uses)	Single Family Residences
South	PD	NA / 0.24	Commercial Retail and Office uses	Strip Center

APPLICATION NUMBER: RZ-PD 21-0867				
ZHM HEARING DATE:September 13, 2021BOCC LUM MEETING DATE:November 9, 2021			Case Reviewer: Kevie Defranc	
East	PD, AS-1, and ASC-1	PD: 12,000 sf (CN uses) and 60,000 sf (Office, Warehouse, and Contractor's Office with limited open storage uses) AS-1 – 1 unit per acre ASC-1 – 1 unit per acre	PD - Limited retail and personal services uses per LDC Section 2.02.02 (CN uses); Office, Warehouse, and Contractor's Office with limited open storage AS-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single-family conventional and mobile home development ASC-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single-family conventional development	Single Family Residences
West	PD	20 units per gross acre / 272,500 sf (0.30)	Conventional Multiple Family Dwelling Units (RMC-20 uses); Retail, Shopping, Office and business uses of the Cl zoning district	South Gornto Lake Road right-of-way, Big-Box Store, and Townhomes/Villas

2.0 LAND USE MAP SET AND SUMMARY DATA





3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Gornto Lake Rd.	County Collector - Urban	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	4,585	334	415		
Proposed	3.068	70	196		
Difference (+/1)	(-) 1,517	(-) 342	(-) 298		

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

Connectivity and Cross Access					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		None	None	Meets LDC	
South		None	Vehicular & Pedestrian	Meets LDC	
East		None	Vehicular & Pedestrian	Meets LDC	
West	Х	None	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	Finding		
Gornto Lake Rd/Median Opening Spacing	Administrative Variance Requested	Approvable		
Notes: Median opening is existing and serves existing Target to the west of subject site.				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	∑ Yes □ No	Conditions requested are as follow: • 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

APPLICATION NUMBER:	RZ-PD 21-0867				
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 13, 2021 November 9, 2021	Case Reviewer: Kevie Defranc			
					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.
Natural Resources		□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ.	Lands Mgmt.	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Check if Applicable: Wetlands/Other Surfa Use of Environmenta Credit Wellhead Protection Surface Water Resour	lly Sensitive Land Area				Additional
Public Facilities:		Comments Received	Objections	Conditions Requested	Information/Comments
Transportation ⊠ Design Exc./Adm. Var □ Off-site Improvement	•	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	Conditions requested are as follow: 1. If PD 21-0867 is approved, the County

ZHM HEARING DATE: BOCC LUM MEETING DATE: November 9, 2021

September 13, 2021

Engineer will approve a
Section 6.04.02.
Administrative Variance
(submitted August 20,
2021) which was found
approvable by the
County Engineer (on
August 30, 2021).
Approval of this
Administrative Variance
will waive the LDC,
Section 6.04.07
separation standard for
the existing median
opening aligned with
the project's proposed
access connection on
Gornto Lake Rd.
2. The developer shall
provide vehicular and
pedestrian cross access
stubouts to folios
#73787.0000 and
73786.0000.
3. The developer shall
construct a southbound
left turn lane and a
northbound right turn
lane at the project
driveway on Gornto
Lake Road prior to
certificate of occupancy.
4. Notwithstanding
anything shown on the
site plan, the developer
shall provide ADA
compliant sidewalk
connections between all
development lots,
principal building
entrances, parking areas
and access points.
5. No drive thru uses
shall be allowed on Lot
2.
6. Parking shall be
provided consistent
with the LDC, Part
6.05.00.

APPLICATION NUMBER: RZ-PD 21-0867				
ZHM HEARING DATE:September 13, 2021BOCC LUM MEETING DATE:November 9, 2021		Case R	eviewer: Kevie De	efranc
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	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.
Hillsborough County School BoardAdequateK-56-89-12N/AInadequateK-56-89-12N/A	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Impact/Mobility FeesAutomatic Car WashRetail - Shoppin(Per 1,000 s.f.)(Per 1,000 s.f.)Mobility: \$30,937Mobility: \$10,85Fire: \$313Fire: \$313	0	Quick Lube Cente (Per 1,000 s.f.) Mobility: \$15,380 Fire: \$313	(Per1,0	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
□ Meets Locational Criteria □N/A	🖂 Yes	Inconsistent	□ Yes	
🛛 Locational Criteria Waiver Requested	□ No	🛛 Consistent	🖾 No	
🗆 Minimum Density Met 🛛 N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

• Add the other current zoning (AS-1) indication/label associated with parcel folio 73787.5000.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 24, 2021.

1. The development shall be approved for a maximum of a 6,525 square-foot retail center (restricted to the following commercial uses with no drive-thru facilities allowed: sit down restaurant; personal services; instructional, such as Golftec; medical office and medical related retail, such as optical stores and appointments, hearing aids, dental and veterinarian, physical and occupational therapy; business/professional office; retail food store, such as cupcake sales, cake sales, pressed juices, ice cream, smoothies; cell phone sales and service; soft goods retailers such as jewelry stores, shoe sales, and clothing sales; and food sales designed for off premises consumption, such as deli) in "LOT 2"; a maximum of 5,570 square feet of motor vehicle repair, minor uses in "LOT 3"; and a maximum of a 3,816 square-foot automated car wash facility in "LOT 4".

The uses in "LOT 3" and "LOT 4" shall have restricted hours of operation from 8:00 AM to 8:00 PM every day.

"LOT 1" as shown on the site plan shall be limited to landscaping, stormwater pond and vehicular/pedestrian access. The wetland area in "LOT 1" shall be preserved via the filing/recording of a conservation easement. Proof of the recording of the conservation easement shall be submitted to Hillsborough County prior to the release of the site development permit.

2. Development standards shall be as follows:

Minimum lot area:	10,000 square feet
Minimum lot width:	75 feet
Maximum building height:	50 feet
Minimum front (west) yard setback:	30 feet
Minimum side (north) yard setback:	In accordance with CG zoning district development standards
Minimum side (south) yard setback:	In accordance with CG zoning district development standards
Minimum rear (east) yard setback:	In accordance with CG zoning district development standards
Maximum FAR:	0.25
Maximum FAR:	0.25
Maximum building coverage:	27%
Maximum impervious surface:	70%

3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code.

4. The exterior lighting shall be in accordance with the standards of Part 6.10.00 of the Land Development Code.

5. The parking shall be in accordance with the requirements of Part 6.05.00 of the Land Development Code.

6. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between all development lots, principal building entrances, parking areas and access points.

7. The developer shall provide vehicular and pedestrian cross access stubouts to folios #73787.0000 and 73786.0000.

8. The developer shall construct a southbound left turn lane and a northbound right turn lane at the project driveway on Gornto Lake Road prior to certificate of occupancy.

9. If PD 21-0867 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was found approvable by the County Engineer (on August 30, 2021). Approval of this Administrative Variance will waive the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Road.

11. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

12. 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.

13. 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.

14. 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).

15. 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.

16. 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.

17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

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

ZHM HEARING DATE: BOCC LUM MEETING DATE: September 13, 2021 November 9, 2021

Case Reviewer: Kevie Defranc

Zoning Administrator Sign Off:

J. Brian Grady Wed Oct 20 2021 14:41:07

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.

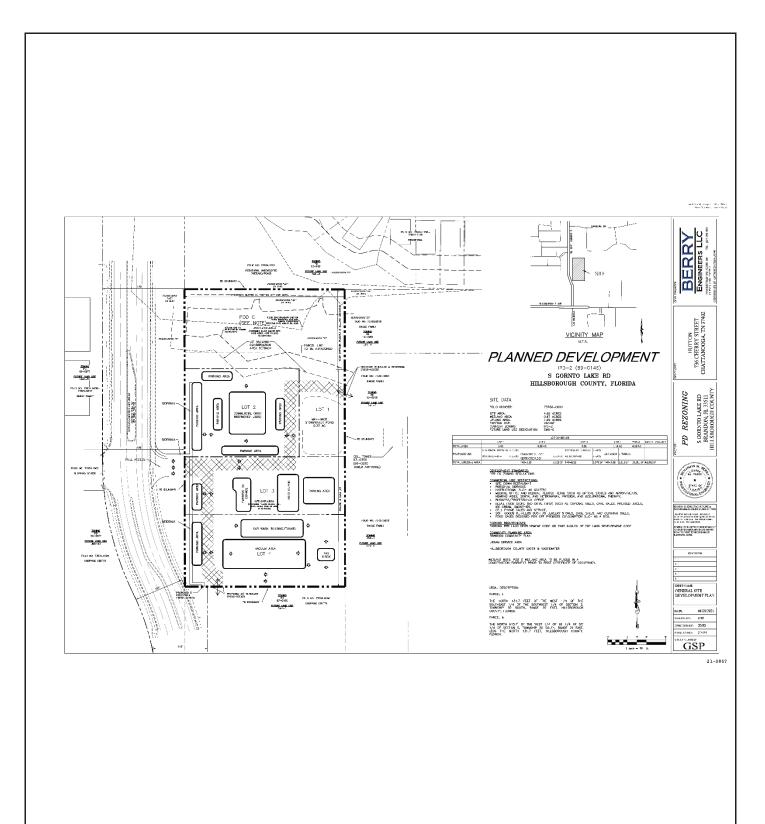
BOCC LUM MEETING DATE: November 9, 2021

Case Reviewer: Kevie Defranc

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	RZ-PD 21-0867
ZHM HEARING DATE:	September 13, 2021
BOCC LUM MEETING DATE:	November 9, 2021

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:	RZ-PD 21-0867
ZHM HEARING DATE:	September 13, 2021
BOCC LUM MEETING DATE:	November 9, 2021

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Richard Perez, AICP PLANNING AREA: BR / Central DATE: 8/30/2021 AGENCY/DEPT: Transportation PETITION NO: RZ PD 21-0867

	This agency has no comments.
	This agency has no objection.
Χ	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 rezoning would generally result in a decrease of trips potentially generated by development of the subject site by 1,517 average daily trips, 342 p.m. peak hour trips and 298 p.m. peak hour trips.
- The applicant is proposing to construct a southbound left turn lane and a northbound right turn lane at the project access.
- The proposed Gornto Lake Rd access connection aligns with an existing median opening that does not meet the minimum open median spacing distance. The applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.07 requirement to meet the minimum open median spacing standard, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will be allowed align the project access connection with the existing substandard median opening.
- The project will provide vehicular and pedestrian cross access to the certain parcels to the east and south.
- Transportation Review Section staff has no objection to this request, subject to the conditions of approval provided herein.

CONDITIONS OF ZONING APPROVAL

- If PD 21-0867 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was found approvable by the County Engineer (on August 30, 2021). Approval of this Administrative Variance will waive the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Rd.
- 2. The developer shall provide vehicular and pedestrian cross access stubouts to folios #73787.0000 and 73786.0000.

- 3. The developer shall construct a southbound left turn lane and a northbound right turn lane at the project driveway on Gornto Lake Road prior to certificate of occupancy.
- 4. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between all development lots, principal building entrances, parking areas and access points.
- 5. No drive thru uses shall be allowed on Lot 2.
- 6. Parking shall be provided consistent with the LDC, Part 6.05.00.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 4.69-acre parcel from IPD-2/PD 89-0146 to Planned Development (PD) to construct+/- 15,911 sf of commercial uses including automobile service, carwash, and retail/ office outparcels. The site is located on the east side of South Gornto Lake Rd., approximately 705 feet north of Bloomingdale Ave and within the Brandon Community Plan. The Future Land Use designation of the site is Suburban Mixed Use (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD 89-0146: 120,000 sf, Medical Office (ITE 720)	4,176	334	415
PD 89-0146: 100 Students, Daycare (ITE 565)	409	78	79
Total	4,585	412	494

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way	Total Peak Hour Trips			
	Volume	AM	PM		
PD: 6,525sf, Fast Causal Restaurant (ITE LUC 930)	2,058	14	92		
PD: 1 Tunnel, Automated Carwash (ITE LUC 948)	780*	39*	78		
PD: 3 Service Positions, Quick Lube Vehicle Stop (ITE 941)	120	9	15		
PD: 5 Bays, Auto Care Center (ITE LUC 942)	110*	8	11		
Total	3,068	70	196		

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips		
zonnig, Lane Ose/Size	Two-Way Volume	AM	PM	
Difference	(-) 1,517	(-) 342	(-) 298	

Note: * Estimated. ITE does not provide trip generation for certain time periods of some proposed uses.

The proposed rezoning would generally result in a decrease of trips potentially generated by development of the subject site by 1,517 average daily trips, 342 p.m. peak hour trips and 298 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

S. Gornto Lake Rd. is a publicly maintained, 4-lane, divided, collector roadway characterized by +/- 11-foot thru lanes, +/- 12-foot left turn lanes, and curb and gutter within +/- 171 feet of right of way. There are sidewalks and bikelanes on both sides of the road within the vicinity of the project frontage.

This segment of Gornto Lake Rd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The project proposes one (1) full access connection on Gornto Lake Rd. at the existing median opening which aligns with the northern access for the Target Shopping Center to the west.

The site access study provided by the applicant indicates that a southbound left turn lane and northbound right turn lane will be required at the project driveway. To accommodate the required southbound left turn lane modifications to the existing northbound left turn to Autumn Royal Lane to the north of the project access will have to be made at the time of site construction plan review.

The proposed site plan provides vehicular and pedestrian cross access to the east and south (folios #73787.0000 and 73786.0000) consistent with LDC, Section 6.04.03. Q. and cross access approved for the respective properties' Planned Developments (PD 12-0258 and PD 87-0160).

REQUESTED ADMINISTRATIVE VARIANCE – Median Opening Spacing

The access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access. Per LDC, Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. is 660 feet.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated August 11, 2021 and received August 20, 2021) from the Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. of 660 feet from the closest access connection. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on August 30, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, the minimum median opening spacing standard would not be required.

LEVEL OF SERVICE (LOS)

	FDOT Generalized Level of Service									
ŀ	Roadway	From	То	LOS Standard	Peak Hr Directional LOS					
S. (Gornto Lake Rd.	Bloomingdale Ave.	Providence Rd Blvd	D	С					

Source: 2020 Hillsborough County Level of Service (LOS) Report

	Received August 20, 202 Development Service			
Hillsborough Additional /	_			
County Florida Development Services	Sheet Date Stamp Here			
601 E. Kennedy Blvd., 19th Floor (813) 272 5600	Jacob T. Cremer - Stearns Weaver Miller			
Reviewing Planner's Name: Kevie Defranc	Date: <u>08/20/2021</u>			
Application Type: Planned Development (PD) Minor Modification/Personal Appeara	nce (PRS) 🔲 Standard Rezoning (RZ)			
□ Variance (VAR) □ Development of Regional Impact (DRI				
Special Use (SU)				
Current Hearing Date:				
Please check (X) all appropriate changes / additions.				
*Revised Plans or Request information: # of Plans Submitted: (PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11" and on PDF format of if plot plan is larger than 8.5"X11", 7 large copies should be submitted. Also, in PDF for copies and on a PFD format on a CD or USB flash drive. For Variances, one 8.5"X11" of	on a compact disk or a USB flash drive or a CD. For RZ-STD, ormat on CD or USB flash Drive. For Minor Change 6 large			
Acreage Added Removed # of Acres:	Changes to Requested Uses			
Revised Building or Lot Layout	Revised Square Footage (FAR) Info			
Revised Narrative	Planned Development (PD) Variation			
Access Point(s): Added Deleted Modified	Changes to Proposed Conditions			
Detail added	Changes to Internal Circulation			
Revised/Corrected Legal Description	Revised Traffic Analysis			
Party of Record Letter(s) or Petition	Additional Fees: Receipt #			
Changes to Requested Number of Units: Increase	Reallocation			
Letter Requesting a Continuance Remand Withdrawal				
Other: Administrative Variance to Section 6.04.07, Hillsborou	gh County Land Development Code			
The following must be attached	to this Sheet.			
Cover Letter with a summary of the chan	nges.			
An updated Project Narrative consistent	with the changes provided.			
I certify that changes described above are the only changes that have b changes will require an additional submission and certification.				
Cignatura	08/20/2021			
Signature FOR OFFICE USE ONLY	Date			
Notification E-Mail Sent Scanned into OPTIX				
Transmittal Completed	Intake Completed by:			



LINCKS & ASSOCIATES, INC.

August 11, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:	Gornto Lake Retail	
	Folio Number	73788.0000
	RZ	21-0867
	Lincks Project No.	21070

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code, for the access to Gornto Lake Road. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Express Oil Change 3 Servicing Positions
- Auto Repair 5 Service Bays
- Fast-Food Restaurant with Drive Through 3,000 Square Feet
- Retail 3,525 Square Feet
- Car Wash 1 Tunnel

Tables 1, 2 and 3 provide the trip generation for the proposed project.

The access to serve the project is proposed to be via the existing median opening within Gornto Lake Road which aligns with the northern access for the Target Shopping Center.

A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Gornto Lake Road is a collector road.

As indicated, the access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access, as shown in Figure 1.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the median spacing on Gornto Lake Road. Based on Section 6.04.07, the median spacing for Gornto Lake Road is 660 feet.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

- 1. The only frontage for the property is along Gornto Lake Road.
- 2. The access is proposed to align with the existing median opening within Gornto Lake Road.
- 3. The existing median opening serves the development on the west side of Gornto Lake Road.

Therefore, it is not reasonable or feasible for the project to modify the median spacing to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The existing median has been in place since the construction of the Target Shopping Center in 2007. A southbound left turn lane is proposed to be provided to serve the project access.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Gornto Lake Road. Due to property constraints, the only reasonable location for the access is to align with the Target median opening.

P.E. #51555

Please do not hesitate to contact us if you have any questions or require any additional information. Best Regards, Steven J Henry President Lincks & Associates, Inc.

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

_____Disapproved

_____Approved

_____Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams Hillsborough County Engineer

	New Daily Trip Ends	120	110	721	148	780	1879	adways. get Driveway
	Passerby Capture (3)	0	0	692	76	01	768	the adjacent ros
ATION	Daily Trip Ends (1)	120	110 (2)	1,413	224	780 (2)	2647	tckground traffic or 768 ction of Gornto Lal
DAILY TRIP GENERATION	Size	3 Positions	5 Bays	3,000 SF	3,525 SF	1 Tunnel	Total:	<u>Manual</u> , 10 th Edition, 2017. .10 = 110) = 780 <u>Handbook</u> , 3 rd Edition. Restaurant - 49% 1413 X 0.49 = 692 1413 X 0.49 = 692 1413 X 0.34 = 76 224 X 0.34 = 76 ald not exceed 10% of the backg 16,067 (a) x 0.10 = 1,607 > 768 t season traffic at the intersection
DAIL	ITE LUC	941	942	934	814	948		ieneration Manual, 10 th Edition, spair - 11 / .10 = 110 sh - 78 / .10 = 780 eneration Handbook, 3 rd Editio by Trips Fast Food Restaurant - 49% 1413 X 0.49 = 69 1413 X 0.49 = 69 1413 X 0.49 = 69 1413 X 0.49 = 60 1413 X 0.40 = 76 1413 X 0.40 = 76 160 X 0.50
	Land Use	Express Oil Change	Auto Repair	Fast Food Restaurant With Drive-Thru	Retail	Car Wash		 (1) Source: ITE <u>Trip Generation Manual</u>, 10th Edition, 2017. (2) Daily Trip Ends: Auto Repair - 11 / .10 = 110 Canwash - 78 / .10 = 780 (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. Passerby Trips Fast Food Restaurant - 49% 1413 X 0.49 = 692 Retail - 34% 224 X 0.34 = 76 Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways. 16,067 (a) x 0.10 = 1,607 > 768

TABLE 1

Received August 20, 2021 Development Services

	k Hour Is	Total	0	Ø	62	7	39	125		
	New AM Peak Hour Trip Ends	le	б	n	30	ო	20	59		
	New A	티	9	ß	32	4	19	66		iveway
	х (S	Total	0	0	59	4	0	63		adways. arget Dr
	Passerby Capture (3)	Ort	0	0	29	0	0	31		cent roe and Te
	₫Ő	티	0	0	30	2	0	32		ie adjac e Road
ATION	lour (1)	Total	თ	œ	121	ŧ	39 (2)	188		ffic on th nto Lak
GENEF	AM Peak Hour Trip Ends (1)	Ort	С	С	59	5	19 (2) 20 (2)	06		und traf
RTRIP (AM Trij	르	9	വ	62	9	19 (2)	98		ackgro
AM PEAK HOUR TRIP GENERATION		Size	3 Positions	5 Bays	3,000 SF	3,525 SF	1 Tunnel	Total:	<u>al</u> , 10 th Edition, 2017. ls: 39 / 2 = 19 39 / 2 = 20 <u>39 / 2</u> = 20 <u>39 / 2</u> = 20 <u>59 X 0.49 = 29</u> 6 X 0.34 = 2	Out: 5 X 0.34 = 2 uld not exceed 10% of the b 1,075 (a) x 0.10 = 108 > 63 ak season traffic at the inter
		ITE LUC	941	942	934	814	948		ieneration Manual, 10 th Editio ak Hour Trip Ends: In: 39 / 2 = 19 Out: 39 / 2 = 20 Out: 39 / 2 = 20 ieneration Handbook, 3 rd Edit by Trips Fast Food Restaurant - 49% In: 62 X 0.49 = 2 Retail - 34% In: 6 X 0.34 = 2	Out: 5 X 0.34 = 2 hould not exceed 10% 1,075 (a) x 0.10 = 1 peak season traffic at
		Land Use	Express Oil Change	Auto Repair	Fast Food Restaurant With Drive-Thru	Retail	Car Wash		 (1) Source: ITE <u>Trip Generation Manual</u>, 10th Edition, 2017. (2) Car Wash AM Peak Hour Trip Ends: hr: 39 / 2 = 19 Out: 39 / 2 = 20 Out: 39 / 2 = 20 (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. Passerby Trips Fast Food Restaurant - 49% hr: 62 X 0.49 = 30 Out: 59 X 0.49 = 29 Retail - 34% hr: 6 X 0.34 = 2 	 Out: 5 X 0.34 = 2 Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways. 1,075 (a) x 0.10 = 108 > 63 (a) Based on AM peak hour peak season traffic at the intersection of Gornto Lake Road and Target Driveway

TABLE 2

	lour	Total	15	11	48	16	78	168	
	New PM Peak Hour Trip Ends	Out	- 2	9	23	00	33	83 1	
		트	ω	5	25	ω	33	85	way
	Ne				CV.		cor		S. Drive
	رح (2)	Total	0	0	50	80	0	58	adway arget [
	Passerby Capture (2)	Ort	0	0	24	4	01	28	cent ro
	ٽ ∟	드	0	0	26	4	0	30	e adjac
TION	<u>َ</u> تر	Total	15	1	98	24	78	226	c on th to Lake
NERA	PM Peak Hour Trip Ends (1)	Ort	7	9	47	12	39	111	d traffi
0 GE	M Pe Trip E	6							jroun ion of
TRIF		드	8	5	51	12	39	115	ackç
PM PEAK HOUR TRIP GENERATION		Size	3 Positions	5 Bays	3,000 SF	3,525 SF	1 Tunnel	Total:	<u>Manual</u> , 10 th Edition, 2017. <u>Handbook</u> , 3 rd Edition. Restaurant - 50% In: 51 X 0.50 = 26 Out: 47 X 0.50 = 24 % In: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 Uut not exceed 10% of the b 1,446 (a) x 0.10 = 145 > 58 ak season traffic at the inter
		ITE LUC	941	942	934	814	948		ieneration Manual, 10 th Edition ieneration Handbook, 3 rd Editi by Trips Fast Food Restaurant - 50% In: 51 X 0.50 = 2 Out: 47 X 0.50 = 2 Retail - 34% In: 12 X 0.34 = 4 In: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 (Trips should not exceed 10% 1,446 (a) x 0.10 = 14 at hour peak season traffic at
		Land Use	Express Oil Change	Auto Repair	Fast Food Restaurant With Drive-Thru	Retail	Car Wash		 (1) Source: ITE <u>Trip Generation Manual</u>, 10th Edition, 2017. (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. Passerby Trips Fast Food Restaurant - 50% In: 51 X 0.50 = 26 Out: 47 X 0.50 = 24 Retail - 34% In: 12 X 0.50 = 24 Retail - 34% In: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 In: 12 X 0.34 = 4 (a) Based on PM peak hour peak season traffic at the intersection of Gornto Lake Road and Target Driveway

TABLE 3

Received August 20, 2021

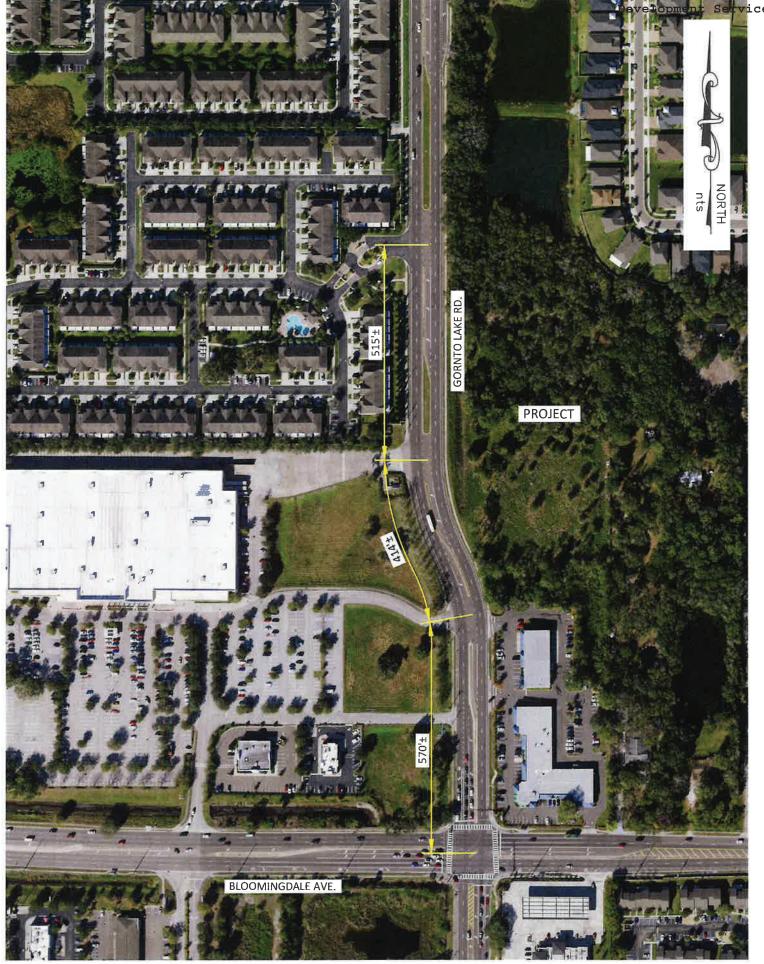


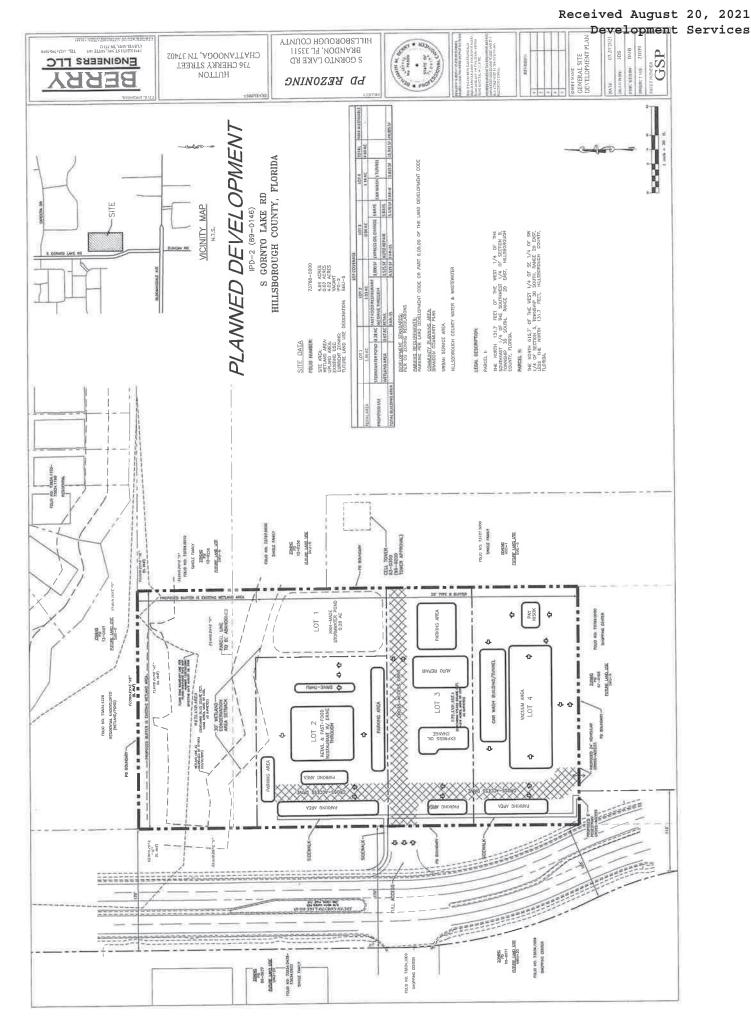
FIGURE 1 Median **2**F**1**AC**0**/**8**67

APPENDIX



PD PLAN

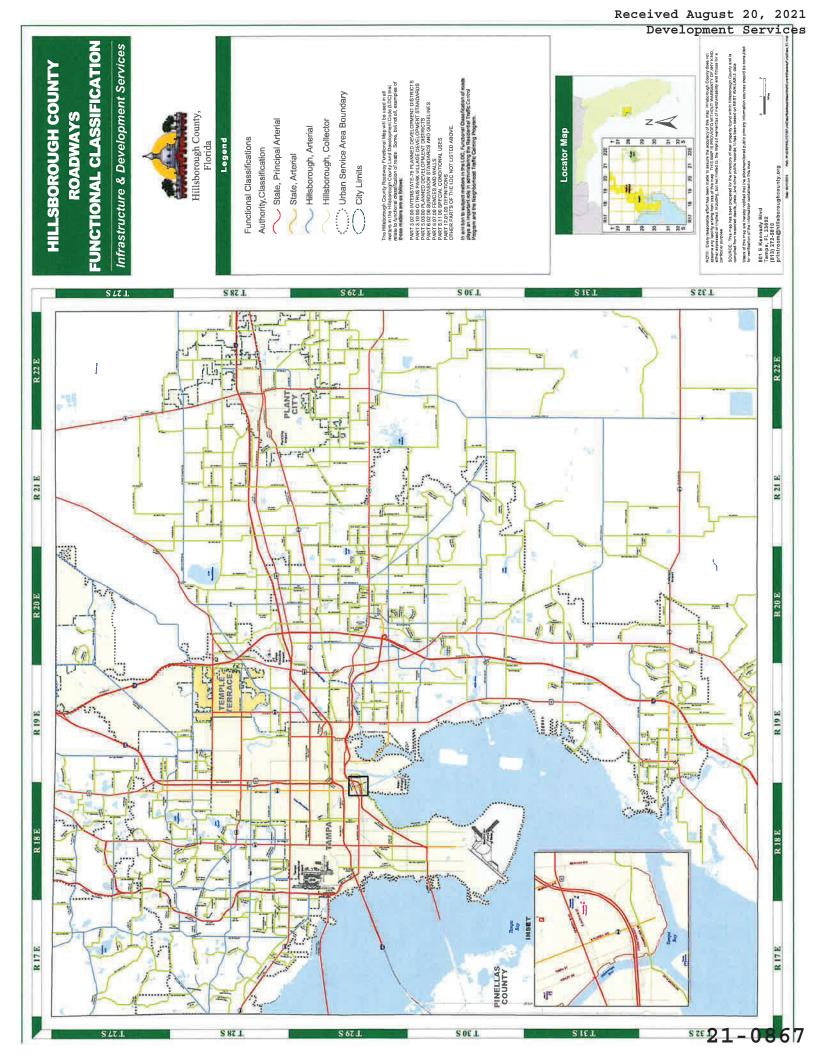




HILLSBOROUGH COUNTY ROADWAY FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, INC.



្ន

HILLSBOROUGH COUNTY LDC



Sec. 6.04.05. - Access Pavement Requirements

- A. Type I
 - Rural Section—Driveway does not need to be paved except for a four-foot paved transition extending from the edge of the roadway towards the site. The purpose of the paved transition is to protect the edge of pavement of the public roadway from damage and deterioration. This requirement does not apply when the public roadway has a four-foot (or wider) paved shoulder.
 - 2. Urban Section—Driveway shall be paved to the right-of-way line or to the back of sidewalk, whichever is less.
- B. Type II
 - 1. Urban Section. These accesses shall be paved to the right-of-way line or to the back of sidewalk, whichever is distance is less.
 - 2. Rural Section. These accesses shall be paved to the right-of-way line.
- C. Type III

Rural and Urban Sections. These accesses shall be paved to the right-of-way line.

D. Surfacing Requirements

The pavement should be structurally adequate to meet the expected traffic loads an shall not be less than the requirements contained in the Hillsborough County Transportation Technical Manual, latest edition.

Sec. 6.04.06. - Maintenance Responsibilities

A. Introduction

The purpose of this section is to identify the various responsibilities relative to maintenance of access points. The occupant and the owner of the property services by the access shall be responsible for meeting the terms and conditions of the permit, if any.

- B. Maintenance Responsibility by Jurisdiction
 - 1. State Highway System. For those connections onto the State Highway System, the Florida Department of Transportation will normally maintain the connection surface, sidewalks, and all drainage facilities within the right-of-way.
 - 2. County Roadway System. For the connections onto the County Roadway System, within the unincorporated portion of the County, the County Public Works Department will maintain the first four feet, nearest the edge of pavement, of the connection. In addition, the Department will maintain drainage structures within the right-of-way which accommodates roadway drainage.
 - 3. Traffic Control Devices. All traffic control devices, including signs, signals and pavement markings, installed and properly permitted on the public right-of-way or public easements to control traffic utilizing the connection, shall be maintained by the County. Any devices required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate an timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING

12/24/2020

Hillsborough County, FL Land Development Code

	1	in county, i E Land Development coup	Development Ser
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)
CLASS 1	(See Federal Highway Admir	nistration and FDOT Requirem	ients)
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.			
CLASS 2			
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft
CLASS 3			

			Development Serv
New and existing	>45 mph 660 ft ≤45 mph	>45 mph 1320 ft ≤45 mph	>45 mph 2640 ft ≤45 mph
roadways primarily	330 ft	660 ft	1320 ft
in areas without			
extensive			
development or			
extensive			
subdivided			
properties. These			
corridors will be			
distinguished by			56 C
existing or desired			
restrictive median			
treatments. Two			
lane highways with			
a desired high			
degree of access			
management			
should also be			
included.			

CLASS 4

		1	
New and existing roadways primarily	>45 mph 660 ft≤45 mph 330 ft	N.A.	N.A.
in areas without			
extensive			
development or			
extensive			
subdivided			
properties. These			
corridors will be			
distinguished by			
nonrestrictive			
median treatments			
or highways with			
two-way left turn			
lanes.			

CLASS 5 >45 mph 330 ft ≤ 45 mph All Speeds 660 ft >45 mph 1320 ft ≤ 45 Existing roadways mph 660 ft 245 ft primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments. CLASS 6 N.A. N.A. >45 mph 330 ft ≤45 mph Existing roadways 245 ft primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with twoway left turn lanes. CLASS 7

			Development ser
Subdivision roads	TYPE I = 10 ft	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
and all other local	Type II = 50 ft	-	
roadways	(<5000 vpd*)		
functioning as	175 ft (≥ 5000 vpd*)		
subdivision roads.			
March 1, 1991	Type III =50 ft		
	(<5000 vpd*)		
	250 ft		
	(≥ 5000 ∨p d*)		
	* refers to volume on		
	adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

- 1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
- 2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
- 3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the Issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only			
Position Access Allowed Minimum Clearance			
	With Restrictive Med	ian	
Approaching Intersection	Right In/Out	115'	
Approaching Intersection	Right in Only	75'	
Departing Intersection	Right in Out	230' (125)*	
Departing Intersection	Right Out Only	100'	
	Without Restrictive Me	edian	
Approaching Intersection	Full Access	230' (125)*	
Approaching Intersection Right In Only** 100'		100'	
Departing Intersection	Full Access	230' (125)*	
Departing Intersection Right Out Only** 100'			

isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in <u>6.04.02</u> C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right in Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.

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
Gornto Lake Rd.	County Collector - Urban	4 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	4,585	334	415
Proposed	3.068	70	196
Difference (+/-)	(-) 1,517	(-) 342	(-) 298

*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	Vehicular & Pedestrian	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	Х	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ONot applicable for this request		
Road Name/Nature of Request Type Finding		Finding
Gornto Lake Rd/Median Opening Spacing Administrative Variance Requested Approvable		
Notes: Median opening is existing and serves existing Target to the west of subject site.		

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.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

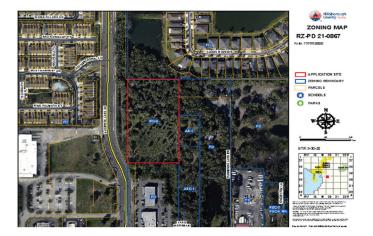
APPLICATION NUMBER:	RZ PD 21-0867
DATE OF HEARING:	September 13, 2021
APPLICANT:	Hutton Real Estate Holdings, LLC
PETITION REQUEST:	A request to rezone property from IPD-2 to PD to permit a retail center with specific land uses and an automated car wash and oil change business
LOCATION:	East side of S. Gornto Lake Road and 835 feet north of Bloomingdale Avenue
SIZE OF PROPERTY:	4.69 acres, m.o.l.
EXISTING ZONING DISTRICT:	IPD-2
FUTURE LAND USE CATEGORY:	SMU-6
SERVICE AREA:	Urban
COMMUNITY PLAN:	Brandon

DEVELOPMENT REVIEW STAFF REPORT

***Note**: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Development Services Department



Applicant:	Hutton Real Estate Holdings, LLC
FLU Category:	Suburban Mixed Use-6 (SMU-6)
Service Area:	Urban
Site Acreage:	4.69 acres
Community Plan Area:	Brandon
Overlay:	None

Introduction Summary:

The request is to rezone the subject property from the existing Interstate Planned Development-2 (IPD-2) zoning district to a new Planned Development (PD) zoning district to allow for a retail center (with specific restricted uses), automated car wash, and oil change business.

Typical General Use(s)	Office and Child Care Center	Retail Center (restricted to sit down restaurant; personal services; instructional, such as Golftec; medical office and medical related retail, such as optical stores and appointments, hearing aids, dental and veterinarian, physical and occupational therapy; business/professional office; retail food store (no drive-thru), such as cupcake sales, pressed juices, ice cream, smoothies; cell phone sales and service; soft goods retailers such as jewelry stores, shoe sales, and clothing sales; and food sales designed for off premises consumption, such as deli, uses), Oil Change and Auto Repair Business, and Automated Car Wash
------------------------------	--	--

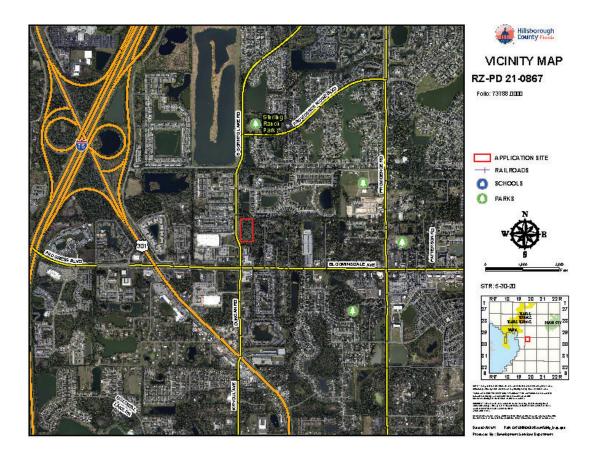
Setbacks/Buffering	IZU FRONT	30' Front In accordance with CG
and Screening		zoning regulations (Rear and Sides)
Height	60' or 4 stories for the building designated Phase I and 95' or 8 stories for the building designated Phase II	50'

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

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

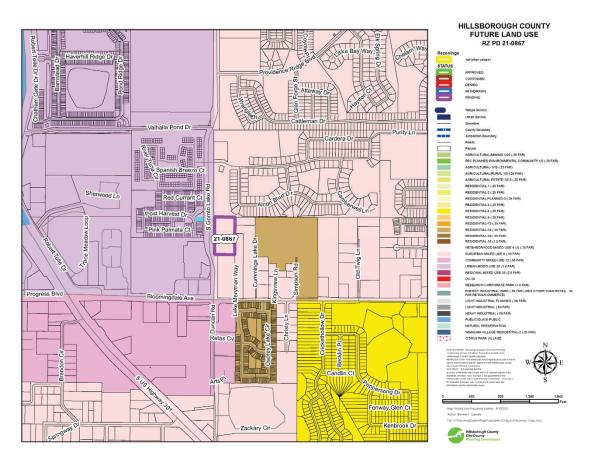
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



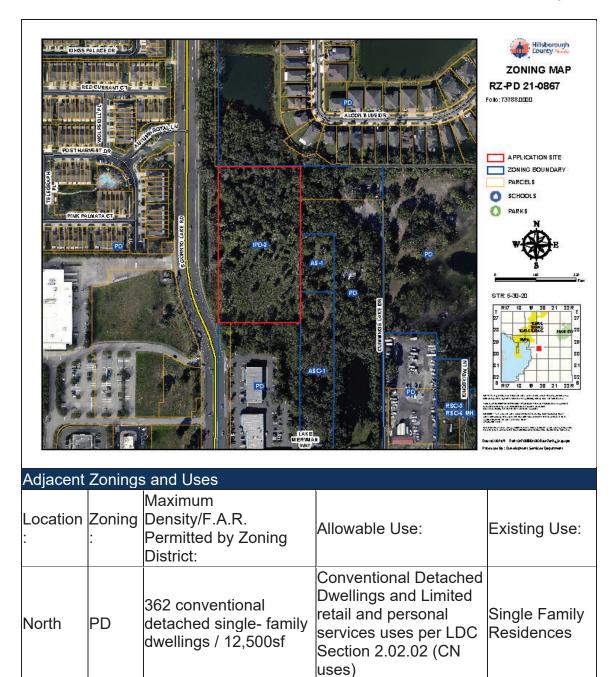
Context of Surrounding Area:

Existing land uses within the area include commercial (strip center and big-box store) and residential (single-family residential lots and townhomes/villas) uses.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
	6 dwelling units per gross acre / 0.25 for suburban scale neighborhood commercial uses
	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.



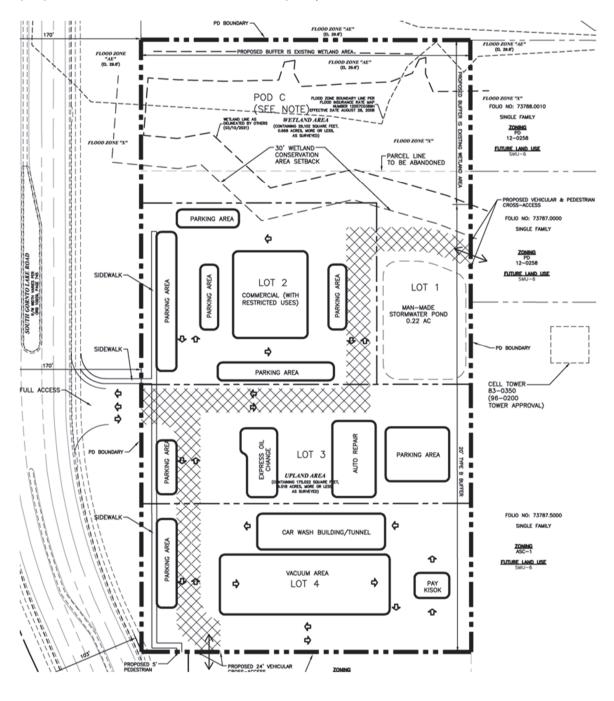
2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

			PD - Limited retail and	
Fact	AS-1,	uses) and 60,000 sf	personal services uses per LDC Section	Single Family
Lasi	and	(Office, Warehouse,	per LDC Section	Residences
	ASC-1	and Contractor's	2.02.02 (CN uses);	

		Office with limited open storage uses) AS-1 – 1 unit per acre ASC-1 – 1 unit per acre	Office, Warehouse, and Contractor's Office with limited open storage AS-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single- family conventional and mobile home development ASC-1 - Agricultural and agricultural-related uses per LDC Section 2.02.02 and single- family conventional development	
West	PD	20 units per gross acre / 272,500 sf (0.30)	Conventional Multiple Family Dwelling Units (RMC-20 uses); Retail, Shopping, Office and business uses of the Cl zoning district	South Gornto Lake Road right-of-way, Big-Box Store, and Townhomes/Villas

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Classification Current Conditions Select Future Improvements

Gornto Lake Rd.	County Collector - Urban	4 Lanes ⊡Substandard Road ⊠Sufficient ROW Width	 □Corridor Preservation Plan ⊠ Site Access Improvements □ Substandard Road Improvements □Other
--------------------	--------------------------------	---	--

Connectivity and Cross Access

ы

Design Exception/Administrative Variance

Administrative Variance Requested

4.0 ADDITIONAL SITE IN	FORMATIO	ON & AGE	NCY COM	MENTS SUMMARY
INFORMATION/REVIEWI NG AGENCY				
Environmental:	Comment s Received	Objection s	Conditio ns Requeste d	Additional Information/Comme nts
Environmental Protection Commission	⊠ Yes ⊡No	□ Yes ⊠No	⊠ Yes ⊡No	Conditions requested are as follow: • 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.

Check if Applicable: ☑ Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

□ Surface Water Resource Protection Area

□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat

□ Coastal High Hazard Area

□ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property

□ Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ⊠ Design Exc./Adm. Variance Requested □ Off- site Improvements Provided	⊠ Yes ⊡No	□ Yes ⊠No	⊠ Yes ⊡No	Conditions requested are as follow: 1. If PD 21-0867 is approved, the County

Engineer will approve a Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was found approvable by the County Engineer (on August 30, 2021). Approval of this Administrative Variance will waive the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Rd.

2. The developer shall provide vehicular and pedestrian cross access stub outs to folios #73787.0000 and 73786.0000.

3. The developer shall construct a southbound left turn lane and a northbound right turn lane at the project driveway on Gornto Lake Road prior to certificate of occupancy. 4. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between all development lots, principal building entrances, parking areas and access points.

5. No drive thru uses shall be allowed on Lot 2.

6. Parking shall be provided consistent with the LDC, Part 6.05.00.

Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes ⊡No	□ Yes ⊠No	⊠ Yes ⊡No	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.		
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	□ Yes □No			
Impact/Mobility	Fees					
	Automatic Car Wash (Per 1,000 s.f.) Mobility: \$30,937 Fire: \$313 Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$10,850					
Fire: \$313	Center (Fel	1,000 S.I.) N	ποσιπτγ. φ10,	,000		
Quick Lube Cente	er (Per 1,000) s.f.) Mobility	y: \$15,380			
Fire: \$313	Fire: \$313					
Retail - Fast Food Mobility: \$83,595	d w/Drive Th	ru (Per 1,000) s.f.)			
Fire: \$313						

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
Criteria ⊡N/A ⊠ Locational Criteria Waiver	□No	□ Inconsistent ⊠ Consistent	□ Yes ⊠No	
Requested □ Minimum Density Met ⊠ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed PD zoning district compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Jessica Icerman 401 East Jackson Street Number 2100 Tampa testified on behalf of the applicant. Ms. Icerman introduced the development team.

Mr. David Smith 401 East Jackson Street Suite 401 Tampa testified on behalf of the applicant regarding land use issues. Mr. Smith stated that the property is zoned Interstate Planned Development which is very rare. He showed a series of graphics and stated that the request to rezone to Planned Development. He

identified the location of the property and described the surrounding zoning districts and land uses. The applicant worked with the County planning staffs to identify the list of uses on particular development pods. One concern from staff was how the uses would transition from the intersection relative to locational criteria. Mr. Smith stated that moving south from the property is Lot 4 which is proposed for an automated car wash facility. The next block up is Lot 3 which will have an automotive tire service and car repair facility closest to the intersection when transitioning from south to north. The main access point aligns with the Target store across Gornto Lake Road. Lot 2 is there and proposed for a retail center with 6,525 square feet. The uses for the retail center are less intense moving from the south to the north. Lot 1 is located there and will be comprised of a retention pond and wetland area. Mr. Smith testified that Lot C is particularly important because it is a guarantee that there will be a conservation easement to the benefit of the County. The area will never be developed and guarantee a transition of uses. He testified that the lot is currently approved for 120,000 square feet of office uses, eight stories in height with another four story component as well as childcare. The proposed development is approximately 15,000 square feet less than the approved office land uses which represents a decrease in transportation impacts. Cross access is proposed to the south and east which meets the connectivity policies in the Comprehensive Plan. Regarding locational criteria, Mr. Smith testified that the property has at least 75 percent of the project use within the locational criteria distance standard which meets the waiver criteria. The land uses transition from the intersection and certain land uses such as fast food restaurant have been eliminated and replaced with sit-down restaurant. He discussed the reduction in vehicular trips denerated by the proposed use as compared to the approved land use. Mr. Smith concluded his presentation by stating that the request is consistent with the Comprehensive Plan and that the planning staffs support the application.

Hearing Master Finch asked Mr. Smith about Lot 1 being comprised of a stormwater pond and wetlands. Mr. Smith agreed and added that there is a wetland area and a pond and then Lot C of Lot 1 is the wetland conservation area which will be preserved.

Hearing Master Finch asked Mr. Smith about the proposed zoning conditions which addresses every lot except Lot 1 and asked if it was the intent of the zoning that Lot 1 would never be developed other than as a stormwater pond. Mr. Smith replied that Lot 1 would be the stormwater pond, but it does have cross access. He stated that Lot 1 does not have any developable square footage allocated to it.

Ms. Icerman testified as a part of the applicant's presentation that she would like to introduce the certified site plan for PD 12-0258 which is the PD directly adjacent to the east of the subject property with the exception of the Dale Merriman property which is to the south. She also submitted the certified site plan for PD 19-0934 which is the larger residential PD further to the east.

Mr. Kevie Defranc, Development Services Department testified regarding the County's staff report. Mr. Defranc stated that the request is to rezone property from IPD-2 to Planned Development to allow for a retail center with restricted uses that include an automated car wash, oil change and auto repair business. He identified the location of the property and stated that the project is limited to 6,525 square feet of retail center in Lot 2, 5,570 square feet of motor vehicle repair with minor uses in Lot 3 and 3,816 square feet of an automated car wash in Lot 4. The project will provide vehicular and pedestrian access to the east. He concluded his remarks by stating that staff supports the rezoning application.

Hearing Master Finch asked Mr. Grady and Mr. Defranc about the zoning conditions detailing the uses of Lots 2 through 4 but not Lot 1 and if it was the intent that the site plan would govern as its labeled stormwater. Mr. Grady replied that it is the intent of the site plan which would govern that Lot 1 is retention with the wetland preservation area.

Ms. Melissa Lienhard of the Planning Commission staff testified that the property is within the Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Brandon Community Planning Area. She described the request for commercial uses and restricted retail which would be compatible with the existing character of the area which is predominately non-residential land uses concentrated at the intersection of Bloomingdale Avenue and Gornto Lake Road. Ms. Lienhard testified that the uses meet the intent of the Policy 1.4 regarding compatibility with nearby land uses. The applicant has agreed to use the wetland portion of the site as a permanent buffer between the commercial uses and residential uses north of the site by placing the wetlands in a conservation easement prior to the issuance of a Certificate of Occupancy. The applicant has also agreed to land use restrictions with no drive through on the retail operations on Lot 2. The hours of operation for Lots 3 and 4 will be from 8am to 8pm. Ms. Lienhard described the proposed access and added that the property meets commercial locational criteria under Objective 22 and the exception provided under Policy 22.2 as the site is at least 75 percent within the required distance and under single ownership. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Mr. Grady stated that given the applicant's testimony and the presentation of the Planning Commission regarding the commitment to place the wetland in a conservation easement, it would be appropriate to include such a zoning condition which the applicant should comment on whether that would be acceptable.

Mr. Smith testified during the rebuttal period that it is clearly the intent of the project that Pod C would be placed in a conservation easement and that Lot 1 would be used for a stormwater pond and cross access which is required by the County, with a conservation easement and wetland. He added that if there is a need to correct the site plan or conditions to reflect that, he does not have a problem with it. Mr. Smith stated that the applicant is committed to what is shown on the site plan for Lot 1.

Hearing Master Finch asked Mr. Grady if it was his intent to draft a zoning condition to reflect Mr. Smith's statements. Mr. Grady replied yes. Mr. Smith stated that it was acceptable to him.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Smith submitted a copy of the applicant's PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- The subject site is 4.69 acres in size and is zoned Interstate Planned Development-2 (IPD-2). The property is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan and located in the Urban Service Area and the Brandon Community Planning Area.
- 2. The purpose of the rezoning from IPD-2 to Planned Development (PD) is to permit a 6,525 square foot retail center with identified land uses, a 3,816 square foot automated car wash and a 5,570 square foot minor vehicle repair and oil change facility.
- 3. No waivers or Planned Development Variations are requested as a part of the application.
- 4. The Planning Commission found the request for commercial uses and restricted retail which compatible with the existing character of the area which is predominately non-residential land uses concentrated at the intersection of Bloomingdale Avenue and Gornto Lake Road. The Planning Commission also found that the project meets the intent of the Policy 1.4 regarding compatibility with nearby land uses. The applicant has agreed to use the

wetland portion of the site as a permanent buffer between the commercial uses and residential uses north of the site by placing the wetlands in a conservation easement prior to the issuance of a Certificate of Occupancy. The applicant has also agreed to land use restrictions with no drive through on the retail operations on Lot 2. The hours of operation for Lots 3 and 4 will be from 8am to 8pm. The property meets commercial locational criteria under Objective 22 and the exception provided under Policy 22.2 as the site is at least 75 percent within the required distance and under single ownership. The Planning Commission found the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

- 5. The surrounding area is developed with a mixture of residential and commercial land uses.
- 6. The site plan is designed with lots that transition the intensity of the uses from the south to the north consistent with the more commercial development to the south and the residential uses to the north and east. Specifically, the automated car wash, oil change and minor car repair businesses are proposed at the southern end of the parcel. To the north, the applicant proposes a restricted retail center and stormwater pond to the east adjacent to the existing single-family development. A wetland area comprises the northern portion of the property.
- 7. The applicant's representative agreed at the Zoning Hearing Master hearing to a zoning condition that would require the land as shown on the site plan in Lot 1 to be used only as a stormwater pond, wetland conservation easement and required vehicular and pedestrian cross access thereby ensuring compatibility with the adjacent single-family residential development.
- 8. The proposed Planned Development for a retail center with identified land uses and an automated car wash and oil change business has been designed such that it recognizes the more intense commercial development to the south and the existing single-family residential land uses to the north and east. The request is consistent with the development pattern as well as the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 4.69 acres from IPD-2 to PD to permit a 6,525 square foot retail center with identified land uses, a 3,816 square foot automated car wash and a 5,570 square foot minor vehicle repair and oil change facility. No waivers or Planned Development Variations are requested.

The Planning Commission found the request for the retail center and vehicle repair facility compatible with the existing development pattern. Staff found the parcel meets the exception of the Location Criteria provision which requires at least 75 percent of the parcel frontage to be located within the specified distance from a qualifying intersection. The Planning Commission found the rezoning consistent with the Future of Hillsborough Comprehensive Plan.

The site plan is designed with lots that transition the intensity of the uses from the south to the north consistent with the more commercial development to the south and the residential uses to the north and east. Specifically, the automated car wash, oil change and minor car repair businesses are proposed at the southern end of the parcel. To the north, the applicant proposes a restricted retail center and stormwater pond to the east adjacent to the existing single-family development. A wetland area comprises the northern portion of the property.

The applicant's representative agreed at the Zoning Hearing Master hearing to a zoning condition that would require the land as shown on the site plan in Lot 1 to be used only as a stormwater pond, wetland conservation easement and required vehicular and pedestrian cross access thereby ensuring compatibility with the adjacent single-family residential development.

The proposed Planned Development is consistent with the surrounding land uses and meets the intent of the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

Som M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

October 1, 2021

Date



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning			
Hearing Date: September 13, 2021 Report Prepared: September 2, 2021	Petition: PD 21-0867 On the east side of South Gornto Lake Road, north of West Bloomingdale Avenue and approximately one mile east of Interstate 75		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Suburban Mixed Use-6 (0.25 FAR)		
Service Area	Urban		
Community Plan:	Brandon		
Requested Zoning:	Interstate Planned Development-2 (IPD-2) to a Planned Development (PD) to allow for the development of 15,911 square feet of retail, car wash, auto repair and oil change uses		
Parcel Size (Approx.):	4.69 acres +/-		
Street Functional Classification:	South Gornto Lake Road <i>–</i> Collector Bloomingdale Avenue - Arterial		
Locational Criteria	Yes, meets FLUE Policy 22.3 exception		
Evacuation Zone	The subject property is in Evacuation Zone E.		



Plan Hillsborough planhillsborough.org planner@plancom.org 813 – 272 – 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The approximately 4.69 +/- acre subject site is located on the east side of South Gornto Lake Road, north of West Bloomingdale Avenue, approximately one mile east of the Interstate 75. The subject site is located within the Urban Service Area and is within the limits of the Brandon Community Plan, in the Urban General Character District. There are less than 25% wetlands on site.
- The subject site's Future Land Use classification is Suburban Mixed-Use 6 (SMU-6) on the Future Land Use Map. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multipurpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.
- SMU-6 surrounds the subject site on the north, east and south sides. Urban Mixed Use-20 (UMU-20) is located to the west of the site, across South Gornto Lake Road. Residential-16 (RES-16) is located to the east as well as southeast. Community Mixed Use-12 (CMU-12) is located to the south and southwest across West Bloomingdale Avenue.
- The subject site is currently vacant. Single-family residential is located to the north and east. Light Commercial uses such as an Auto Repair Shop and UPS are located directly south. Across South Gornto Lake Road on the west side are multi-family and single-family residential developments with a Target located directly south of the residential uses at the intersection of South Gornto Lake Road and West Bloomingdale Avenue.
- The subject site is currently zoned as Interstate Planned Development-2 (IPD-2). It is surrounded by Planned Development zoning on all sides with the exception of two small parcels located east and southeast that are zoned as Agricultural Single-Family Conventional-1 (ASC-1) and Agricultural Single Family-1 (AS-1). Residential Single Family Conventional-3 (RSC-3) and Residential Single-Family Conventional-6 (RSC-6) are located further east and southeast.
- The applicant is requesting to rezone the subject site from Interstate Planned Development-2 (IPD-2) to a Planned Development to allow for the development of 15,911 square feet of retail, car wash and oil change and auto repair uses. The subject site does meet Commercial Locational Criteria per FLUE Policy 22.3.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the

planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5:

Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Commercial Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan; major local roadways are defined in the definitions section of this element.

At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.

Policy 22.3: In order to address instances where a site does not exactly meet the dimension requirements of the Chart in Policy 22.2, the following will apply:

- Where a proposed neighborhood commercial use is located such that the major roadway frontage associated with the proposed use exceeds the maximum distance specified in the Chart in Policy 22.2 but at least 75% of the frontage associated with the use is within that distance and under single ownership, then such proposed use may also be considered for approval.
- When an intersection is shown on the adopted Highway Cost Affordable Long Range Transportation Plan, as a three way, or "T" intersection, consideration for commercial development can occur as if there were a full intersection for locational purposes, but when determining the appropriate size development for each quadrant the configuration of the road may not support maximum square footage's due to the limiting nature of the intersection.

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Interstate 75 Corridor Development

Objective 34: Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.

Policy 34.1: Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

Objective 35: Incentive programs and design sensitive regulations shall be developed and implemented that will promote high quality private and public development, and to assure creative and responsive approaches to the review of development within the I-75 mixed use categories.

Policy 35.2: Require amenities such as landscaped buffer areas, bikeways and pedestrian trails, preferably interconnected, to be provided in new rezonings greater than 2 acres.

Policy 35.3: Encourage through site design techniques such as clustering of structures in order to promote a park-like quality in public and private development.

Policy 35.4: Encourage high quality site designs through incentives or specific development standards for on-site lighting, perimeter landscaping, and signage.

Policy 35.5: Encourage innovative planning and design projects by both the private and public sector within the mixed use categories of the I-75 corridor.

Policy 35.7: Assure that the integrity of existing residential development is protected through established techniques and the principles of land use transition expressed in this plan.

Community Design Component

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid "strip" development patterns for commercial uses.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

Livable Communities Element - Brandon Community Plan

Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

3. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

b. Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.

Staff Analysis of Goals, Objectives and Policies

The 4.69-acre subject site is located on the east side of South Gornto Lake Road, north of West Bloomingdale Avenue and east of Interstate 75. It is located within the limits of the Brandon Community Plan, in the Urban General Character District. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Suburban Mixed-Use-6 (SMU-6). The applicant is requesting to rezone the subject site from Interstate Planned Development-2 (IPD-2) to a Planned Development (PD) to allow for the development of 15,911 square feet of commercial uses that include 3,816 square feet of car wash uses on Lot 4, 5,570 square feet of oil change and auto repair uses on Lot 3 and 6,525 square feet retail uses with restrictions on Lot 2. The permitted uses in Lot 2 would be: a sit down restaurant; personal services; instructional uses, such as Golftec; medical office and medical related retail such as optical stores and appointments, hearing aids. dental and veterinarian. physical and occupational therapy; business/professional office; retail food store (no drive-thru), such as cupcake sales, cake sales, pressed juices, ice cream, smoothies; cell phone sales and service; soft goods retailers such as jewelry stores, show sales, and clothing sales; and food sales designed for off premises consumption, such as a deli.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is proposing commercial uses and restricted retail uses within the Urban Service Area and is compatible with the existing character of development in the area, which includes other non-residential uses mainly concentrated at the intersection of Bloomingdale Avenue and Gornto Lake Road. With the location of the proposal uses anchored on the southern half of the property and the use restrictions, the proposal meets the intent of FLUE Policy 1.4.

The proposed rezoning meets the intent of the Neighborhood Protection policies of Objective 16 and policies 16.1, 16.2, 16.3, 16.5 and 16.10. The development pattern of the surrounding area has a concentration of the most intense uses towards the South Gornto Lake Road and West Bloomingdale Avenue intersection and transitions to lower intensity traveling northward along Gornto Lake into residential areas. Similarly, the applicant has designed the site plan so that the internal arrangement of the uses also reflects this pattern.

The applicant has agreed to use the wetlands portion of the subject site (Lot 1 / Pod C) as a permanent buffer between the commercial uses and the residential uses north of the site by placing the wetlands in a conservation easement prior to Certificate of Occupancy. The applicant has also agreed to use restrictions and no drive thru on the retail operations of Lot 2. The hours of operations for uses on Lot 3 and 4 will be from 8 am to 8 pm. The applicant is also providing access from South Gornto Lake Road and full cross access to the neighboring PD 12-0258 to the east, and vehicular cross access to the south of the subject site to facilitate greater connectivity in the surrounding area.

The subject site meets Commercial Locational Criteria requirements under Objective 22 and Policy 22.2 via the exception provided in Policy 22.3. The nearest node at West Bloomingdale Avenue and South Gornto Lake Road is greater than 900 feet away from 75% of the subject site. Planning Commission Staff recognize that the site has natural limitations such as the wetlands and connectivity requirements on site. As stated in Policy 22.3 in circumstances where a site is unable to meet the requirements of Policy 22.2 "but at least 75% of the frontage associated with the use is within the distance and under single ownership, then the proposed use may be considered for approval". Thus the site meets Commercial Locational Criteria as it fulfills the condition in Policy 22.3.

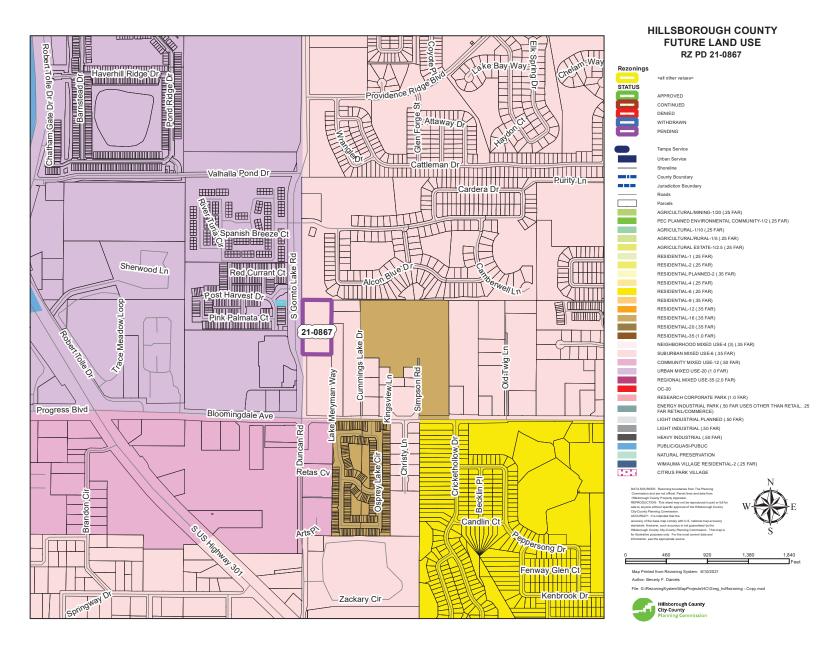
The proposed rezoning meets the intent of the Interstate 75 Policies in Objectives 34 and 35 of the FLUE. Policy 34.1 encourage projects with urban level intensities that do not endanger the viability or aesthetic characteristics of conservation and preservation areas. In this case, the wetlands will be placed in a conservation easement and will therefore satisfy Policy 34.1. Policies 35.2, 35.3,35.4, 35.7 and 35.9 encourage the use of innovative site design techniques as well as the use of gradual transitions of uses and intensities between different uses. The applicant has also redesigned the site plan to reflect the initial concerns of Planning Commission Staff and provided conservation areas as well as connectivity with the surrounding area and a decrease in the intensity of uses.

The Community Design Component provides guidance on commercial developments. Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The internal arrangement of the site is such that it complements the character of the surrounding area in terms of the scale and intensity of uses.

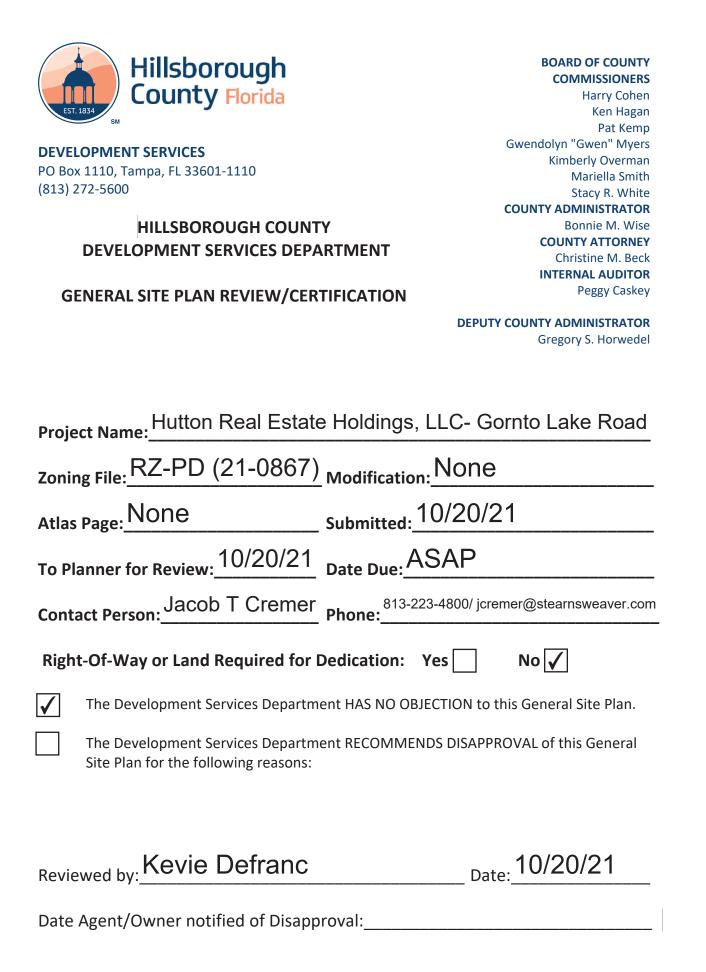
The subject site meets the intent of the Urban General Character District of the Brandon Community Plan. The urban general character district is intended for mixed-use multistory buildings to accommodate retail, office and dwellings such as townhouse and row houses. The applicant has provided retail with restrictions on uses and hours of operation and has placed them below the proposed conservation area which will provide a natural transition of uses.

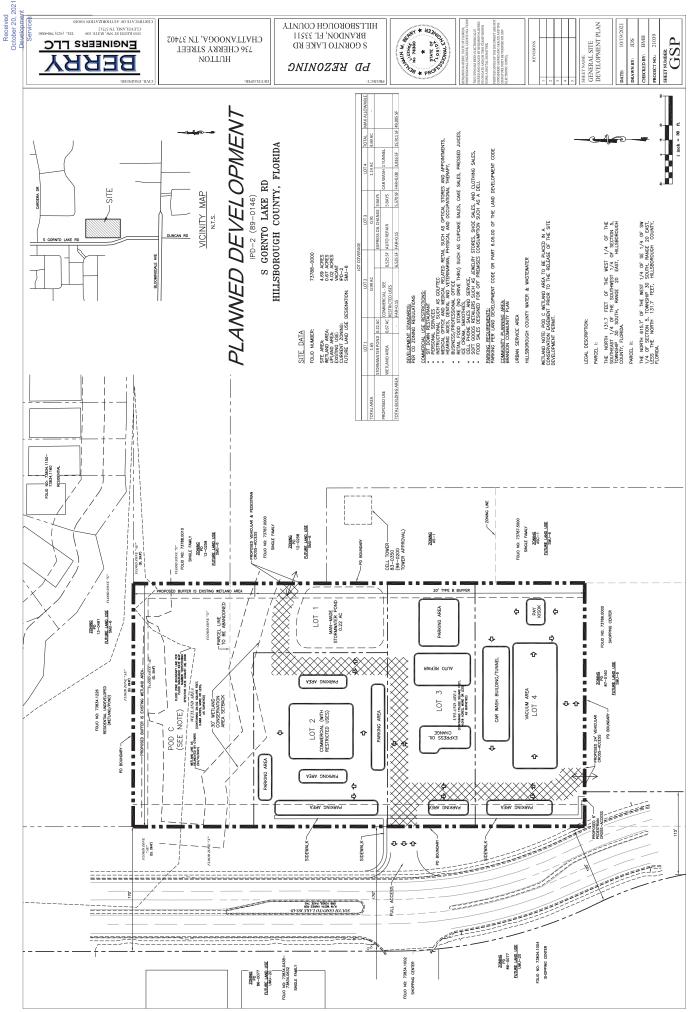
Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by of the Development Services Department of Hillsborough County.



GENERAL SITE PLAN FOR CERTIFICATION





21-0867

AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Richard Perez, AICP PLANNING AREA: BR / Central DATE: 8/30/2021 AGENCY/DEPT: Transportation PETITION NO: RZ PD 21-0867

	This agency has no comments.
	This agency has no objection.
Χ	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 rezoning would generally result in a decrease of trips potentially generated by development of the subject site by 1,517 average daily trips, 342 p.m. peak hour trips and 298 p.m. peak hour trips.
- The applicant is proposing to construct a southbound left turn lane and a northbound right turn lane at the project access.
- The proposed Gornto Lake Rd access connection aligns with an existing median opening that does not meet the minimum open median spacing distance. The applicant requested a Section 6.04.02.B Administrative Variance from the Section 6.04.07 requirement to meet the minimum open median spacing standard, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will be allowed align the project access connection with the existing substandard median opening.
- The project will provide vehicular and pedestrian cross access to the certain parcels to the east and south.
- Transportation Review Section staff has no objection to this request, subject to the conditions of approval provided herein.

CONDITIONS OF ZONING APPROVAL

- If PD 21-0867 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (submitted August 20, 2021) which was found approvable by the County Engineer (on August 30, 2021). Approval of this Administrative Variance will waive the LDC, Section 6.04.07 separation standard for the existing median opening aligned with the project's proposed access connection on Gornto Lake Rd.
- 2. The developer shall provide vehicular and pedestrian cross access stubouts to folios #73787.0000 and 73786.0000.

- 3. The developer shall construct a southbound left turn lane and a northbound right turn lane at the project driveway on Gornto Lake Road prior to certificate of occupancy.
- 4. Notwithstanding anything shown on the site plan, the developer shall provide ADA compliant sidewalk connections between all development lots, principal building entrances, parking areas and access points.
- 5. No drive thru uses shall be allowed on Lot 2.
- 6. Parking shall be provided consistent with the LDC, Part 6.05.00.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 4.69-acre parcel from IPD-2/PD 89-0146 to Planned Development (PD) to construct+/- 15,911 sf of commercial uses including automobile service, carwash, and retail/ office outparcels. The site is located on the east side of South Gornto Lake Rd., approximately 705 feet north of Bloomingdale Ave and within the Brandon Community Plan. The Future Land Use designation of the site is Suburban Mixed Use (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips		
	Two-Way Volume	AM	PM	
PD 89-0146: 120,000 sf, Medical Office (ITE 720)	4,176	334	415	
PD 89-0146: 100 Students, Daycare (ITE 565)	409	78	79	
Total	4,585	412	494	

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way	Total Peak Hour Trips			
	Volume	AM	PM		
PD: 6,525sf, Fast Causal Restaurant (ITE LUC 930)	2,058	14	92		
PD: 1 Tunnel, Automated Carwash (ITE LUC 948)	780*	39*	78		
PD: 3 Service Positions, Quick Lube Vehicle Stop (ITE 941)	120	9	15		
PD: 5 Bays, Auto Care Center (ITE LUC 942)	110*	8	11		
Total	3,068	70	196		

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	(-) 1,517	(-) 342	(-) 298

Note: * Estimated. ITE does not provide trip generation for certain time periods of some proposed uses.

The proposed rezoning would generally result in a decrease of trips potentially generated by development of the subject site by 1,517 average daily trips, 342 p.m. peak hour trips and 298 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

S. Gornto Lake Rd. is a publicly maintained, 4-lane, divided, collector roadway characterized by +/- 11-foot thru lanes, +/- 12-foot left turn lanes, and curb and gutter within +/- 171 feet of right of way. There are sidewalks and bikelanes on both sides of the road within the vicinity of the project frontage.

This segment of Gornto Lake Rd. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The project proposes one (1) full access connection on Gornto Lake Rd. at the existing median opening which aligns with the northern access for the Target Shopping Center to the west.

The site access study provided by the applicant indicates that a southbound left turn lane and northbound right turn lane will be required at the project driveway. To accommodate the required southbound left turn lane modifications to the existing northbound left turn to Autumn Royal Lane to the north of the project access will have to be made at the time of site construction plan review.

The proposed site plan provides vehicular and pedestrian cross access to the east and south (folios #73787.0000 and 73786.0000) consistent with LDC, Section 6.04.03. Q. and cross access approved for the respective properties' Planned Developments (PD 12-0258 and PD 87-0160).

REQUESTED ADMINISTRATIVE VARIANCE – Median Opening Spacing

The access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access. Per LDC, Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. is 660 feet.

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated August 11, 2021 and received August 20, 2021) from the Section 6.04.07 minimum median opening spacing requirement for Gornto Lake Rd. of 660 feet from the closest access connection. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on August 30, 2021). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, the minimum median opening spacing standard would not be required.

LEVEL OF SERVICE (LOS)

FDOT Generalized Level of Service								
Roadway	From	То	LOS Standard	Peak Hr Directional LOS				
S. Gornto Lake Rd.	Bloomingdale Ave.	Providence Rd Blvd	D	С				

Source: 2020 Hillsborough County Level of Service (LOS) Report

	Received August 20, 202 Development Service
Hillsborough Additional /	
County Florida Development Services	Sheet Date Stamp Here
601 E. Kennedy Blvd., 19th Floor (813) 272 5600	· · · · · · · · · · · · · · · · · · ·
	Jacob T. Cremer - Stearns Weaver Miller
Reviewing Planner's Name: Kevie Defranc	Date: <u>08/20/2021</u>
Application Type: Planned Development (PD) Minor Modification/Personal Appear	rance (PRS) Standard Rezoning (R7)
□ Variance (VAR) □ Development of Regional Impact (DF	
Special Use (SU)	
Current Hearing Date:	
Please check (X) all appropriate changes / additions.	
*Revised Plans or Request information: # of Plans Submitted: (PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11" and on PDF formal if plot plan is larger than 8.5"X11", 7 large copies should be submitted. Also, in PDF copies and on a PFD format on a CD or USB flash drive. For Variances, one 8.5"X11"	t on a compact disk or a USB flash drive or a CD. For RZ-STD, format on CD or USB flash Drive. For Minor Change 6 large
Acreage Added Removed # of Acres:	Changes to Requested Uses
Revised Building or Lot Layout	Revised Square Footage (FAR) Info
Revised Narrative	Planned Development (PD) Variation
Access Point(s): Added Deleted Modified	Changes to Proposed Conditions
Detail added	Changes to Internal Circulation
Revised/Corrected Legal Description	Revised Traffic Analysis
Party of Record Letter(s) or Petition	Additional Fees: Receipt #
Changes to Requested Number of Units: Increase	e 🔲 Reallocation
Letter Requesting a Continuance Remand Withdrawa	I
Other: Administrative Variance to Section 6.04.07, Hillsboro	ugh County Land Development Code
The following must be attached	d to this Sheet.
Cover Letter with a summary of the cha	inges.
An updated Project Narrative consisten	t with the changes provided.
I certify that changes described above are the only changes that have changes will require an additional submission and certification.	
	08/20/2021
Signature FOR OFFICE USE ONLY	Date
Notification E-Mail Sent Scanned into OPTIX	
Transmittal Completed	Intake Completed by:



LINCKS & ASSOCIATES, INC.

August 11, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:	Gornto Lake Retail	
	Folio Number	73788.0000
	RZ	21-0867
	Lincks Project No.	21070

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code, for the access to Gornto Lake Road. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Express Oil Change 3 Servicing Positions
- Auto Repair 5 Service Bays
- Fast-Food Restaurant with Drive Through 3,000 Square Feet
- Retail 3,525 Square Feet
- Car Wash 1 Tunnel

Tables 1, 2 and 3 provide the trip generation for the proposed project.

The access to serve the project is proposed to be via the existing median opening within Gornto Lake Road which aligns with the northern access for the Target Shopping Center.

A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Gornto Lake Road is a collector road.

As indicated, the access for the project is to align with the existing median opening serving the Target Shopping Center. This median opening is approximately 515 feet south of Autumn Royal Lane and approximately 414 feet north of the median opening serving the middle Target access, as shown in Figure 1.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the median spacing on Gornto Lake Road. Based on Section 6.04.07, the median spacing for Gornto Lake Road is 660 feet.

The justification for the variance is as follows:

(a) there is an unreasonable burden on the applicant,

- 1. The only frontage for the property is along Gornto Lake Road.
- 2. The access is proposed to align with the existing median opening within Gornto Lake Road.
- 3. The existing median opening serves the development on the west side of Gornto Lake Road.

Therefore, it is not reasonable or feasible for the project to modify the median spacing to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The existing median has been in place since the construction of the Target Shopping Center in 2007. A southbound left turn lane is proposed to be provided to serve the project access.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Gornto Lake Road. Due to property constraints, the only reasonable location for the access is to align with the Target median opening.

P.E. #51555

Please do not hesitate to contact us if you have any questions or require any additional information. Best Regards, Steven J Henry President Lincks & Associates, Inc.

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

_____Disapproved

_____Approved

_____Approved with Conditions

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

Date _____

Sincerely,

Michael J. Williams Hillsborough County Engineer

	New Daily Trip Ends	120	110	721	148	780	1879	adways. get Driveway
	Passerby Capture (3)	0	0	692	76	01	768	the adjacent ros
ATION	Daily Trip Ends (1)	120	110 (2)	1,413	224	780 (2)	2647	tckground traffic or 768 ction of Gornto Lal
DAILY TRIP GENERATION	Size	3 Positions	5 Bays	3,000 SF	3,525 SF	1 Tunnel	Total:	<u>Manual</u> , 10 th Edition, 2017. .10 = 110) = 780 <u>Handbook</u> , 3 rd Edition. Restaurant - 49% 1413 X 0.49 = 692 1413 X 0.49 = 692 1413 X 0.34 = 76 224 X 0.34 = 76 ald not exceed 10% of the backg 16,067 (a) x 0.10 = 1,607 > 768 t season traffic at the intersection
DAIL	ITE LUC	941	942	934	814	948		ieneration Manual, 10 th Edition, spair - 11 / .10 = 110 sh - 78 / .10 = 780 eneration Handbook, 3 rd Editio by Trips Fast Food Restaurant - 49% 1413 X 0.49 = 69 1413 X 0.49 = 69 1413 X 0.49 = 69 1413 X 0.49 = 60 1413 X 0.40 = 60 160 X 0.50 X 0.50 = 60 160 X 0.50 X 0.
	Land Use	Express Oil Change	Auto Repair	Fast Food Restaurant With Drive-Thru	Retail	Car Wash		 (1) Source: ITE <u>Trip Generation Manual</u>, 10th Edition, 2017. (2) Daily Trip Ends: Auto Repair - 11 / .10 = 110 Canwash - 78 / .10 = 780 (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. Passerby Trips Fast Food Restaurant - 49% 1413 X 0.49 = 692 Retail - 34% 224 X 0.34 = 76 Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways. 16,067 (a) x 0.10 = 1,607 > 768

TABLE 1

Received August 20, 2021 Development Services

	k Hour Is	Total	ŋ	ω	62	7	39	125		
	New AM Peak Hour Trip Ends	le	б	с	30	ო	20	59		
	A wev A	티	9	2J	32	4	19	66		iveway
	^ر (3)	Total	0	0	59	4	0	63		adways. arget Dr
	Passerby Capture (3)	Ort	0	0	29	2	0	31		cent roe and Te
	<u> </u>	트	0	0	30	N	0	32		ne adjao e Road
ATION	lour (1)	Total	თ	œ	121	ŧ	39 (2)	188		ffic on th nto Lak
GENEF	AM Peak Hour Trip Ends (1)	Ort	С	б	59	5	19 (2) 20 (2)	06		und traf
RTRIP (AM Trij	르	9	Ŋ	62	9	19 (2)	98		ackgro
AM PEAK HOUR TRIP GENERATION		Size	3 Positions	5 Bays	3,000 SF	3,525 SF	1 Tunnel	Total:	<u>al</u> , 10 th Edition, 2017. ls: 39 / 2 = 19 39 / 2 = 20 <u>39 / 2</u> = 20 <u>39 / 2</u> = 20 aurant - 49% 62 X 0.49 = 30 59 X 0.49 = 29	III: 0 × 0.34 = 2 Out: 5 X 0.34 = 2 uld not exceed 10% of the b 1,075 (a) × 0.10 = 108 > 63 ak season traffic at the inter
A		ITE LUC	941	942	934	814	948		eneration Manual, 10 th Editic ak Hour Trip Ends: In: 39 / 2 = 19 Out: 39 / 2 = 20 Out: 39 / 2 = 20 ieneration Handbook, 3 rd Edi by Trips Fast Food Restaurant - 49% In: 62 X 0.49 = Retail - 34%	m: 0 × 0.34 = 2 Out: 5 X 0.34 = 2 hould not exceed 10% 1,075 (a) × 0.10 = 1 peak season traffic at
		Land Use	Express Oil Change	Auto Repair	Fast Food Restaurant With Drive-Thru	Retail	Car Wash		 (1) Source: ITE <u>Trip Generation Manual</u>, 10th Edition, 2017. (2) Car Wash AM Peak Hour Trip Ends: hr: 39 / 2 = 19 Out: 39 / 2 = 20 (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. Passerby Trips Fast Food Restaurant - 49% hr: 62 X 0.49 = 30 Out: 59 X 0.49 = 29 Retail - 34% 	 a) A 0.34 = 2 Out: 5 X 0.34 = 2 e) Passerby Trips should not exceed 10% of the background traffic on the adjacent roadways. 1,075 (a) x 0.10 = 108 > 63 (a) Based on AM peak hour peak season traffic at the intersection of Gornto Lake Road and Target Driveway

TABLE 2

	lour	Total	15	11	48	16	78	168	
	PM Peak H Trip Ends	Out	- 2	9	23	00	33	83 1	
	New PM Peak Hour Trip Ends	트	ω	5	25	ω	33	85	way
	Ne				CV.		cor		S. Drive
	رح (2)	Total	0	0	50	80	0	58	adway arget [
	Passerby Capture (2)	Ort	0	0	24	4	01	28	cent ro
	ٽ ∟	드	0	0	26	4	0	30	e adjac
TION	<u>َ</u> تر	Total	15	1-	98	24	78	226	c on th to Lake
NERA	PM Peak Hour Trip Ends (1)	Ort	7	9	47	12	39	111	d traffi
0 GE	M Pe Trip E	6							jroun ion of
TRIF		드	8	5	51	12	39	115	ackç
PM PEAK HOUR TRIP GENERATION		Size	3 Positions	5 Bays	3,000 SF	3,525 SF	1 Tunnel	Total:	<u>Manual</u> , 10 th Edition, 2017. <u>Handbook</u> , 3 rd Edition. Restaurant - 50% In: 51 X 0.50 = 26 Out: 47 X 0.50 = 24 % In: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 Uut not exceed 10% of the b 1,446 (a) x 0.10 = 145 > 58 ak season traffic at the inter
PN		TTE LUC	941	942	934	814	948		ieneration Manual, 10 th Edition ieneration Handbook, 3 rd Editi by Trips Fast Food Restaurant - 50% In: 51 X 0.50 = 2 Out: 47 X 0.50 = 2 Retail - 34% In: 12 X 0.34 = 4 In: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 (Trips should not exceed 10% 1,446 (a) x 0.10 = 14 at hour peak season traffic at
		Land Use	Express Oil Change	Auto Repair	Fast Food Restaurant With Drive-Thru	Retail	Car Wash		 (1) Source: ITE <u>Trip Generation Manual</u>, 10th Edition, 2017. (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. (3) Source: ITE <u>Trip Generation Handbook</u>, 3rd Edition. Passerby Trips Fast Food Restaurant - 50% In: 51 X 0.50 = 26 Out: 47 X 0.50 = 24 Retail - 34% In: 12 X 0.50 = 24 Retail - 34% In: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 Out: 12 X 0.34 = 4 In: 12 X 0.34 = 4 (a) Based on PM peak hour peak season traffic at the intersection of Gornto Lake Road and Target Driveway

TABLE 3

Received August 20, 2021

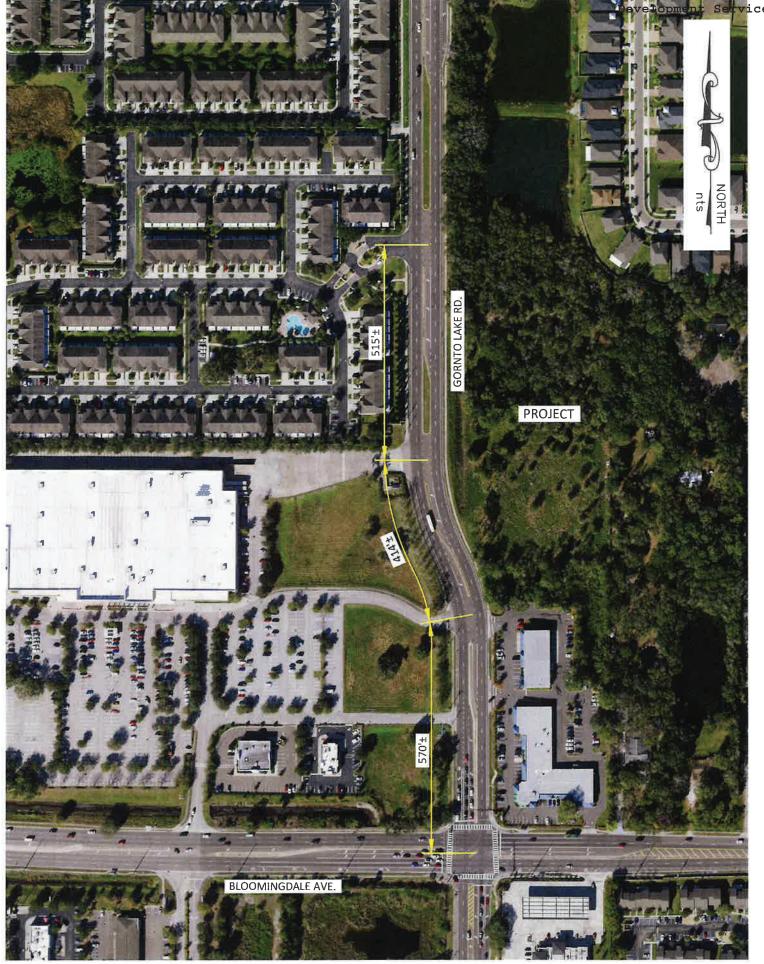


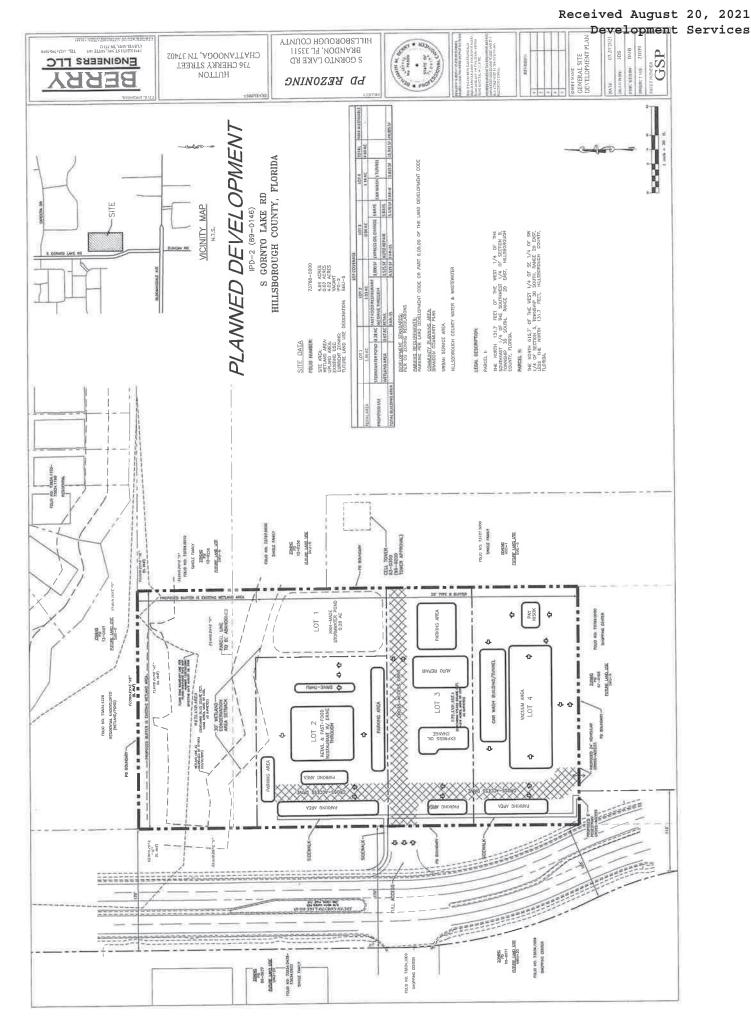
FIGURE 1 Median **2**F**1**AC**0**/**8**67

APPENDIX



PD PLAN

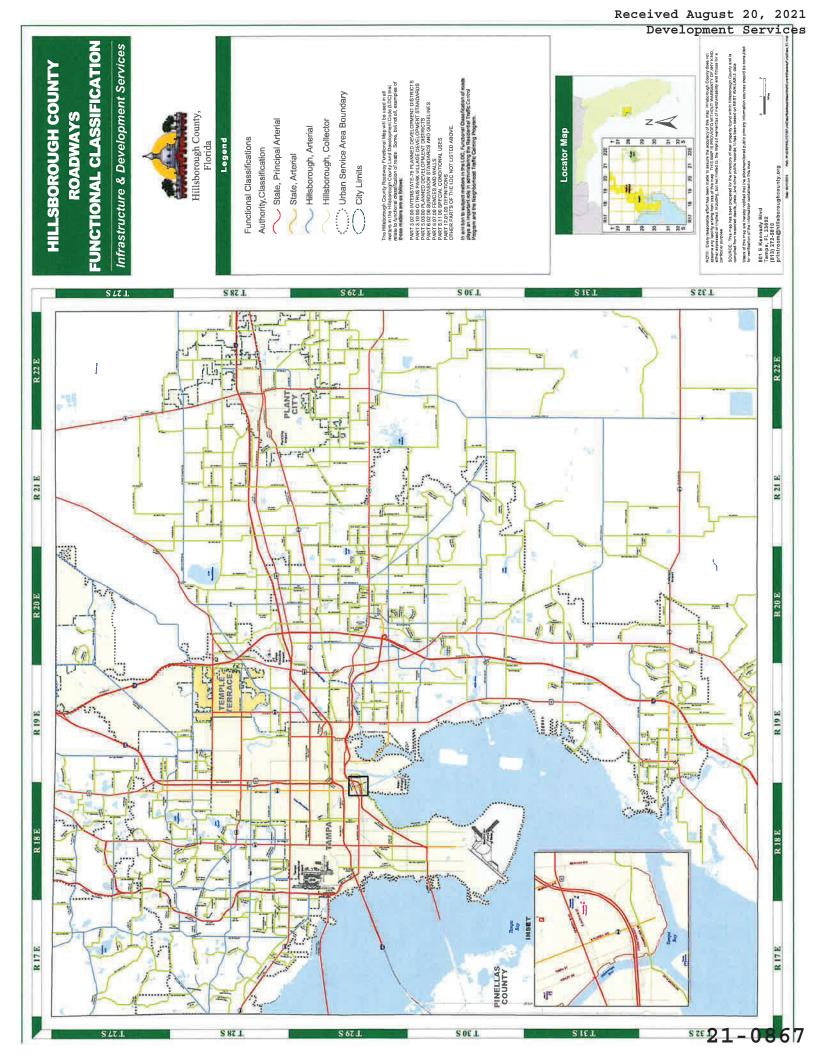




HILLSBOROUGH COUNTY ROADWAY FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, INC.



្ន

HILLSBOROUGH COUNTY LDC



Sec. 6.04.05. - Access Pavement Requirements

- A. Type I
 - Rural Section—Driveway does not need to be paved except for a four-foot paved transition extending from the edge of the roadway towards the site. The purpose of the paved transition is to protect the edge of pavement of the public roadway from damage and deterioration. This requirement does not apply when the public roadway has a four-foot (or wider) paved shoulder.
 - 2. Urban Section—Driveway shall be paved to the right-of-way line or to the back of sidewalk, whichever is less.
- B. Type II
 - 1. Urban Section. These accesses shall be paved to the right-of-way line or to the back of sidewalk, whichever is distance is less.
 - 2. Rural Section. These accesses shall be paved to the right-of-way line.
- C. Type III

Rural and Urban Sections. These accesses shall be paved to the right-of-way line.

D. Surfacing Requirements

The pavement should be structurally adequate to meet the expected traffic loads an shall not be less than the requirements contained in the Hillsborough County Transportation Technical Manual, latest edition.

Sec. 6.04.06. - Maintenance Responsibilities

A. Introduction

The purpose of this section is to identify the various responsibilities relative to maintenance of access points. The occupant and the owner of the property services by the access shall be responsible for meeting the terms and conditions of the permit, if any.

- B. Maintenance Responsibility by Jurisdiction
 - 1. State Highway System. For those connections onto the State Highway System, the Florida Department of Transportation will normally maintain the connection surface, sidewalks, and all drainage facilities within the right-of-way.
 - 2. County Roadway System. For the connections onto the County Roadway System, within the unincorporated portion of the County, the County Public Works Department will maintain the first four feet, nearest the edge of pavement, of the connection. In addition, the Department will maintain drainage structures within the right-of-way which accommodates roadway drainage.
 - 3. Traffic Control Devices. All traffic control devices, including signs, signals and pavement markings, installed and properly permitted on the public right-of-way or public easements to control traffic utilizing the connection, shall be maintained by the County. Any devices required by the permit but installed off the public right-of-way shall be maintained by the permittee in a condition satisfactory to the County's Director of Public Works. The permittee shall be responsible for correcting any on-site deficiencies in an appropriate an timely manner.

Sec. 6.04.07. - Table: Minimum Spacing

MINIMUM SPACING

12/24/2020

Hillsborough County, FL Land Development Code

	1	si county, i è cana poroiophioni coup	Development Ser						
ACCESS CLASSIFICATION(See Notes)	MINIMUM CONNECTION SPACING	MINIMUM MEDIAN; OPENING SPACING (Directional)	MINIMUM MEDIAN OPENING SPACING (Full)						
CLASS 1	(See Federal Highway Administration and FDOT Requirements)								
Roadway providing for high speed, high volume traffic movement serving interstate, interregional and intercity needs as well as some intracity travel. These roadways do not provide direct property connections.									
CLASS 2									
A specially protected corridor distinguished by an extensive existing or planned system of access roads and restrictive median treatments.	>45 mph 1320 ft ≤45 mph 660 ft	>45 mph 1320 ft ≤ 45 mph 660'	>45 mph 2640 ft ≤ 45 mph 1320 ft						
CLASS 3									

			Development Serv
New and existing	>45 mph 660 ft ≤45 mph	>45 mph 1320 ft ≤45 mph	>45 mph 2640 ft ≤45 mph
roadways primarily	330 ft	660 ft	1320 ft
in areas without			
extensive			
development or			
extensive			
subdivided			
properties. These			
corridors will be			
distinguished by			56 C
existing or desired			
restrictive median			
treatments. Two			
lane highways with			
a desired high			
degree of access			
management			
should also be			
included.			

CLASS 4

		1	
New and existing roadways primarily	>45 mph 660 ft≤45 mph 330 ft	N.A.	N.A.
in areas without			
extensive			
development or			
extensive			
subdivided			
properties. These			
corridors will be			
distinguished by			
nonrestrictive			
median treatments			
or highways with			
two-way left turn			
lanes.			

CLASS 5 >45 mph 330 ft ≤ 45 mph All Speeds 660 ft >45 mph 1320 ft ≤ 45 Existing roadways mph 660 ft 245 ft primarily in areas with moderate or extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or desired restrictive median treatments. CLASS 6 N.A. N.A. >45 mph 330 ft ≤45 mph Existing roadways 245 ft primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with twoway left turn lanes. CLASS 7

			Development ser
Subdivision roads	TYPE I = 10 ft	ALL SPEEDS 330 ft	ALL SPEEDS 330 ft
and all other local	Type II = 50 ft	1	
roadways	(<5000 vpd*)		
functioning as	175 ft (≥ 5000 vpd*)		
subdivision roads.			
March 1, 1991	Type III =50 ft		
	(<5000 vpd*)		
	250 ft		
	(≥ 5000 ∨p d*)		
	* refers to volume on		
	adjacent roadway		

NOTES AND SPECIAL REQUIREMENTS

- 1. Access road systems in Access Class 2 assumes the provision of an access road system or adequate internal property circulation through existing or new public and private roads in transportation and comprehensive plans and through local land development regulations.
- 2. Minimum connection and directional median spacing openings specified here may not be adequate if extensive right or left-turn storage is required. Greater distances may be required to provide sufficient site-specific storage.
- 3. Connections and median openings on the public roadway system located up to ¼ mile from an interchange area or up to the first intersection with an arterial roadway, whichever distance is less, shall be regulated to protect the safety and operational efficiency of the limited access facility and the interchange area. The ¼ mile distance shall be measured from the end of the taper of the ramp furthest from the interchange.
 - a. The distance to the first connection shall be at least 660 feet where the posted speed limit is greater than 45 mph or 440 feet where the posted speed limit is 45 mph or less. The distance will be measured from the end of the taper for the particular quadrant of the interchange. If the above connection spacing cannot be provided, a single connection per property will be provided if no other reasonable access to the property exists and the issuing authority determines that the connection does not create a safety, operational or weaving hazard.
 - b. The minimum distance to the first median opening shall be at least 1,320 feet as measured from the end of the taper of the egress ramp.
 - c. Connections and median openings meeting the above spacing standards still may not be permitted in the location requested in the permit application, when the Issuing authority determines, based on traffic engineering principles, that the safety or operation of the interchange or the limited access highway would be adversely affected.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only				
Position Access Allowed Minimum Clearance				
	With Restrictive Med	ian		
Approaching Intersection	Right In/Out	115'		
Approaching Intersection	Right in Only	75'		
Departing Intersection	Right in Out	230' (125)*		
Departing Intersection	Right Out Only	100'		
	Without Restrictive Me	edian		
Approaching Intersection	Full Access	230' (125)*		
Approaching Intersection	Right in Only**	100'		
Departing Intersection	Full Access	230' (125)*		
Departing Intersection Right Out Only** 100'				

isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in <u>6.04.02</u> C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

** Right In/Out Right in Only and Right Out Only connections on roadways without restrictive medians shall, by design of the connection, effectively eliminate unpermitted movements.

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
Gornto Lake Rd.	County Collector - Urban	4 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	4,585	334	415
Proposed	3.068	70	196
Difference (+/-)	(-) 1,517	(-) 342	(-) 298

*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	Vehicular & Pedestrian	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ONot applicable for this request			
Road Name/Nature of Request Type Finding			
Gornto Lake Rd/Median Opening Spacing Administrative Variance Requested Approvable			
Notes: Median opening is existing and serves existing Target to the west of subject site.			

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.

COMMISSION

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Harry Cohen Ken Hagan Gwendolyn "Gwen" W. Myers Kimberly Overman Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR Elaine S. DeLeeuw Admin Division Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Steffanie L. Wickham WASTE DIVISION Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 8/16/2021 PETITION NO.: RZ 21-0867 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 X 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 8/13/2021 PROPERTY ADDRESS: Gornto Lake Rd, Brandon, FL FOLIO #: 0737880000 STR: 05-30S-20E		
REQUESTED ZONING: IPD to PD FINDI WETLANDS PRESENT SITE INSPECTION DATE	NGS YES N/A		

SITE INSPECTION DATE	IN/A		
WETLAND LINE VALIDITY	N/A		
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands exist in the northern portion of the		
SOILS SURVEY, EPC FILES)	property which have not been delineated		
The EDC Watten de Division has reviewed the proposed revening. In the site plants surrent			

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

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 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/aow

cc: j<u>cremer@stearnsweaver.com</u> cwalden@stearnsweaver.com

Environmental Excellence in a Changing World



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO:	Zoning Review, Development Services	DATE: 08/06/2021
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator	
APPLICANT:	Hutton Real Estate Holdings, LLC	PETITION NO: 21-0867
LOCATION:	S Gornto Lake Rd	
FOLIO NO:	73788.0000	

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Automatic Car Wash	Retail - Shopping Center	Quick Lube Center
(Per 1,000 s.f.)	(Per 1,000 s.f.)	(Per 1,000 s.f.)
Mobility: \$30,937	Mobility: \$10,850	Mobility: \$15,380
Fire: \$313	Fire: \$313	Fire: \$313

Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$83,595 Fire: \$313

Project Summary/Description:

Urban Mobility, Central Fire - Fast Food w/Drive Thru, Retail Shopping Center, Automatic Car Wash, Quick Lube

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETI	FION NO.: PD21-0867 REVIEWED BY: Randy Rochelle DATE: 5/27/2021
FOLI	O NO.: 73788.0000
\boxtimes	This agency would \Box (support), \boxtimes (conditionally support) the proposal.
	WATER
\square	The property lies within the <u>Hillsborough County</u> 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.
\boxtimes	A <u>10</u> inch water main exists \Box (adjacent to the site), \Box (approximately <u>170</u> feet from the site) <u>and is located within the west Right-of-Way of S. Gornto Lake Road</u> .
	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
\boxtimes	The property lies within the <u>Hillsborough County</u> 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 <u>6</u> inch wastewater force main exists \Box (adjacent to the site), \boxtimes (approximately <u>170</u> feet from the site) and is located within the west Right-of-Way of S. Gornto Lake Road.
	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
COM	MENTS: <u>This site is located within the Hillsborough County Urban Service Area</u> , <u>therefore the subject property should be served by Hillsborough County Water and</u> <u>Wastewater Service</u> . This comment sheet does not guarantee water or wastewater <u>service or a point of connection</u> . 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.

VERBATIM TRANSCRIPT

<pre>X IN RE:</pre>	IN RE:		HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	Page
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TRANSCRIPT OF TESTIMONY AND PROCEEDINGS BEFORE: SUSAN FINCH Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	IN RE: ZONE HEARIN HEARINGS)) G MASTER)))	
Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Land Use Hearing Master DATE: Monday, September 13, 2021 TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TRA		
TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME: Commencing at 6:00 p.m. Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	BEFORE		
Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Concluding at 10:36 p.m. PLACE: Cisco Webex Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	DATE:	Monday, September 13, 2021	
Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Reported By: Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	TIME:		
Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Christina M. Walsh, RPR Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	PLACE:	Cisco Webex	
Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762		Reported By:	
(800) $337 - 7740$			Executive Reporting Service Ulmerton Business Center 13555 Automobile Blvd., Suite 130 Clearwater, FL 33762	

	Page 211
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	September 13, 2021 ZONING HEARING MASTER: SUSAN FINCH
4	ZONING HEARING MASIER: SUSAN FINCH
5	
6	D10: Application Number: RZ-PD 21-0867
7	Applicant: Hutton Real Estate Holdings, LLC
8	Location: E side of S. Gornto Lake Rd. & 835' N of Bloomingdale Ave.
9	Folio Number:073788.0000Acreage:4.69 acres, more or less
10	Comprehensive Plan: SMU-6 Service Area: Urban
	Existing Zoning: IPD-2, 89-0146
11	Request: Rezone to Planned Development
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

Page 212 MR. GRADY: The next item is agenda item 1 2 D-10, Rezoning-PD 21-0867. The applicant's Hutton Real Estate Holdings, LLC. The request is to 3 rezone from IPD-2 and to -- to Planned Development. 4 5 Kevie Defranc will provide staff 6 recommendation after presentation by the applicant. 7 HEARING MASTER FINCH: Good evening. 8 MS. ICERMAN: Good evening. Jessica Icerman with Stearns Weaver Miller, 401 East Jackson 9 Street, No. 2100, Tampa, Florida. 10 I am here today -- I'd like to introduce our 11 12 team. With me is Mr. David Smith, our planner. We 13 also have applicant's representative from Hutton, which are Michaelann Heffelmire and a Jonathan 14 15 Renfroe. 16 We also have our engineer, Ben Barry, and 17 the owners of the property, Fred and Linda Joseph 18 are here as well. 19 So if you have any questions pertaining to 20 them, we'll will happy to bring any of them up. 21 Thank you. 22 HEARING MASTER FINCH: All right. Good 23 evening. 24 MR. SMITH: Good evening. David Smith, 25 director of development and zoning, Stearns Weaver

Page 213 Miller, 401 East Jackson Street, 33602, Suite 2100. 1 2 This application as described by staff is rezoning an IPD, which is very rare. If you've 3 been around long enough, you remember the 4 5 interstate plain corridor designations and UL 6 designations. 7 This is one of the zonings that was in that 8 corridor, but that zoning classification is 9 basically inactive at this time. The request is for PD zoning as we indicated on this first 10 11 graphic. 12 It's located in the north of Bloomingdale, 13 and it is east of Gornto Lake Road, right across from the Target Super Center. The next slide, 14 15 please. 16 This gets a little bit more orientation. As 17 you can see, there's retail uses to our west, to 18 our south. What doesn't show on this is existing 19 zoned property to the east that is for warehouse 20 office, contractor's office, commercial open 21 storage, as well as office buildings for Dale 22 Merriman, which is to the south of this subject property. Next slide. 23 24 The current Land Use on the property is SMU-6. SMU-6 is a significant reduction on what 25

Page 214 was the UL-2 designation that was originally on the 1 2 property when it was zoned in 1989. The property across the street is UMU-20, which is a significant 3 4 up category from the SMU-6. Next slide, please. 5 As indicated, it's IPD-2 zoning currently. 6 We have PDs to our east. We have PDs to our west. 7 PDs to our south. And then as I mentioned, Dale 8 Merriman owns the property that is the AS-1 property that is -- consist of a cell tower site 9 10 immediately abutting our site and then his office 11 on Bloomingdale. Next slide, please. 12 We worked with the Planning Commission staff 13 and Development Services staff to come up with a 14 plan of development that proposes a group of uses 15 and essentially development lots or pods. 16 One of the concerns was how we were 17 transitioning away from the intersection relative 18 to locational criteria intensity of uses. And if 19 you'll move to the next slide, this will give a 20 better visual as to where these uses are proposed. 21 So moving from the south of the property 22 site plan is Lot 4. Lot 4 is proposed for an 23 automated car wash facility. Hutton develops the 24 mod wash product. There are several of them in the 25 county right now.

Page 215

The next block up, which is Lot 3, is the 1 2 automotive tire service car repair, and these are the closest to the intersection transitioning from 3 the south to the north. 4 5 This is also our main access point which 6 aligns with the target access point across Gornto 7 Lake Road, and then we have Lot 2. Lot 2 is 8 proposed for retail center of 6525 square feet. 9 And the uses have been selected so that they 10 provide for less intense retail uses moving from 11 the south to the north, and we have Lot 1, which is 12 comprised of a retention pond and wetland area. 13 And pod C is particularly important because 14 this is a guarantee that this is going to be a 15 conservation easement to the benefit of the County. 16 This will never be developed, and this will provide 17 a guarantee transition from the -- this retail 18 development to the residential to the north. 19 This is actually about the only lot left in 20 this corridor, but for one in the PD to our north 21 for any commercial development. I'd also like to 2.2 point out that the current zoning is approved for 23 120,000 square feet of office uses, eight stories 24 tall, and another four-story component as well as 25 childcare.

Executive Reporting Service

de90fb92-02ff-4d7f-a176-81ff8aeb2fd6

Page 216 So this development at about 15,000 square 1 2 feet is significantly less intense than the office 3 uses that were -- are currently approved at this 4 site. And so you see correspondingly a significant 5 decrease in transportation impacts on the property. And I'm not sure that we mentioned that 6 7 Steve Henry is also here tonight. I didn't want 8 him to wait all night and not get recognized, but he's here to answer any questions. 9 10 So what we have done on the site plan as well is we've met the Comp Plan policies and making 11 12 sure that we have cross access to the east as 13 indicated by those hashed lines, which are 14 basically cross-access corridors, for lack of a 15 better term. 16 And we also provide for cross access to the 17 south of the property as well. So this meets all 18 the connectivity of policies of the Comprehensive 19 Plan with respect to providing for not only cross 20 access along arterials and collectors, but also 21 connectivity between projects that are adjacent to 22 the site; i.e., the PD immediately to our east. 23 Next slide, please. 24 In looking at consistency with the 25 Comprehensive Plan, the project at 15,911 square

Page 217 feet is well under the maximum allowed intensity 1 2 for this particular project. The locational criteria we meet -- on a couple of bases, we meet 3 the exception criteria for the amount of the 4 5 frontage, the use of the property, commercial use, since we are preserving all of the wetland, which 6 7 is on the northern end of the property. 8 Therefore, at least 75 percent of the project use for commercial is within the locational 9 10 criteria meeting those locational waivers. Important to the Planning Commission and consistent 11 with policies is also the transition that I've 12 13 discussed previously. 14 We have more intense uses on the south, 15 which are clearly within the 900 feet, and then as 16 you move north, it transitions down. One of the 17 uses that was really a concern was fast food with 18 drive-through. That was eliminated and we've gone 19 to just sit-down restaurant uses only. 20 As I mentioned also, we have the vehicular 21 cross access. Go to the next slide, please. This 22 is from transportation. This just gives you the 23 raw numbers of what we were looking at relative to 24 differences in the currently approved project and 25 the proposed project.

Page 218

1 As you can see on volume basis trip 2 generation, we're talking about 1517 less trips; a.m., p.m. peak-hour, 342 less a.m. and 298 less 3 p.m. So there's a significant reduction in impact 4 5 as a result that would result from the approval of 6 this project. Next slide, please. 7 So just going over what the Planning 8 Commission staff has found, the application is consistent with the Comprehensive Plan. I might 9 mention that this is also in the Brandon Community 10 Plan. As part of the Brandon Community Plan, it's 11 12 in the general commercial area. 13 And we're consistent with the uses that are 14 allowed and found throughout that Comprehensive 15 Plan special aerial plan. Development Services has 16 found it approvable subject to conditions, and we 17 respectfully request you recommend approval to the 18 Board of County Commissioners. 19 We have the applicant -- yeah, the 20 applicant, the property owner, all consultants 21 available to answer any questions you may have. 22 HEARING MASTER FINCH: I just have a quick 23 question, and it pertains to Lot 1. 24 MR. SMITH: Yes. 25 HEARING MASTER FINCH: In your presentation,

Page 219 you talk about that it's -- and on the site plan, 1 2 it shows it as stormwater pond. And you mentioned wetland areas as well, I believe? 3 MR. SMITH: Yeah. That Lot 1 is the wetland 4 5 area and then the pond and then pod C of Lot 1 is 6 the wetland conservation area; the wetland that's 7 going to be preserved. 8 HEARING MASTER FINCH: I see. So I note, though, in the conditions it mentions every lot 9 10 except Lot 1. So is it your intent that Lot 1 would never be developed other than to be used as a 11 stormwater pond; is that correct? 12 13 MR. SMITH: Under this plan of development, 14 number one -- Lot 1 would be the stormwater pond. 15 I guess technically it does have the access --16 cross-access point for it. 17 But as far as any developable uses square 18 footage, we're not allocating any use to those 19 areas. 20 HEARING MASTER FINCH: Okay. All right. 21 Well, I'll ask staff about that in the next part 22 about restrictions on it. All right. Thank you 23 very much. I appreciate it. 24 Does that conclude your presentation? 25 MS. ICERMAN: Well, one quick item, again,

Page 220 Jessica Icerman for the record. I'd like to 1 2 introduce the certified site plan for PD 12-0258, which is the PD directly adjacent to the east of 3 4 the subject property with the exception of Dale 5 Merriman's property, which is to the southern part 6 of it, as well as the certified site plan for PD 7 19-0934, which is a larger residential PD to the 8 even further east of the site just into the record. 9 HEARING MASTER FINCH: All right. Thank you 10 very much. All right. We'll go to Development 11 12 Services. 13 MR. DEFRANC: Good evening again. Kevie 14 Defranc with Development Services. I'm going to 15 share my screen. Are you able to see it? 16 MR. LAMPE: Yes, we are. 17 MR. DEFRANC: Awesome. So for this case, 18 the applicant as presented is requesting to rezone 19 the subject property from the existing IPD-2 zoning 20 district to the proposed new PD to allow for a 21 retail center with restricted uses, automated car 22 wash and oil change, slash, auto repair business 23 use. 24 And the subject property is located in the 25 Brandon Community area, which is on the east side

Page 221 of the South Gornto Lake Road approximately 1 2 835 feet north of Bloomingdale Avenue and South Gornto Lake Road intersection. 3 4 And the property has a FLU category of SMU-6 5 and a maximum FAR within the SMU-6 FLU category is 6 0.25 for suburban scale neighborhood commercial 7 uses. And the nearby FLU category is UMU-20. 8 And the subject property is adjacent to property zoned PD to the north, east, south, and 9 west. AS-1 and ASC-1 to the east and within the 10 11 general area, there are other properties zoned 12 RSC-3 and RSC-6 to the southeast. 13 And the subject property is located in an 14 area comprised of Commercial and Residential uses. 15 And the development of the project shall be limited 16 to the maximum of 6 -- 6,525-square-foot retail 17 center in Lot 2; a maximum of 5,570 square feet of 18 motor vehicle repair minor uses in Lot 3. And a 19 maximum of 3,816-square-foot automated car wash 20 facility in Lot 4. 21 It is also subject to providing vehicular 22 and pedestrian access to the adjacent property to 23 the east as stated in the listed conditions. 24 However, as stated in the report, a revised site 25 plan must be provided prior to the PD site plan

Page 222 certification, which includes the required revision 1 2 to the site plan, to include the other current zoning for the adjacent property parcel folio 3 73787.5000. 4 5 And based on the SMU-6 FLU category, the 6 surrounding zoning and development pattern, and the proposed uses and development standards for the PD 7 8 zoning district, staff finds the request approvable subject to conditions listed. 9 And that concludes my presentation, and I'm 10 11 available for questions. 12 HEARING MASTER FINCH: So, Mr. Defranc, or 13 Mr. Grady, either one, back to my question to the 14 applicant about the Lot 1 not being mentioned in 15 the conditions in terms of uses, although every 16 other lot is spelled out. 17 Is there an intent to make that available 18 for any sort of development, or is it the site plan 19 would govern and then it's labeled stormwater 20 retention? 21 MR. GRADY: Yes. I mean, I think the intent 22 was the site plan would govern because the site plan shows Lot 1 is retention and then the wetland 23 24 preservation area. So, I mean, that was the 25 intent. I mean, if your preference is for to spell

Page 223 out in the conditions, we'd be happy to revise --1 2 HEARING MASTER FINCH: I just -- it was just 3 a question that popped up to me in that other lots 4 are specified and to just be clear on the record, 5 what the intent of that parcel was. 6 MR. GRADY: Okay. 7 HEARING MASTER FINCH: Thank you so much. 8 Planning Commission, please. 9 MS. LIENHARD: Thank you. Melissa Lienhard, 10 Planning Commission staff. 11 The subject property is located in the 12 Suburban Mixed-Use-6 Future Land Use Category. Ιt 13 is in the Urban Service Area, and the subject 14 property is located within the limits of the 15 Brandon Community Plan. 16 The subject site is proposing commercial uses and restricted retail uses within the Urban 17 18 Service Area and is compatible with the existing 19 character of development in the area, which 20 includes other nonresidential uses mainly concentrated at the intersection of Bloomingdale 21 22 Avenue and Gornto Lake Road. 23 With the location of the proposed uses 24 anchored on the southern half of the property and 25 the use restrictions, the proposal meets the intent

Page 224 of Future Land Use Element Policy 1.4 regarding 1 2 compatibility of the proposed uses with the existing nearby land uses. 3

4 The proposed rezoning also meets the intent 5 of the neighborhood protection policies under Objective 16 in the Future Land Use Element. 6 The development pattern of the surrounding area has a 7 8 concentration of the most intense uses toward the intersection and then transitions to lower 9 intensity travelling northward along Gornto Lake 10 into the residential areas. 11

12 Similarly, the applicant has designed the 13 site plan so that the internal arrangement of the 14 uses also reflects this pattern. The applicant has 15 agreed to use the wetland portion of the subject 16 site as a permanent buffer between the commercial 17 uses and the residential uses north of the site by 18 placing the wetlands in a conservation easement 19 prior to the certificate of occupancy.

20 The applicant has also agreed to use 21 restrictions and no drive-through on the retail 22 operations on Lot 2. The hours of operation for 23 uses on Lot 3 and 4 will be from 8:00 a.m. to 24 8:00 p.m. 25

Executive Reporting Service

The applicant is also providing access from

Page 225

South Gornto Lake Road and full cross access to the
 neighboring PD 12-0258 to the east and vehicular
 cross access to the south of the subject site to
 facilitate greater connectivity in the surrounding
 area.

6 The subject site meets commercial locational 7 criteria requirements under Objective 22 and 8 Policy 22.2 via the exception provided in Future 9 Land Use Element Policy 22.3.

10 The nearest node at West Bloomingdale Avenue 11 and South Gornto Lake Road is greater than 900 feet 12 away from 75 percent of the subject site. The 13 Planning Commission staff recognizes that the site 14 has natural limitations, such as wetland and the 15 connectivity requirements on-site.

As stated in Policy 22.3, in circumstances where a site is unable to meet the requirements of Policy 22.2, quote, but at least 75 percent of the frontage associated with the use is within the distance and under single ownership, then the proposed use may be considered for approval, end quote.

Thus the site meets commercial locational criteria as it fulfills the condition in Policy 22.3. The proposed rezoning meets the

Page 226 intent of the Interstate 75 policies and Objectives 1 34 and 35 of the Future Land Use Element. 2 This policy direction encourages projects 3 with urban level intensities that do not endanger 4 5 the viability or aesthetic characteristics on 6 conservation and preservation areas. 7 In this case, the wetlands will be placed in 8 a conservation easement and will, therefore, satisfy policy direction that encourages the use of 9 10 innovative site design techniques, as well as the use of gradual transitions of uses and intensities 11 12 between different uses. 13 The subject site meets the intent of the 14 Urban General Character District of the Brandon 15 Community Plan. The Urban General Character 16 District is intended for mixed-use multistory 17 buildings to accommodate retail, office, and 18 dwellings such as townhomes and row homes. 19 The applicant has provided retail with 20 restrictions on uses and hours of operation and has 21 placed them below the proposed conservation area 22 which will provide a natural transition of uses. 23 Based upon those considerations, Planning 24 Commission staff finds the proposed Planned 25 Development consistent with the Future of

Page 227 Hillsborough Comprehensive Plan for unincorporated 1 2 Hillsborough County subject to the conditions proposed by Development Services. Thank you. 3 4 HEARING MASTER FINCH: Thank you so much. 5 Is there anyone in the room that would like to 6 speak in support? Anyone online? All right. Anyone in opposition to this project? 7 8 Seeing no one in the room, no one online. 9 Mr. Grady, anything else? MR. GRADY: Just I was noting, basically, in 10 11 the applicant's testimony and the presentation by 12 the Planning Commission about commitment for 13 placing the wetland on conservation easement and that's not specifically reflected in the conditions 14 15 of approval, I think it'd be appropriate to include 16 such a condition since that appears to be a 17 commitment by the applicant. 18 And I think that sounds to be an important 19 issue for the Planning Commission. So I ask the 20 applicant to respond to that as part of, you know, 21 brief rebuttal testimony. 22 HEARING MASTER FINCH: All right. Thank you 23 so much. 24 Mr. Smith. 25 MR. SMITH: I almost heard what you said,

Page 228

but I think I heard what you said. The -- with respect to the conservation easement, there's a note on the site plan that indicates that the pod C will be placed on conservation easement.

So that is clearly the intent of the use for that property. I think the site plan reflects what Lot 1 can be used for: Stormwater pond, the cross access that's required by the County, and the conservation easement and the wetland.

10 If there was -- if there is a need for any 11 correction to the site plan or the conditions, we 12 don't have a problem with that being clarified on 13 the record. But we do commit to what we've shown 14 on the site plan as being what's allowed on Lot 1. 15 HEARING MASTER FINCH: All right. So,

HEARING MASTER FINCH: All right. So,
Mr. Grady, is it your intent to draft a condition
to that effect?

18 MR. GRADY: Yeah. I think it'd be prudent. 19 I'll probably just -- we'll probably mirror what 20 the note and the plan to put in the conditions --21 HEARING MASTER FINCH: And that's acceptable 22 to you? 23 MR. SMITH: Yeah. That was the intent. So 24 that would be acceptable. 25 HEARING MASTER FINCH: All right. Thank you

Executive Reporting Service

1

2

3

4

5

6

7

8

9

	Page 229
1	so much.
2	Does that conclude your rebuttal?
3	MR. SMITH: That's all we have, unless you
4	have questions.
5	HEARING MASTER FINCH: No, I do not. Thank
6	you so much.
7	And with that, we'll close Rezoning 21-0867
8	and go to the last case.
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

T

	Page 1 SBOROUGH COUNTY, FLORIDA O OF COUNTY COMMISSIONERS
IN RE: ZONING HEARING MAS HEARING))) STER (ZHM))))
	IG HEARING MASTER HEARING COF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Monday, August 16, 2021
TIME:	Commencing at 6:00 p.m. Concluding 8/17/21 at 12:04 a.m.
PLACE:	Hybrid Meeting/Cisco Webex R.W. Saunders Sr. Public Library Ada T. Payne Community Room 1505 Nebraska Avenue Tampa, Florida
Ulmertor	Andrew Mayes cutive Reporting Service n Business Center, Suite 130 Clearwater, FL 33762

Page 11 1 Hearing Master hearing. 2 Item A.20., major mod application 21-0865. This application is being continued by staff to 3 the September 13, 2021, Zoning Hearing Master 4 5 hearing. Item A.21., rezoning PD 21-0867. 6 This 7 application is being continued by the applicant to 8 the September 13, 2021, Zoning Hearing Master hearing. 9 Item A.22., rezoning standard 21-0870. 10 This application is out of order to be heard and is 11 12 being continued to the September 13, 2021, Zoning 13 Hearing Master hearing. 14 Item A.23., major mod application 21-0877. 15 This application is being continued by the 16 applicant to the September 13, 2021, Zoning 17 Hearing Master hearing. 18 Item A.24., major mod application 21-0944. 19 This application is out of order to be heard and 20 is being continued to the September 13, 2021, 21 Zoning Hearing Master hearing. 22 Item A.25., rezoning standard 21-0951. This 23 application is out of order to be heard and is 24 being continued to the September 13, 2021, Zoning 25 Hearing Master hearing.

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 5DATE/TIME: 9 - 13 - 2021 HEARING MASTER: Susan Finch

PLEASE PRINT CLI	EARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION # MM 21-0169	PLEASE PRINT NAME
APPLICATION # Rz - PD	PLEASE PRINT NAME ROWALD FLOYD
21-0221	MAILING ADDRESS (4/7W LINEBAUGH AVE
	CITY TAMPA STATE E ZIP 33625 PHONE 83968619
APPLICATION #	PLEASE PRINT J.D. ALSABBAGH
21-022)	MAILING ADDRESS 8370 (4. H.U.S. AVE # 205
	CITY TAMPA STATE FL ZIP 33615 PHONE 813 889-0700
APPLICATION #	PLEASE PRINT NAME JOSDica Icerman
21-0556	MAILING ADDRESS 401 Fust Juckson St. #2100
-	CITY TUMPA STATEFL ZIP 33702 PHONE 222-5066
APPLICATION #	PLEASE RRINT NAME Savis M. Smith
21-0556	MAILING ADDRESS 401 E. Jackson St. S. to 2100
	MAILING ADDRESS 401 E. Jackson St. S. # 2100 CITY Top STATE F/ ZIP 3360/PHONE 813222 50/0
APPLICATION #	PLEASE PRINT Calin Rice
21-0557	MAILING ADDRESS 101 E Kennedy Blud Ste 2800
	CITY Tampa STATE FL ZIP 33609 PHONE 813-676-7226

Application No. 21 CF67 Name: Devrid Smoth Entered at Public Hearing: ZHM Exhibit # | Date: 9-13-21

STEARNS WEAVER MILLER

Hutton Real Estate Holdings, LLC

RZ-PD 21-0867

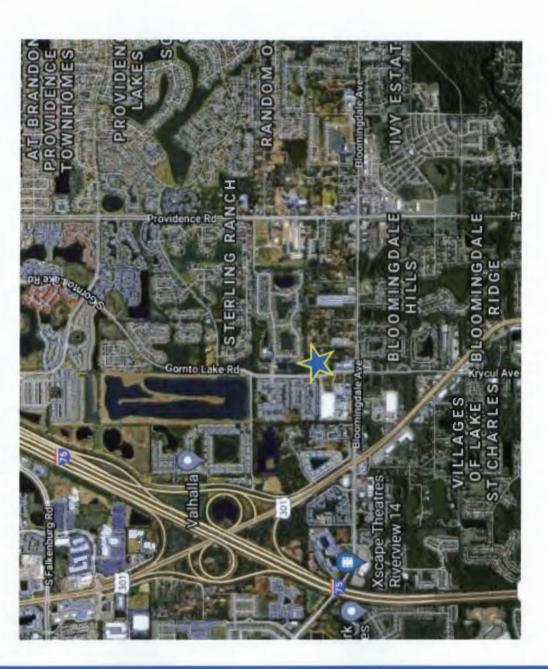
Zoning Hearing Master Item #D.10 September 13, 2021

CICI

Property Location

Property is on the east side of Gornto Lake Rd., approximately 688 feet north of Bloomingdale Ave.

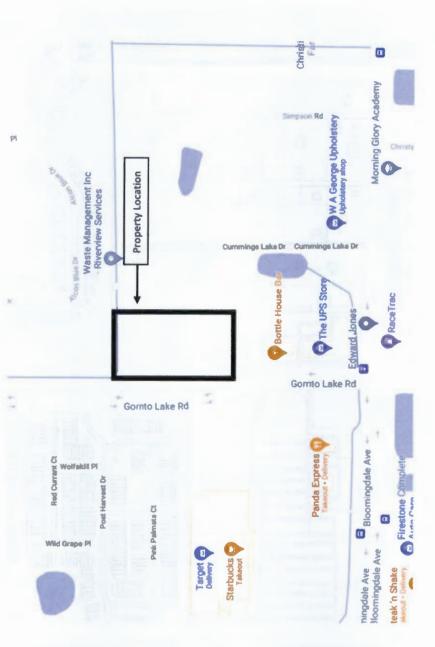
Vicinity Map



Property Location

- Property is ± 4.96 acres
- 0.67 acres of wetlands
- 4.02 acres of uplands
- Within the Urban General Area of the Brandon Community Plan

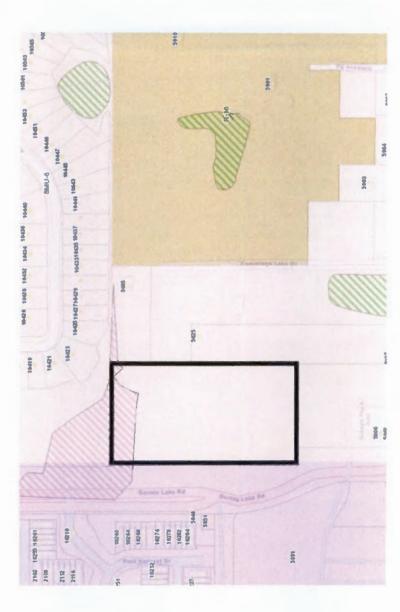
Vicinity Map



Future Land Use Classification

Future Land Use: Suburban Mixed Use-6 ("SMU-6") 0.25 FAR

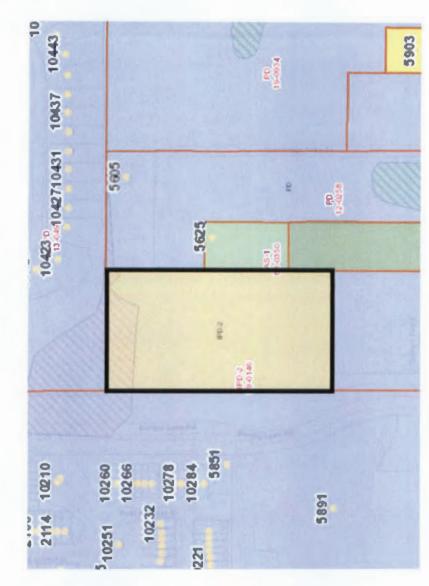
Current:



Rezoning

- Current Zoning: Interstate Planned Development-2 ("IPD-2") 89-0146
- 120,000 SF of office and child care uses
 - Structured parking
- Inactive category today
- Proposed Zoning: Planned Development ("PD")

Current Zoning:

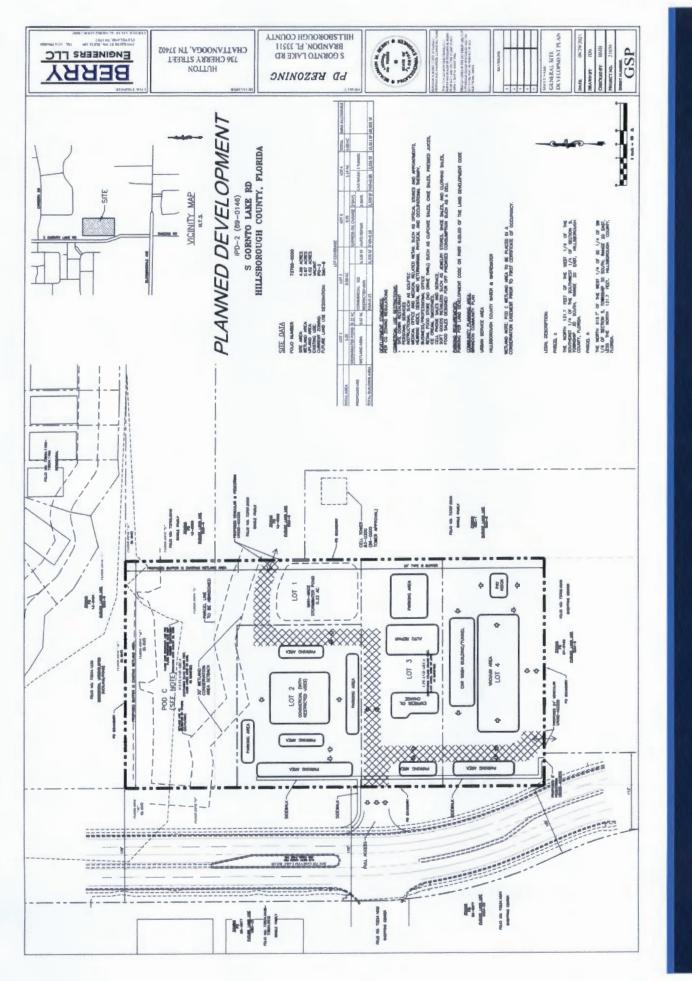


10

Proposed PD Uses

- Lot 1 / Pod C: Stormwater pond & wetland area
 - Wetland to be placed in conservation
- Lot 3: Express Oil Change and auto repair
- Max of 5,570
- Hours: 8am–8pm
- Lot 4: car wash
- Max of 3,816 SF
- Hours: 8am-8pm

- Lot 2: Retail center not to exceed 6,525 SF
- Sit down restaurant
- Personal services
- Instructional uses
- Medical office and medical-related retail
- Dental office
- Veterinarian office
- Physical and occupational therapy
 - Business/professional office
- Retail food store (no drive-thru)
- Cell phone sales and service
 - Soft good retailers
- Food sales designed for off-premises consumption



Consistency with the Hillsborough County Comprehensive Plan

- Application is CONSISTENT with the Comprehensive Plan
- The maximum allowed based upon the project The SMU-6 Future Land Use category provides for 175,000 SF or 0.25 FAR, whichever is less intense. suburban scale neighborhood commercial up to 1
- acreage is 51,074 SF
 The proposed square footage for the entire Project is only 15,911 SF
- Meets Commercial Locational Criteria
- Provides transition to residential uses to the north and west A
- Provides vehicular and pedestrian cross access to south and east 4

Transportation

Approved Zoning:

Zoning, Lane Use/Size
20,000 sf, Medical Office (ITE 720)
00 Students, Daycare (ITE 565)
Total

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way	Total Pea	Total Peak Hour Trips
5	Volume	AM	PM
PD: 6,525sf, Fast Causal Restaurant (ITE LUC 930)	2,058	14	92
PD: 1 Tunnel, Automated Carwash (ITE LUC 948)	780*	39*	78
PD: 3 Service Positions, Quick Lube Vehicle Stop (ITE 941)	120	6	15
PD: 5 Bays, Auto Care Center (ITE LUC 942)	110*	8	11
Total	3,068	70	196

Trip Generation Difference:

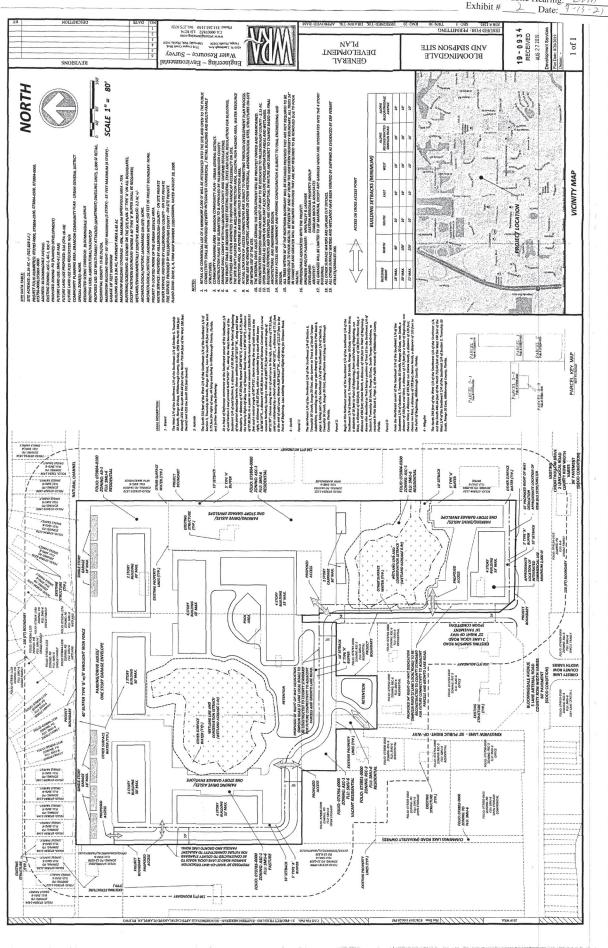
Towing I and I had Size	24 Hour	Total Peak Hour Trips	Hour Trips
	Two-Way Volume	AM	MA
Difference	(-) 1,517	(-) 342	(-) 298

Note: * Estimated. ITE does not provide trip generation for certain time periods of some proposed uses.

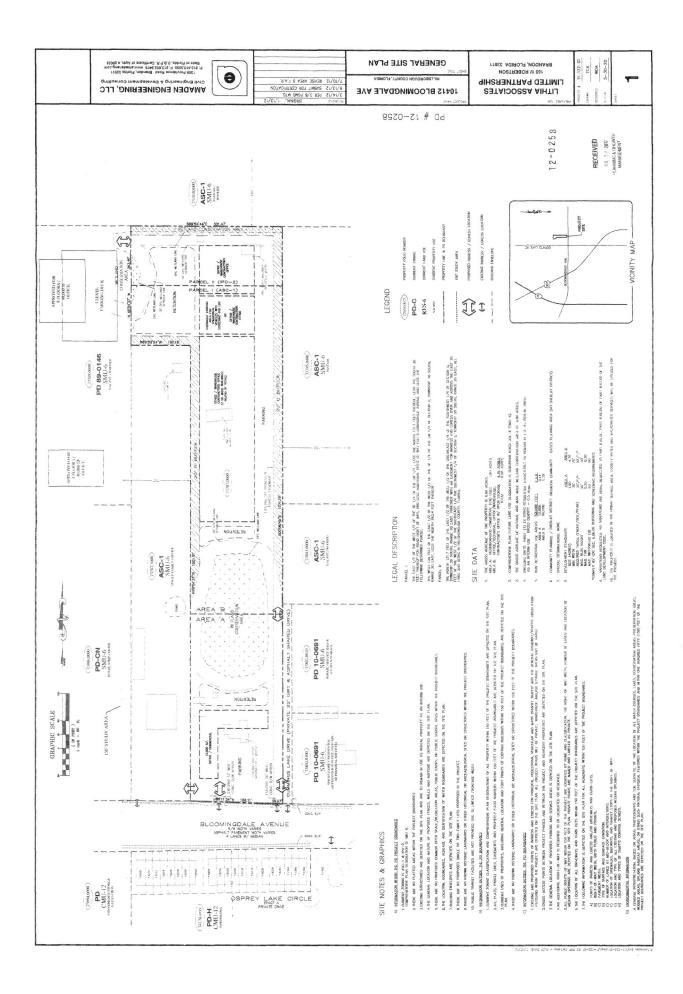
CONCLUSION

- > Planning Commission Staff found the application CONSISTENT with the **Comprehensive Plan**
- Development Services Staff finds the application APPROVABLE
- > We respectfully request the ZHM recommend APPROVAL of this application

Application No. $2 - c_{667}$ Name: 3espice LiermanEntered at Public Hearing: 2hnEvhikir # 2 - Drive: 7-(3-2)



(



C

C

PARTY OF RECORD

Rome, Ashley

From: Sent: To: Subject: Attachments: Grady, Brian Monday, August 30, 2021 9:50 AM Timoteo, Rosalina; Rome, Ashley FW: (WEB mail) - RZ-PD 21-0867 51883785_IMG_1537.jpg

J. Brian Grady Executive Planner Development Services Department

P: (813) 276-8343 E: <u>GradyB@HCFLGov.net</u> W: <u>HCFLGov.net</u>

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: Yunk, David <YunkD@hillsboroughcounty.org>
Sent: Monday, August 30, 2021 9:34 AM
To: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: FW: (WEB mail) - RZ-PD 21-0867

For optix.

From: <u>formstack@hillsboroughcounty.org</u> <<u>formstack@hillsboroughcounty.org</u>> Sent: Friday, August 27, 2021 7:30 PM To: Commissioner District 5 <<u>ContactDistrict5@hillsboroughcounty.org</u>> Subject: (WEB mail) - RZ-PD 21-0867

The following Commissioner(s) received a direct copy of this email:

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Stacy White (District 4)
- 5 | Commissioner Mariella Smith (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Kimberly Overman (District 7)

Date and Time Submitted: Aug 27, 2021 7:30 PM

Name: Cindy McGrew-Thomas

Address: 2011 Glen Forge Street, Brando Brandon, FL 33511

Phone Number: (386) 837-2365

Email Address: cindy.mcgrew.thomas@gmail.com

Subject: RZ-PD 21-0867

Message: Dear Commissioners,

I live in a subdivision called Sterling Ranch in Brandon. The major roads in all directions are Gornto Lake Rd., Providence Ridge Blvd., Providence Blvd., and Bloomingdale Blvd.. Over time on this big block we have watched it be sold off parcel by parcel. There is scarcely any wild land left. This morning I walked to the rezoning sign to take some pictures of the land in question. Even as I took the pictures, I could hear the sounds of construction behind me where Target is (they are building a new gym) and in back of this forested area where a new apartment complex is going up. I honestly started to cry a little because it made me ask a question. Here in Brandon is it our goal to only have humans live here and no wildlife or native plants or old trees? Because it sure seems like that, like every piece of land has a price, and natural spaces have no value. I am an Eagle Watch volunteer with Audubon and a volunteer animal transporter with a local wildlife rehabber and I can tell you that as we push further and further in to all the wild and natural areas, the wildlife has nowhere to go, leading to collisions with autos etc.. And I ask, do we ever stop doing that here, because when I look at some of the other districts it seems like there is more of a plan, and a limit to how much natural land we destroy.

Thank you,

Cindy McGrew-Thomas

853264124

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/92.0.4515.159 Safari/537.36

