



**PD Modification Application: MM 26-0432**

**Zoning Hearing Master Date:** April 27, 2026

**BOCC Land Use Meeting Date:** June 9, 2026

**1.0 APPLICATION SUMMARY**

**Applicant:** Suncoast Community Health Centers, Inc.

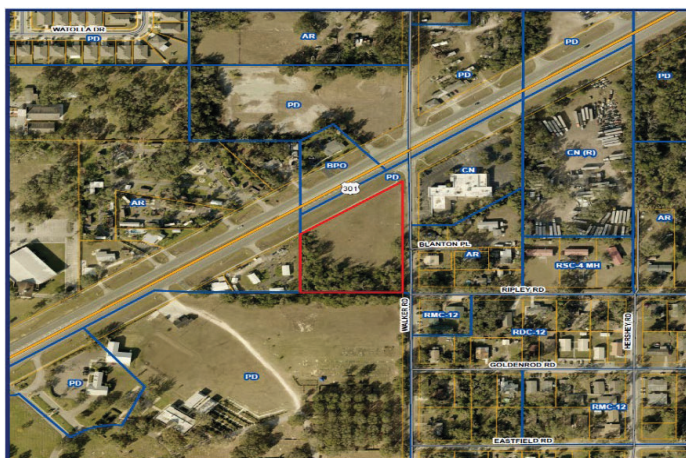
**FLU Category:** Residential-4

**Service Area:** Urban

**Site Acreage:** +/-2.53 acres

**Community Plan Area:** Thonotosassa

**Overlay:** None



**Introduction Summary:**

Planned Development 21-0701, as most recently modified by MM 23-0269, is approved for two options: (Option 1) 18,500 sf for a health practitioner’s office, clinic, apothecary, or (Option 2) 12,200 sf for a health practitioner’s office, clinic, apothecary and 6,300 sf adult day care or childcare (maximum of 100) in one 18,500 square-foot building. The request is to modify the proposed uses to accommodate development consisting of up to 17,650 square feet of BPO (Business, Professional Office) use, including up to a maximum 10,000 square feet of Medical Office/Clinic.

Existing Approval(s):	Proposed Modification(s):
<ol style="list-style-type: none"> <li>Maximum square feet to 18,500 sf.</li> <li>Permitted uses limited to Health Practitioner’s Office, Clinic, Apothecary, and Daycare for either children or adults.</li> <li>Maximum building height 24 feet.</li> <li>Two development options permitted.</li> </ol>	<ol style="list-style-type: none"> <li>Reduce maximum square footage to 17,650 sf.</li> <li>Modify the proposed uses to allow restricted Business Professional Office (BPO) and medical office/clinic uses.</li> <li>Maximum building height 20 feet, with entryway feature maximum height of 26 feet.</li> <li>One development option proposed.</li> </ol>

**Additional Information:**

<b>PD Variation(s):</b>	None Requested as part of this application
<b>Waiver(s) to the Land Development Code:</b>	None Requested.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

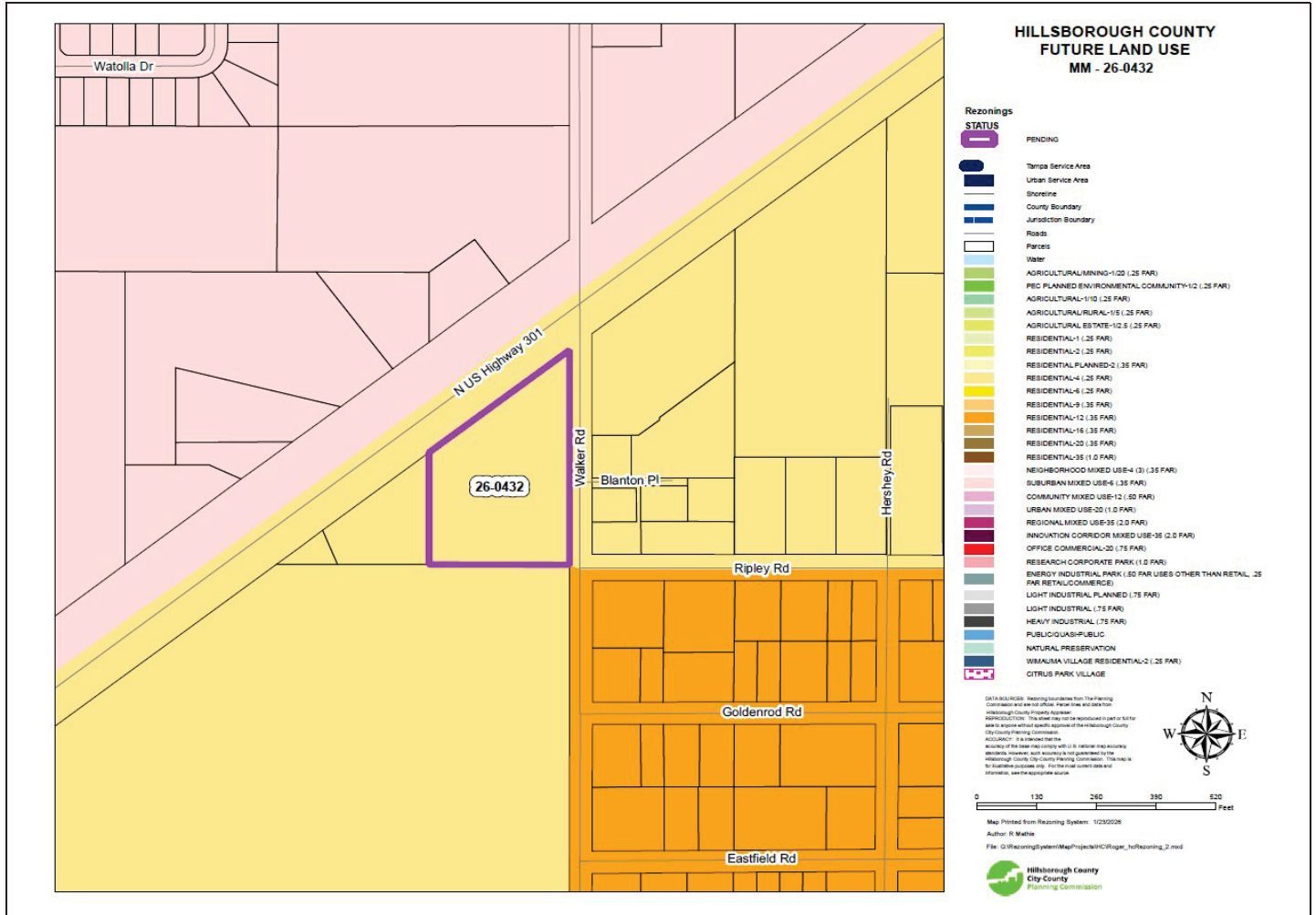


### Context of Surrounding Area:

The subject property is currently undeveloped and located on the southwest corner of the Walker Road and U.S. Highway 301 intersection. Existing land uses within the area include a cemetery, a mobile home park, commercial, office and single-family residential. Commercial Neighborhood (CN) abuts the subject property directly to the northeast across Walker Road. Agricultural Rural (AR) is located east and west. North of US Highway 301 is Business, Professional Office (BPO).

2.0 LAND USE MAP SET AND SUMMARY DATA

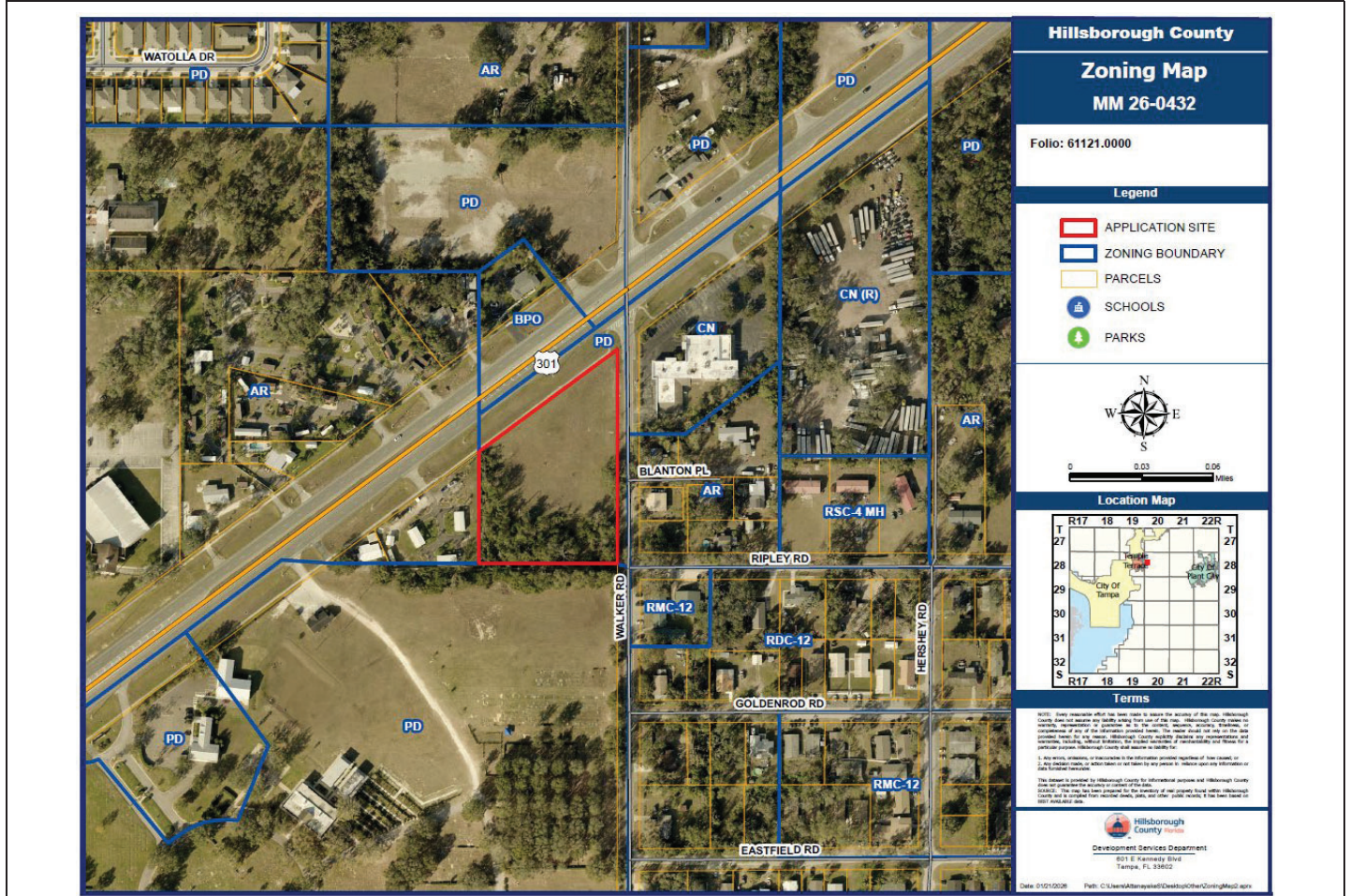
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 dwelling units per acre/Maximum 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

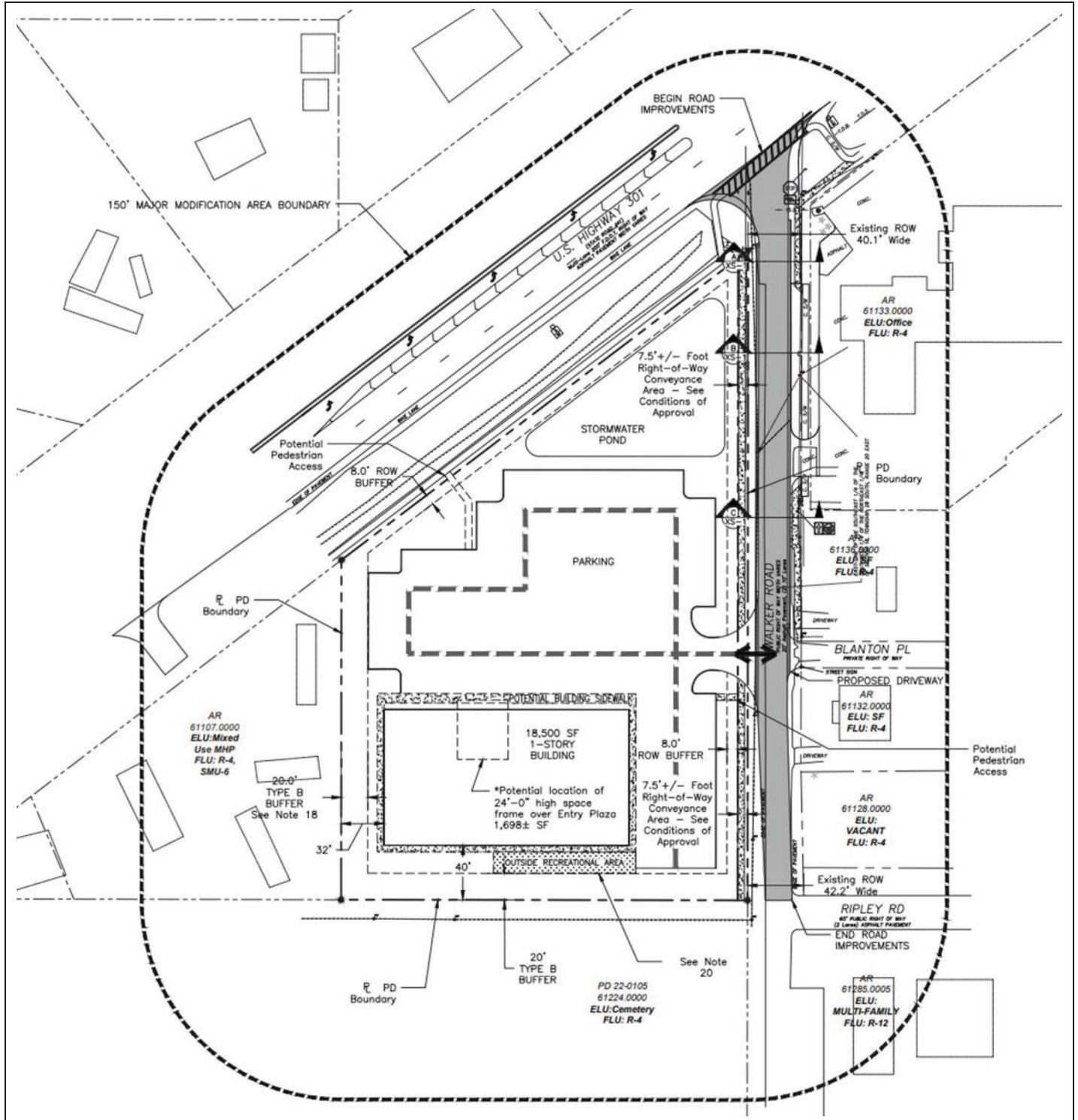


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	BPO	Max. 0.20 FAR	Office	North US Highway 301 right-of-way, Office
South	PD 89-0001	n/a	Cemetery	Sunset Memorial Gardens Cemetery
East	CN and AR	CN: Max. 0.25 FAR AR: 1 unit per 5 acres	CN: Retail / Commercial AR: Agricultural and Single-family residential	Walker Road right-of-way, Office, & Single-family Residential
West	AR	1 unit per 5 acres	Agricultural and Single-family residential	Mobile Home Park (nonconforming)

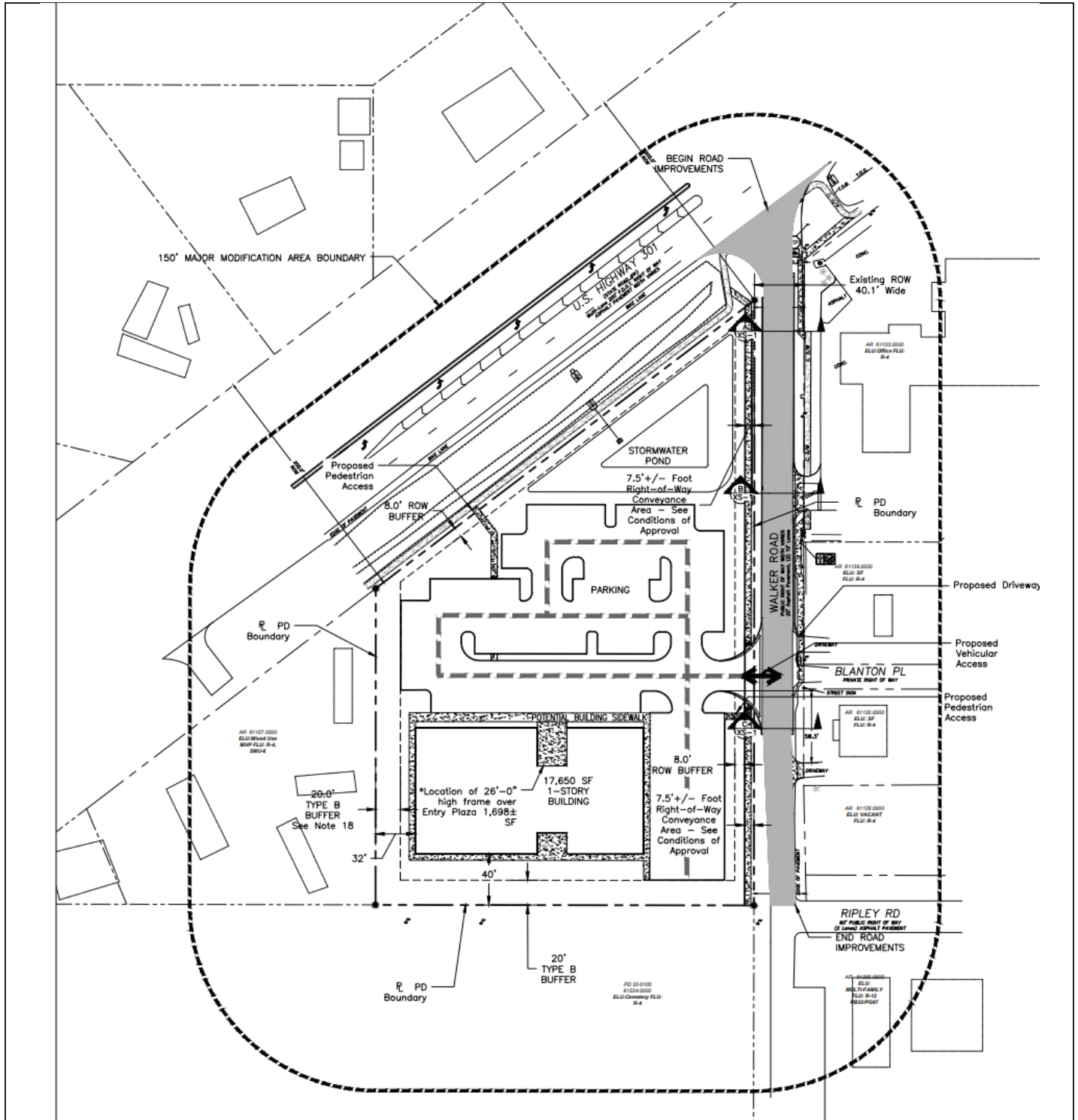
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
US Highway 301	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Walker Road	County Local – Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	837	108	118
Proposed	963	52	95
Difference (+/-)	+ 126	- 56	- 23

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Access/Additional Connectivity</b>	<b>Cross Access</b>	<b>Finding</b>
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Walker Road/Substandard Road	Deminimis Design Exception Requested	Approvable
Notes:		

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input checked="" type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other <u>Airport Height Restriction Area</u></li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Medical Office (gr than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 *18.5 = \$581,991.50    OR    \$31,459 *12.2 = \$383,799.80 Fire: \$158 *18.5 = \$2,923                      OR    \$158 *12.2 = \$1,927.60  Daycare (Per 1,000 s.f.) Mobility: \$13,156 * 6.3 = \$82,882.8 Fire: \$95 * 6.3 = \$598.50  Urban Mobility, Northeast Fire - Medical office 18.5k sq ft, or Medical 12.2K sq ft and Daycare 6300 sq ft				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See "Hillsborough County Planning Commission Review".

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The subject property is currently undeveloped and located on the southwest corner of the Walker Road and U.S. Highway 301 intersection. Existing land uses within the area include a cemetery to the immediate south of the subject site and a mobile home park located to the west of the site. Additional uses nearby include commercial, office and single-family residential. Commercial Neighborhood (CN) abuts the subject property directly to the northeast across Walker Road. Agricultural Rural (AR) is located east and west. North of US Highway 301 is Business, Professional Office (BPO).

The applicant is requesting a major modification to the previously approved MM 23-0269 that accommodated two alternative designs. The current project proposal is to accommodate development consisting of up to a 17, 650 square-foot building of Business, Professional (BPO) uses including up to a maximum of 10,000 square feet of Medical/Office Clinic use.

Previously approved conditions regarding compatibility (hours of operation, enhanced screening, and drive-thrus) will remain. Also, the applicant has proposed to restrict certain uses permitted in the BPO district. 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 upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions**

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 17, 2026.

1. The development shall be approved for a maximum of ~~18,500 square feet of:~~
  - a. ~~Option 1: 18,500 square feet of Health Practitioner's Office/Clinic/Apothecary~~
  - b. ~~Option 2: 12,200 square feet of Health Practitioner's Office/Clinic/ Apothecary and 6,300 square feet of Adult Daycare or Child Daycare (maximum 100 attendees);~~ 17,650 square feet of restricted BPO (Business, Professional Office) uses. Medical offices/clinics with scheduled or emergency services by physicians shall be limited to a maximum of 10,000 square feet.

The Following BPO Uses are prohibited:

- Libraries
- Pre-K, Day Care, Child Care and Child Nurseries
- Schools, Private, Public and Charter (K—12)
- Funeral Homes and Mortuaries, with or without crematoriums
- Laundries (Self-Serve)
- Liquor Store
- Public Parks & Recreation Facilities
- Recreational Uses, Private Community, Passive
- Flow Equalization Tanks
- Colleges and Universities

2. The project shall be developed in accordance with the certified site development plan and the following standards:
  - Maximum Building Area: ~~18,500~~ 17,650 square feet
  - Minimum Front Setback: 30 feet (east/west)
  - Minimum Side Setback: 20 feet (west/south)
  - Maximum Building Height: ~~24~~ 20 feet\*
  - Maximum Impervious Surface: 68%
  - \*the maximum height of the entry feature, where depicted on the site plan, shall be 26 feet
3. The landscape buffering and screening shall be in accordance with the requirements of Part 6.06.00 of the Land Development Code, unless specified otherwise.
  - a. ~~The location of the 24 foot portion of the building shall comply with the additional 2:1 setback.~~
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. The project shall be served by (and limited to) one (1) full access connection to Walker Rd. ~~The Walker Road access~~ which shall align with Blanton Place.
7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. Notwithstanding anything on the PD site plan to the contrary, the developer shall be permitted to reconfigure internal pedestrian design/routing and parking lot areas as necessary to design a pedestrian system which can be approved during the plat/site/construction plan review process.

9. Compatibility conditions include the following:

9.1 Hours of Operation will be limited to Monday-Friday from 7:00 AM to 6:00 PM.

9.2 The Type "B" buffer along on the western property boundary where residential mobile homes are abutting the southwestern portion of the subject site shall include enhanced screening:

- Screening along the western boundary shall consist of a six-foot high PVC privacy fencing and alternating tree groupings spaced 40 feet apart. The tree groupings shall consist of either 3 live oak trees, 5 ornamental trees or pine tree groupings containing a minimum of 6 pine trees. The oak and pine trees shall be a minimum of 10 feet high at the time of planting, with a minimum of 2-inch caliper.

9.3 The apothecary use will be walk-in only, with no drive-through permitted

9.4 ~~The outdoor recreational area shall be placed along the southeast area of the building per the site plan.~~

9.5 ~~If the project is developed under Option 2, the plan must meet all requirements of LDC Sec. 6.11.24 (Child Care Center) and LDC Sec. 6.11.05 (Adult Care Facility), as applicable.~~

10. If MM ~~23-0269~~ 26-0432 is approved, the County Engineer will approve a de minimis exception to the previously approved Design Exception request (dated June 5, 2023) which was ~~found approvable~~ approved by the County Engineer (on ~~June 7~~ September 18, 2023) for the Walker Rd. substandard road improvements. As Walker Rd. is a substandard local roadway, the developer will be required to make certain improvements to Walker RD. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvements within each of three segments of the roadway consistent with requirements of the Design Exception.

For purposes of this condition, Segment A shall be defined as that portion of Walker Rd. between US 301 and a point +/- 115-feet to its south, Segment B shall be defined as that portion of Walker Rd. between the southern terminus of Segment A and continuing a further +/- 125 feet south, and Segment C shall be defined as that portion of Walker Rd. between the southern terminus of Segment B and the southern project boundary (i.e. a distance of +/- 290 feet). Specifically:

a. Within Segment A the developer shall:

- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
- ii. Install Type-F curbing along both sides of the roadway; and,
- iii. Construct minimum 5-foot-wide sidewalk along both sides of Walker Rd.

b. Within Segment B the developer shall:

- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
- ii. Install Type-F curbing along both sides of the roadway; and,
- iii. Construct minimum 5-foot-wide sidewalk along the west side of Walker Rd.

c. Within Segment C the developer shall:

- i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
- ii. Install Type-F curbing along both sides of the roadway;
- iii. Construct a minimum 5-foot-wide sidewalk along the west side of Walker Rd.; and,
- iv. Construct a 6-foot-wide sidewalk along the east side of Walker Rd.

11. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's Walker Rd. frontage as necessary to construct the substandard improvements specified within the approved Design Exception and summarized in condition 10, hereinabove, as well as any project related improvements such as turn lanes.
12. Unless otherwise approved by the Florida Department of Transportation (FDOT), concurrent with the initial increment of development the developer shall construct a directional median at the intersection of US 301 and Walker Rd. such that northbound and southbound through and left turning movements through the intersection are prohibited.
13. 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.
14. 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 serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
15. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
16. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
1518. 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.

~~16~~19. 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.

~~17~~20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Property Violation History

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Natural Resources*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date





**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Thonotosassa

PETITION NO: MM 26-0432

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

### **CONDITIONS OF APPROVAL**

#### *Revised Conditions*

6. The project shall be served by (and limited to) one (1) full access connection to Walker Rd. ~~The Walker Rd access which~~ shall align with Blanton Pl.
10. If MM ~~23-0269~~ 26-0432 is approved, the County Engineer will approve a de minimis exception to the previously approved Design Exception request (dated June 5, 2023) which ~~was found approvable~~ approved by the County Engineer (on ~~June 7~~ September 18, 2023) for the Walker Rd. substandard road improvements. As Walker Rd. is a substandard local roadway, the developer will be required to make certain improvements to Walker RD. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct improvements within each of three segments of the roadway consistent with requirements of the Design Exception.

For purposes of this condition, Segment A shall be defined as that portion of Walker Rd. between US 301 and a point +/- 115-feet to its south, Segment B shall be defined as that portion of Walker Rd. between the southern terminus of Segment A and continuing a further +/- 125 feet south, and Segment C shall be defined as that portion of Walker Rd. between the southern terminus of Segment B and the southern project boundary (i.e. a distance of +/- 290 feet).

Specifically:

- a. Within Segment A the developer shall:
  - i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
  - ii. Install Type-F curbing along both sides of the roadway; and,
  - iii. Construct minimum 5-foot-wide sidewalk along both sides of Walker Rd.
  
- b. Within Segment B the developer shall:
  - i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
  - ii. Install Type-F curbing along both sides of the roadway; and,
  - iii. Construct minimum 5-foot-wide sidewalk along the west side of Walker Rd.
  
- c. Within Segment C the developer shall:
  - i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;

- ii. Install Type-F curbing along both sides of the roadway;
  - iii. Construct a minimum 5-foot-wide sidewalk along the west side of Walker Rd.; and,
  - iv. Construct a 6-foot-wide sidewalk along the east side of Walker Rd.
11. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's Walker Rd. frontage as necessary to construct the substandard improvements specified within the approved Design Exception and summarized in **condition 10**, hereinabove, as well as any project related improvements such as turn lanes.

All other existing transportation related conditions are intended to remain.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Major Modification to existing Planned Development (PD) 21-0701, most recently modified by 23-0269. The PD is approved for two development options. Option 1 permits up to 18,500 s.f. of Health Practitioner's Office/ Clinic/Apothecary uses. Option 2 permits up to 12,200 s.f. of Health Practitioner's Office/ Clinic/Apothecary uses and up to 6,300 s.f. of Child Care Center or Adult Care Facility Uses with a maximum of 100 attendees.

The requested PD modification seeks to reduce the overall project square footage from 18,500 s.f. to 17,650 s.f., eliminate the two development options, restrict Medical Office/Clinic uses to a maximum of 10,000 s.f. of the 17,650 s.f. of Business, Professional Office (BPO) uses, and prohibit the following uses: Agricultural, Residential, Libraries, Pre-K, Day Care, Child Care and Child Nurseries, Schools – Private, Public and Charter (K-12), Adult Care Center, Funeral Homes and Mortuaries, Laundries (Self-Serve), Liquor Store, Public Parks and Recreation Facilities, Recreation Uses – Private Community and Passive, Flow Equalization Tanks, Colleges and Universities.

***Trip Generation Analysis***

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning (Option 2 – Worst Case Scenario):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 12,200 SF Walk-In Clinic (ITE LUC 630)	459	34	45
PD, 100 Attendee Child Care Center (ITE LUC 565)	378	74	73
Total	837	108	118

Proposed Zoning:

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

PD, 10,000 SF Walk-In Clinic (ITE LUC 630)	393	31	38
PD, 7,650 SF Copy, Print, and Express Ship Store (ITE LUC 920)	570*	21	57
Total	963	52	95

*\*Weekday trips were estimated (10x PM Peak Hour) as ITE does not provide weekday trips for this LUC*

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	+ 126	- 56	- 23

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage along US 301 and Walker Rd.

Walker Rd. is a 2-lane, substandard, local, rural roadway. The roadway is characterized by +/- 9 to 10-foot-wide travel lanes in average condition. The roadway appears to lie within a +/- 42-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along a portion of the east side of Walker Rd. in the vicinity of the proposed project. There are no bicycle facilities on Walker Rd. in the vicinity of the proposed project.

US 301 is a 4-lane, principal arterial roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition. The roadway appears to lie within a +/- 200-foot-wide right-of-way along the project's frontage. There are +/- 5-foot-wide sidewalks along both sides of US 301 in the vicinity of the proposed project. There are +/- 5-foot-wide bicycle facilities (on paved shoulders) on US 301 in the vicinity of the proposed project.

The segment of US 301 along which the project fronts is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway; however, as there is sufficient existing right-of-way and the roadway is in its ultimate configuration, no additional right-of-way preservation is required.

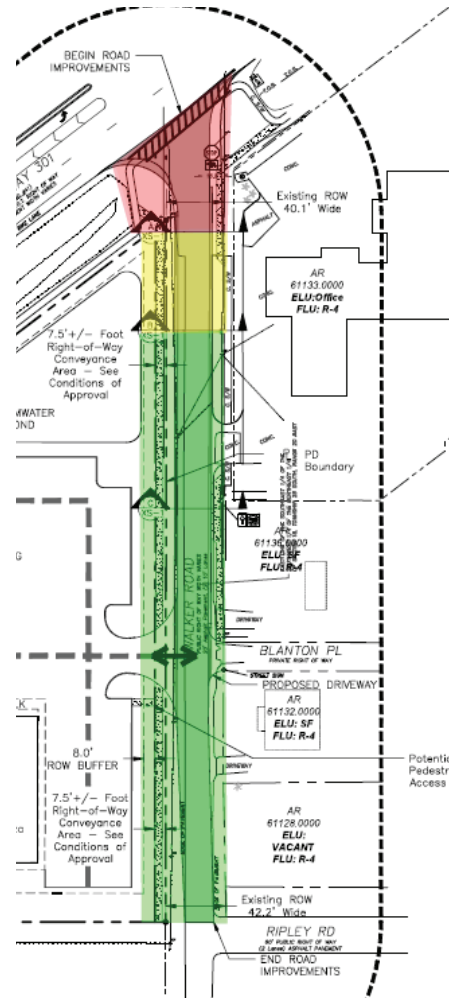
### **SITE ACCESS**

The existing PD is approved for vehicular and pedestrian access to Walker Rd. This request does not propose changes to the project's access connections.

### **DEMINIMIS DESIGN EXCEPTION REQUEST – WALKER RD. SUBSTANDARD ROAD**

The applicant's Engineer of Record (EOR) prepared a Design Exception request for Walker Rd. substandard road improvements. Given that the requested modification is removing the adult daycare/child daycare use and is reducing the permitted square footage of health practitioner's office/clinic use, the applicant requested a de minimis review by the County Engineer, who concurred that the previous Design Exception shall be permitted to stand as-is.

As Walker Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Walker Rd. (dated June 5, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on June 7, 2023), and approved (on September 18, 2023) subsequent to the Hillsborough County Board of County Commissioners approving MM 23-0269. The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 non-residential subtype (for 2-Lane Urban Local Roadways) include the following. For purposes of the Design Exception, the roadway was split into three sections. Segment A (shown in red below) consisting of the portion of Walker Rd. between US 301 and a point +/- 115-feet to its south, Segment B (shown in yellow below) consisting of that portion of Walker Rd. between the southern terminus of Segment A and continuing a further +/- 125 feet south, and Segment C (shown in green below) consisting of that portion of Walker Rd. between the southern terminus of Segment B and the southern project boundary (i.e a distance of +/- 290 feet).



1. Within Segment A:
  - a. The developer will be permitted to widen the road to 11-foot-wide travel lanes in lieu of the 12-foot-wide travel lanes required per TS-3;
  - b. The developer will be permitted to utilize F-type curb in lieu of Miami curb required per TS-3; and,
  - c. The developer will be permitted to reduce the grass strip on the east side of Walker Rd. to 3 feet in lieu of the 8-foot-wide grass strip required per TS-3.

The applicant's EOR noted that the developer is proposing to construct 5-foot-wide sidewalks along both sides of Walker Rd. and proffered to dedicate and convey +/- 7.5 feet of right-of-way along its frontage within this segment.

2. Within Segment B:
  - a. The developer will be permitted to widen the road to 11-foot-wide travel lanes in lieu of the 12-footwide travel lanes required per TS-3; and,
  - b. The developer will be permitted to utilize F-type curb in lieu of Miami curb required per TS-3.

The applicant's EOR noted that the developer is proposing to construct 5-foot-wide sidewalks along their project frontage as required by the LDC and proffered to dedicate and convey +/- 7.5 feet of right-of-way along its frontage within this segment. The EOR noted there is an existing sidewalk along the east side of Walker Rd. within the segment (but that it is located outside of the existing right-of-way).

3. Within Segment C:

- a. The developer will be permitted to widen the road to 11-foot-wide travel lanes in lieu of the 12-footwide travel lanes required per TS-3;
- b. The developer will be permitted to utilize F-type curb in lieu of Miami curb required per TS-3; and,
- c. The developer is proposing to construct a 6-foot-wide sidewalk along the back of curb along the east side of the roadway (in lieu a sidewalk separated from the travel lane with an 8-foot-wide grass strip).

Staff notes that the developer is not required to construct a sidewalk along the east side per the LDC but has proffered this improvement as a part of its Design Exception request. The applicant's EOR noted that the developer is proposing to construct 5-foot-wide sidewalks along their project frontage as required by the LDC and proffered to dedicate and convey +/- 7.5 feet of right-of-way along its frontage within this segment.

If MM 26-0432 is approved by the Hillsborough County Board of County Commissioners, the County Engineer will approve the de minimis Design Exception request.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The roadway level of service for Walker Rd. is not available. Level of service information for US 301 is provided below.

<b>Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
US 301	Harney Rd. (S)	Fowler Ave.	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

## Ratliff, James

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**From:** Williams, Michael  
**Sent:** Wednesday, June 7, 2023 10:44 AM  
**To:** Vicki Castro; Micahel Yates (myates@palmtraffic.com)  
**Cc:** amber.dickerson@urbanplanninginnovations.com; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor  
**Subject:** FW: MM 23-0269 - Design Exception Review  
**Attachments:** 23-0269 DReq 06-05-23.pdf

Vicki/Michael,

I have found the attached Design Exception (DE) for PD 23-0269 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

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P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)

W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

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**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Tuesday, June 6, 2023 8:08 PM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** MM 23-0269 - Design Exception Review

Hello Mike,

The attached Design Exception is Approvable to me, please include the following people in your email response:

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[amber.dickerson@urbanplanninginnovations.com](mailto:amber.dickerson@urbanplanninginnovations.com)  
[lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

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

---

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

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

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Design exception to TS-3, MM 23-0269 <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	MM 23-0269
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	61121-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Palm Engineering, Vicki L. Castro
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	PD 21-0701 (new MM 23-0269 request for commercial with RES-4 FLU)
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	MM 23-0269
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



June 05, 2023

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: SCHC Thonotosassa (PD 23-0269)  
Folio: 61121-0000  
Design Exception – Walker Road  
Palm Traffic Project No. T23003

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of a 18,500 square foot medical office/clinic with an alternative scenario for a 12,500 square foot medical office/clinic and a 100 student child/senior day care facility on the property located south of US 301 and west of Walker Road, as shown in Figure 1. This request is made based on our virtual meeting on April 17, 2023, with Hillsborough County staff.

The project proposes to have one (1) full access to Walker Road. Walker Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. Walker Road has a posted speed limit of 35 mph with approximately 757 daily trip ends and 80 PM peak hour trip ends. Walker Road currently has 10-foot travel lanes, a 5-foot sidewalk on the east side of Walker Road for approximately 160 feet of the roadway (outside the existing ROW) within approximately 40 feet of right of way. No bike lanes currently exist on either side of Walker Road.

The segment is broken into three parts due to design constraints along the east side of Walker Road.

- Section A – From US 301 south to where the sidewalk begins on the east side of Walker Road (Approximately 110 feet)
- Section B – From Section A south to where the sidewalk currently exists on the east side of Walker Road (approximately 160 feet)
- Section C – From where the sidewalk ends on the east side of Walker Road south to Project Driveway/Blanton Place (approximately 110 feet).

This request is a design exception to the TS-3 typical section of the Hillsborough County Transportation Technical Manual for Walker Road.

For Section A, the requested exceptions to the TS-3 typical section and the justification are as follows:

1. The existing ROW along Walker Road is approximately 40 feet. The typical TS-3 section for an urban, two-lane undivided roadway requires a minimum of 54 feet of ROW (non-residential) with 12-foot lanes, Miami curb, and a 5-foot sidewalk.
2. The request is to provide the 11-foot travel lanes, provide F-type curb in lieu of Miami curb, reduce the grass strip on the east side of Walker Road to 3 feet in lieu of 8 feet, and provide a 5-foot sidewalk on both sides of the road. The reduced grass strip on the east side is requested since there is no additional ROW on the east side and this segment is where Walker Road intersects US 301. The reduced green space still allows for sidewalk connectivity from Project Driveway/Blanton Place to US 301 on both sides of the roadway. This section will require approximately 7.5 feet of ROW dedication. Based on Table 210.2.1 of the FDOT Design Manual, 10-foot travel lanes and turn lanes are identified as acceptable. However, 11-foot travel lanes are recommended when truck traffic exceeds 10%. We are proposing to provide 11-foot travel lanes although truck traffic is not anticipated to exceed 10%.

The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For Section B, the requested exceptions to the TS-3 typical section and the justification are as follows:

1. The existing ROW along Walker Road is approximately 40 feet. The typical TS-3 section for an urban, two-lane undivided roadway requires a minimum of 54 feet of ROW (non-residential) with 12-foot lanes, Miami curb, and a 5-foot sidewalk.
2. The request is to provide the 11-foot travel lanes, provide F-type curb in lieu of Miami curb, provide the 8-foot grass strip, and provide a 5-foot sidewalk on both sides of the road. The sidewalk on the east side of Walker Road is existing but located outside of the existing ROW. This section will require approximately 7.5 feet of ROW dedication. Based on Table 210.2.1 of the FDOT Design Manual, 10-foot travel lanes and turn lanes are identified as acceptable. However, 11-foot travel lanes are recommended when truck traffic exceeds 10%. We are proposing to provide 11-foot travel lanes although truck traffic is not anticipated to exceed 10%.

The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

For Section C, the requested exceptions to the TS-3 typical section and the justification are as follows:

1. The existing ROW along Walker Road is approximately 40 feet. The typical TS-3 section for an urban, two-lane undivided roadway requires a minimum of 54 feet of ROW (non-residential) with 12-foot lanes, Miami curb, and a 5-foot sidewalk.
2. The request is to provide the 11-foot travel lanes, provide F-type curb in lieu of Miami curb, construct a 6-foot sidewalk at the back of curb on the east side and provide a 5-foot sidewalk on the west side. Placing the larger sidewalk at the back of curb on the east side is requested since there is no additional ROW on the east side and this segment has significant utility constraints that cannot be relocated. This section will

require approximately 7.5 feet of ROW dedication. Based on Table 210.2.1 of the FDOT Design Manual, 10-foot travel lanes and turn lanes are identified as acceptable. However, 11-foot travel lanes are recommended when truck traffic exceeds 10%. We are proposing to provide 11-foot travel lanes although truck traffic is not anticipated to exceed 10%.

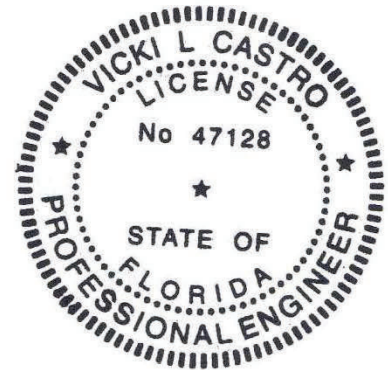
The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

Based on the above, the proposed modified typical sections still provide the desired travel lanes and the sidewalk connectivity along Walker Road to US 301 on both sides of the roadway.

Sincerely,

**Vicki L Castro**

Digitally signed by Vicki L Castro  
Date: 2023.06.05 13:06:39 -04'00'



Vicki L Castro, P.E.  
Principal

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

\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions **APPROVED** \_\_\_\_\_ Approved

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

**Michael J. Williams**

Digitally signed by Michael J. Williams  
Date: 2023.09.18 17:45:52 -04'00'

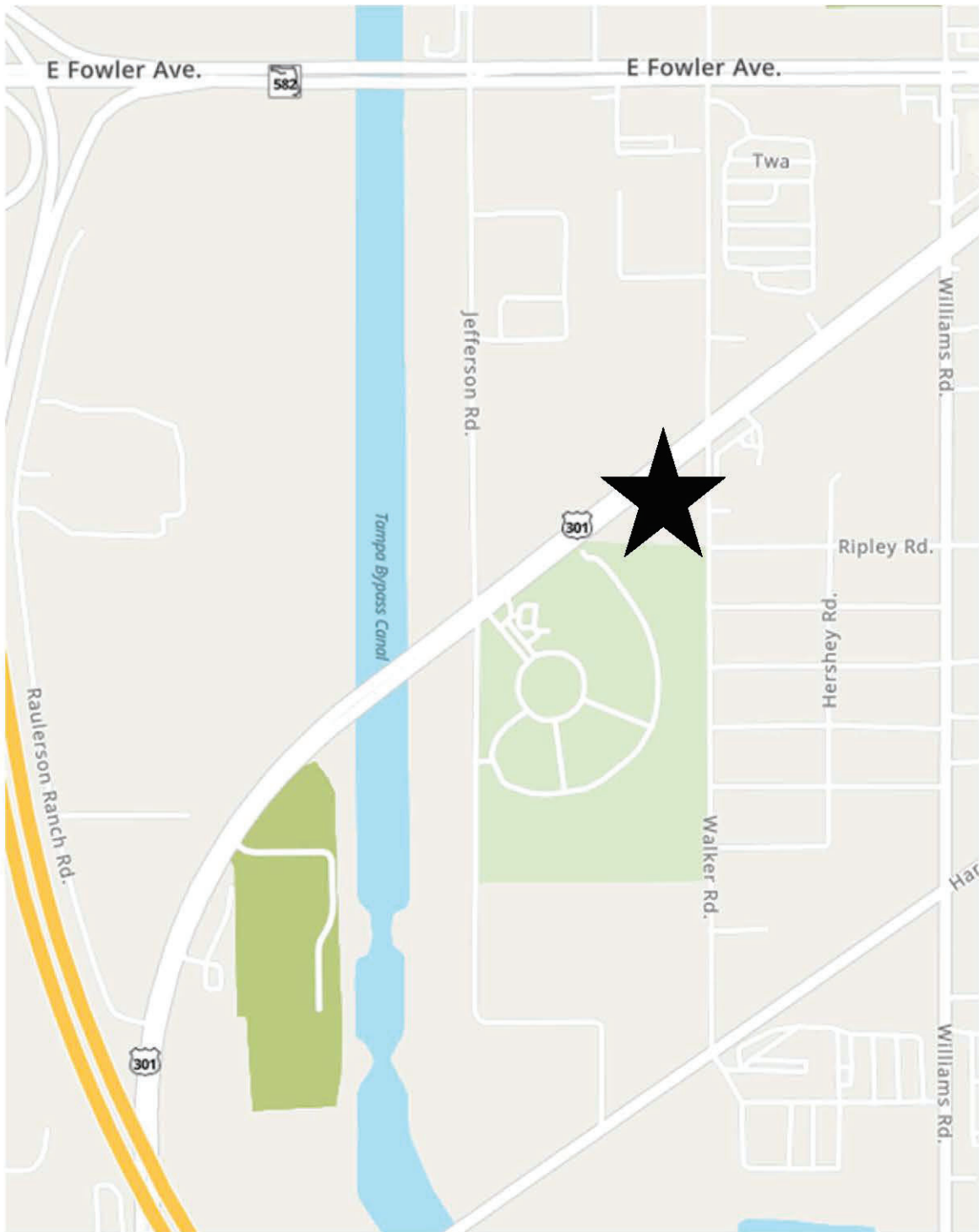
Sincerely,

Michael J. Williams  
Hillsborough County Engineer

The County Engineer has reviewed zoning modification application # 26-0432 and determined the changes to be de minimis. As such, the previous approval shall stand.

\_\_\_\_\_  
Michael J. Williams, P.E.  
Hillsborough County Engineer on \_\_\_\_\_

**FIGURE 1. LOCATION MAP**



**DESIGN CRITERIA**

- BOTH SIDES WIDENING IN ACCORDANCE WITH FDOT FDM (N.W. HILLSBOROUGH COUNTY, TM).
- DESIGN SPEED 40 MPH (POSTED SPEED IS 35 MPH PLUS 5 MPH).
- MINIMUM LANE WIDTH: 11 FEET.

COUNTY COMMENTS	DATE	BY	DATE
	05/17/23		
	05/17/23		

Elevations shown within this plan are based on North American Vertical Datum (NAVD 83).



**SM CIVIL LLC**  
1926 G Street, Tampa, FL 33606  
P: (813) 644-8820  
F: (813) 644-8820  
www.smcivil.com

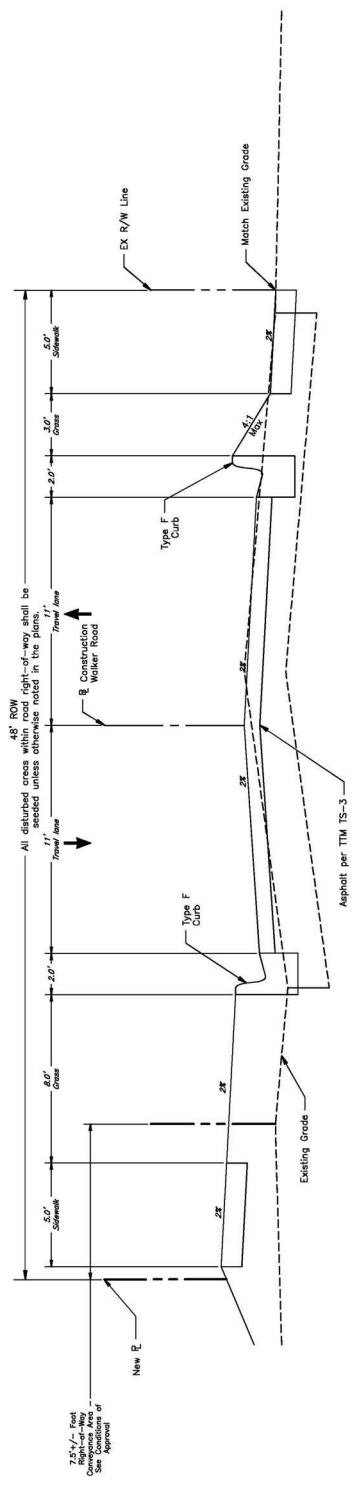


Jennifer A. Merty, P.E., Reg. No. 98113

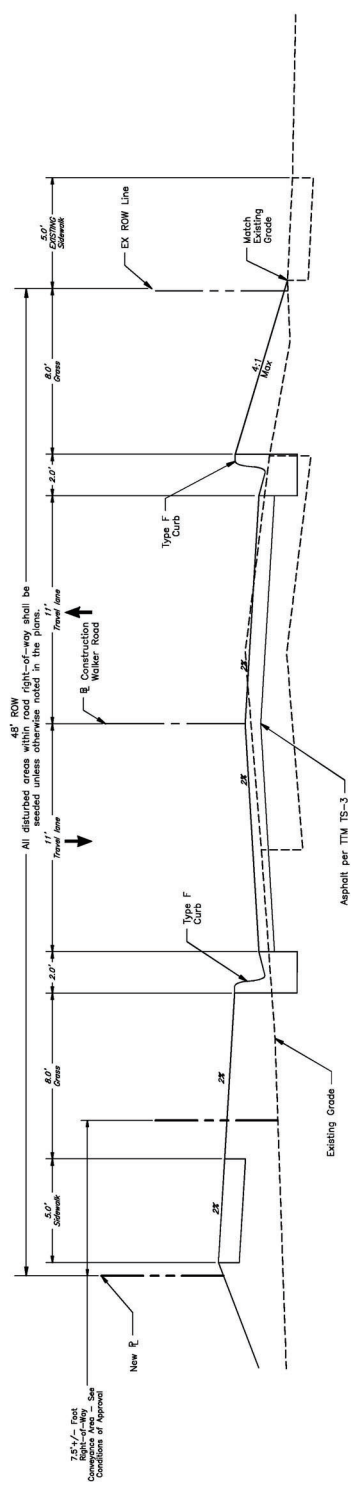
**WALKER ROAD IMPROVEMENTS**

SCHC THONOTOSASSA

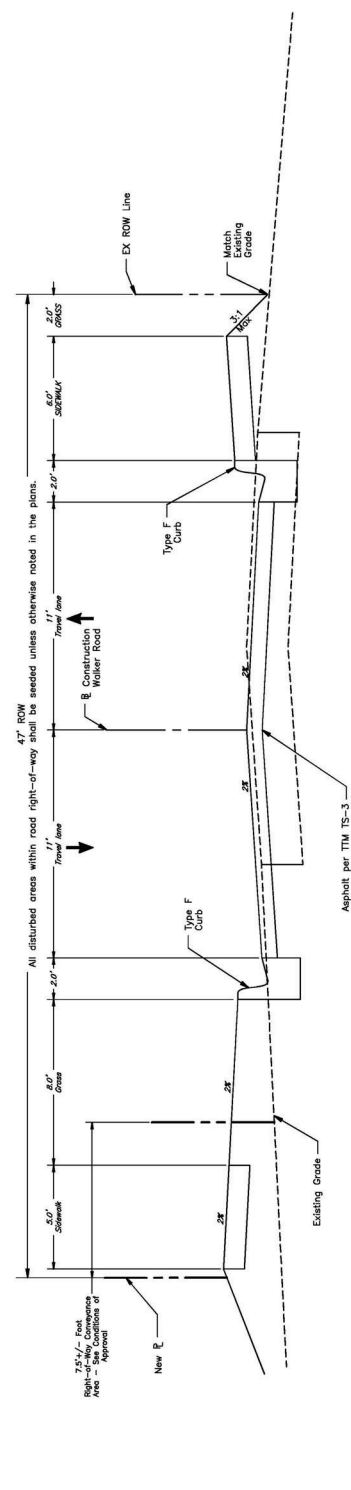
Suncoast Community Health Centers, Inc.



**SECTION A**



**SECTION B**



**SECTION C**

7.5% Foot Slope - See Conditions of Approval

7.5% Foot Slope - See Conditions of Approval

7.5% Foot Slope - See Conditions of Approval



**Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths**

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
<b>C1</b>	Natural	11	11	12	11	11	12	N/A	
<b>C2</b>	Rural	11	11	12	11	11	12		
<b>C2T</b>	Rural Town	11	11	12	11	11	12	12	12
<b>C3</b>	Suburban	10	11	12	10	11	12	11	12
<b>C4</b>	Urban General	10	11	12	10	11	12	11	12
<b>C5</b>	Urban Center	10	11	12	10	11	12	11	12
<b>C6</b>	Urban Core	10	11	12	10	11	12	11	12

**Notes:**

**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

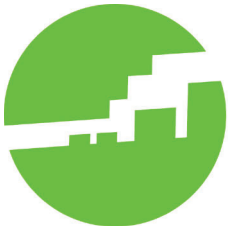
**Auxiliary Lanes:**

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
  - Dual left turn lanes
  - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

**Two-way Left Turn Lanes:**

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.





**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> April 27, 2026 <b>Report Prepared:</b> April 16, 2026	<b>Case Number:</b> MM 26-0432 <b>Folio(s):</b> 61121.0000 <b>General Location:</b> South of US Highway 301 and west of Walker Road
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Thonotosassa
<b>Rezoning Request</b>	Major Modification (MM) to Planned Development (PD) 21-0701 to modify the proposed uses to accommodate development consisting of up to 17,650 square feet of Business, Professional Office (BPO) uses, including up to a maximum 10,000 square feet of Medical Office/Clinic with exclusions
<b>Parcel Size</b>	2.53 ± acres
<b>Street Functional Classification</b>	US Highway 301 – <b>State Principal Arterial</b> Walker Road – <b>Local</b>
<b>Commercial Locational Criteria</b>	Meets

<b>Evacuation Area</b>	None
------------------------	------

<b>Table 1: COMPARISON OF SURROUNDING PROPERTIES</b>			
<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Residential-4	PD	Vacant Land
<b>North</b>	Suburban Mixed Use-6	BPO + PD + AR	Light Commercial + Vacant Land + Single Family
<b>South</b>	Residential-4 + Public/Quasi-Public	PD + AR	Public/Quasi-Public/Institutions + Vacant Land
<b>East</b>	Residential-4 + Residential-12	AR + CN + RSC-4 + RMC-12	Light Commercial + Single Family + Vacant Land
<b>West</b>	Residential-4 + Suburban Mixed Use-6 + Public/Quasi-Public	AR + PD	Mobile Home Park + Single Family + Public/Quasi-Public/Institutions

**Staff Analysis of Goals, Objectives and Policies:**

The 2.53 ± acre subject site is south of US Highway 301 and west of Walker Road. The subject site is in the Urban Service Area (USA) and is within the limits of the Thonotosassa Community Plan. The applicant is requesting a rezoning from Major Modification (MM) to Planned Development (PD) 21-0701 to modify the proposed uses to accommodate development consisting of up to 17,650 square feet of BPO (Business, Professional Office) use, including up to a maximum 10,000 square feet of Medical Office/Clinic with exclusions. According to the revised request, which was uploaded into Optix on February 18, 2026, the following BPO uses are excluded:

- Agricultural uses
- Residential uses
- Libraries
- Pre-K, Day Care, Child Care and Child Nurseries
- Schools, Private, Public and Charter (K-12)
- Adult Care Center
- Funeral Homes and Mortuaries
- Laundry (Self-Serve)

- Liquor Store
- Public Parks & Recreation Facilities
- Recreational Uses, Private Community, Passive
- Flow Equalization Tanks
- Colleges and Universities

The subject site is located within the Urban Service Area, where, pursuant to Future Land Use Section (FLUS) Objective 1.1, approximately 80 percent of the County's projected growth is intended to be directed. FLUS Policy 3.1.3 further requires that new development be compatible with surrounding land uses, clarifying that "compatibility does not mean 'the same as,' but rather reflects the sensitivity of development proposals in maintaining the character of existing development patterns." The subject property is currently vacant. Surrounding land uses exhibit a mix of residential and non-residential development. To the north, across U.S. Highway 301, are vacant parcels, light commercial uses, and single-family residences. To the east, across Walker Road, are vacant land and single-family residential uses, with two-family and multi-family residential development located to the southeast. Additional single-family residential uses are located to the south and west of the site. Mobile home parks are present to the west, to the north, and further east across Williams Road. Public/quasi-public/institutional uses are located south, west and northwest across US Highway 301. Taken together, this mix of land uses demonstrates an established pattern of varied but complementary development in the surrounding area. Accordingly, the proposed development is consistent with FLUS Objective 1.1 and satisfies the compatibility criteria set forth in FLUS Policy 3.1.3.

Consistent with Objective 2.2, the Future Land Use categories establish the maximum allowable intensity or density, as well as the range of permitted uses within each category. Table 2.2 further defines the character, intent, and development parameters associated with each Future Land Use designation. The subject site is designated Residential-4 (RES-4) on the Future Land Use Map. The RES-4 category permits consideration of agricultural and residential uses, as well as neighborhood commercial, office, and multi-purpose developments. It allows a residential density of up to four dwelling units per gross acre or a maximum nonresidential intensity of 0.25 Floor Area Ratio (FAR). With 2.53 acres, the subject site could be considered for a maximum of 27,551 square feet (2.53 acres X 43,560 square feet = 11,206 square feet X 0.25 FAR = 27,551 square feet). The request to modify the proposed uses to accommodate development consisting of up to 17,650 square feet of BPO (Business, Professional Office) use, including up to a maximum 10,000 square feet of Medical Office/Clinic meets the intent of FLUS Objective 2.2.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The subject site satisfies the Commercial Locational Criteria (CLC) set forth in FLUS Objective 4.7. FLUS Policy 4.7.2 permits neighborhood-serving commercial uses, including office uses, up to the maximum FAR allowed within the applicable Future Land Use category, provided that specific locational standards are met. Under these standards, at least 50% of a site must front a roadway classified as Suburban Commercial, Suburban Town, or Urban General on either the Hillsborough County or Florida Department of Transportation Context Classification Maps, or alternatively, the site must be located within 1,000 feet of an intersection where both roadways are classified as collectors or arterials on the Hillsborough County Functional Classification Map. Additionally, a minimum of 75% of the property must fall within the 1,000-foot radius of the qualifying intersection, measured from the edge of the roadway right-of-way along both

roadways to establish the applicable quadrant. The subject site fronts US Highway 301, which is classified as a State Principal Arterial and designated as Suburban Commercial on the Context Classification Map. More than 50% of the site's frontage lies along this roadway. Although the nearest intersection—US Highway 301 and Walker Road—includes a local roadway, the site independently meets the frontage-based criterion of Policy 4.7.2. Accordingly, the subject property complies with the Commercial Locational Criteria and is eligible for consideration of neighborhood-serving commercial uses consistent with FLUS Objective 4.7 and Policy 4.7.2.

The proposal satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, the area is characterized by a mix of land uses, with residential, commercial and public/quasi-public/institutional uses prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. According to the revised site plan uploaded to Optix on February 18, 2026, the project includes a proposed 20-foot Type B buffer along the western and southern boundaries, and an 8-foot buffer along the northern and eastern boundaries. In addition, the plan provides for building setbacks of 30 feet along the northern and eastern sides, and 20 feet along the western and southern sides. The proposed Major Modification aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1.

The subject site lies within the boundaries of the Thonotosassa Community Plan. However, the Plan does not contain any specific goals, objectives, or policies that are applicable to the proposed request.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County Development Services Department.

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## **FUTURE LAND USE SECTION**

### ***Urban Service Area***

***Objective 1.1:*** 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.

### ***Land Use Categories***

**Objective 2.2:** *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

**Policy 2.2.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

### **Compatibility**

**Policy 3.1.3:** *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 4.1:** *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 4.1.1:** *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 4.1.2:** *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 4.4: Neighborhood Protection** – *The neighborhood is the 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 4.4.1:** *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*

## **Commercial-Locational Criteria**

**Objective 4.7:** *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

**Policy 4.7.2:** *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant*

