



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.

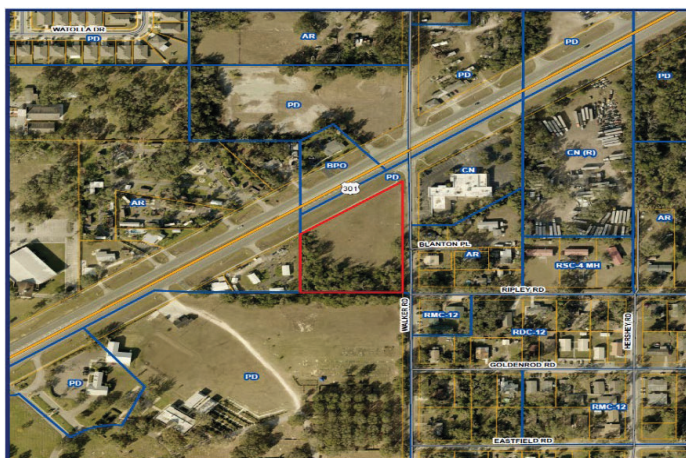
FLU Category: Residential-4

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

Additional Information:

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

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

2.1 Vicinity Map

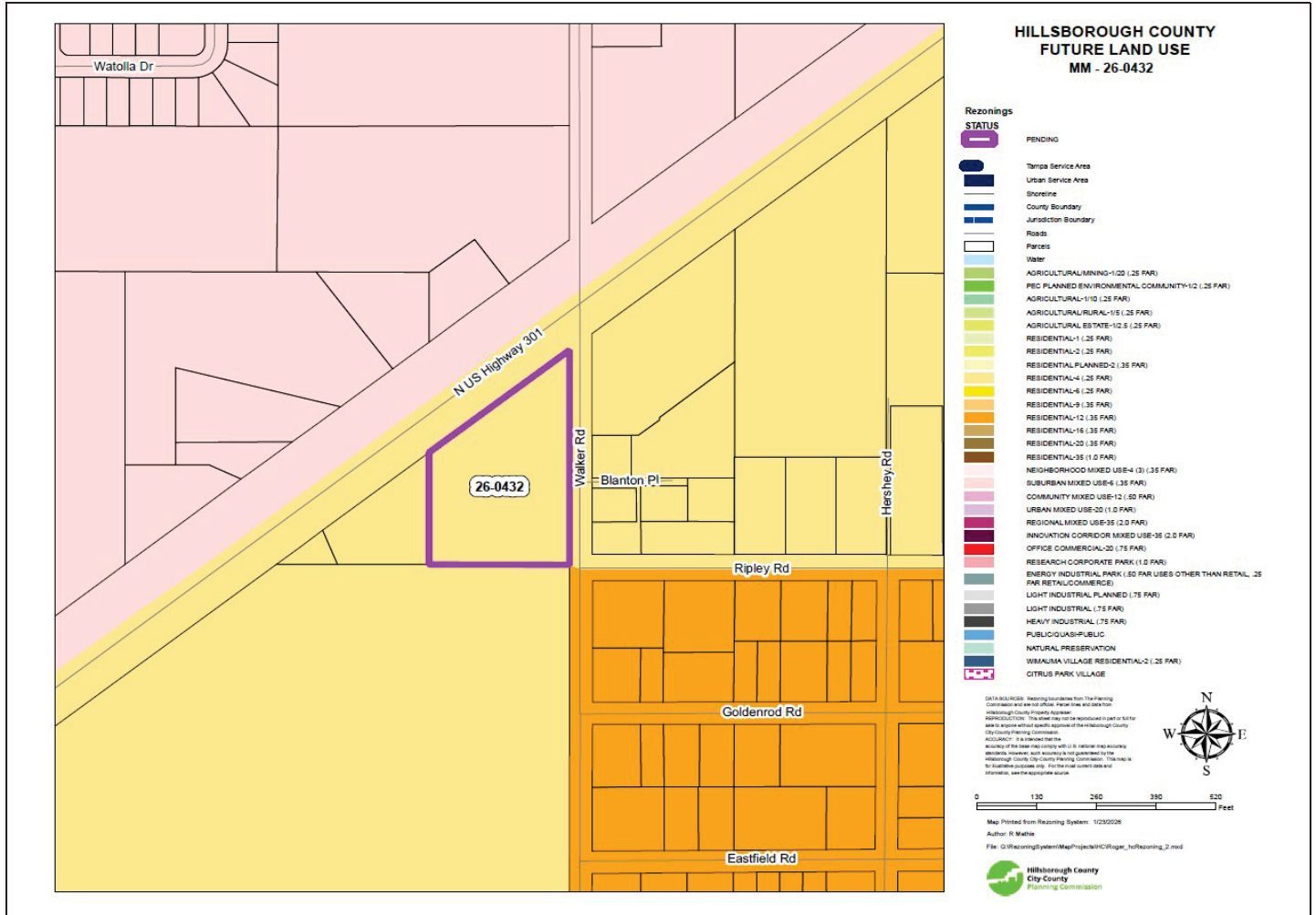


Context of Surrounding Area:

The 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

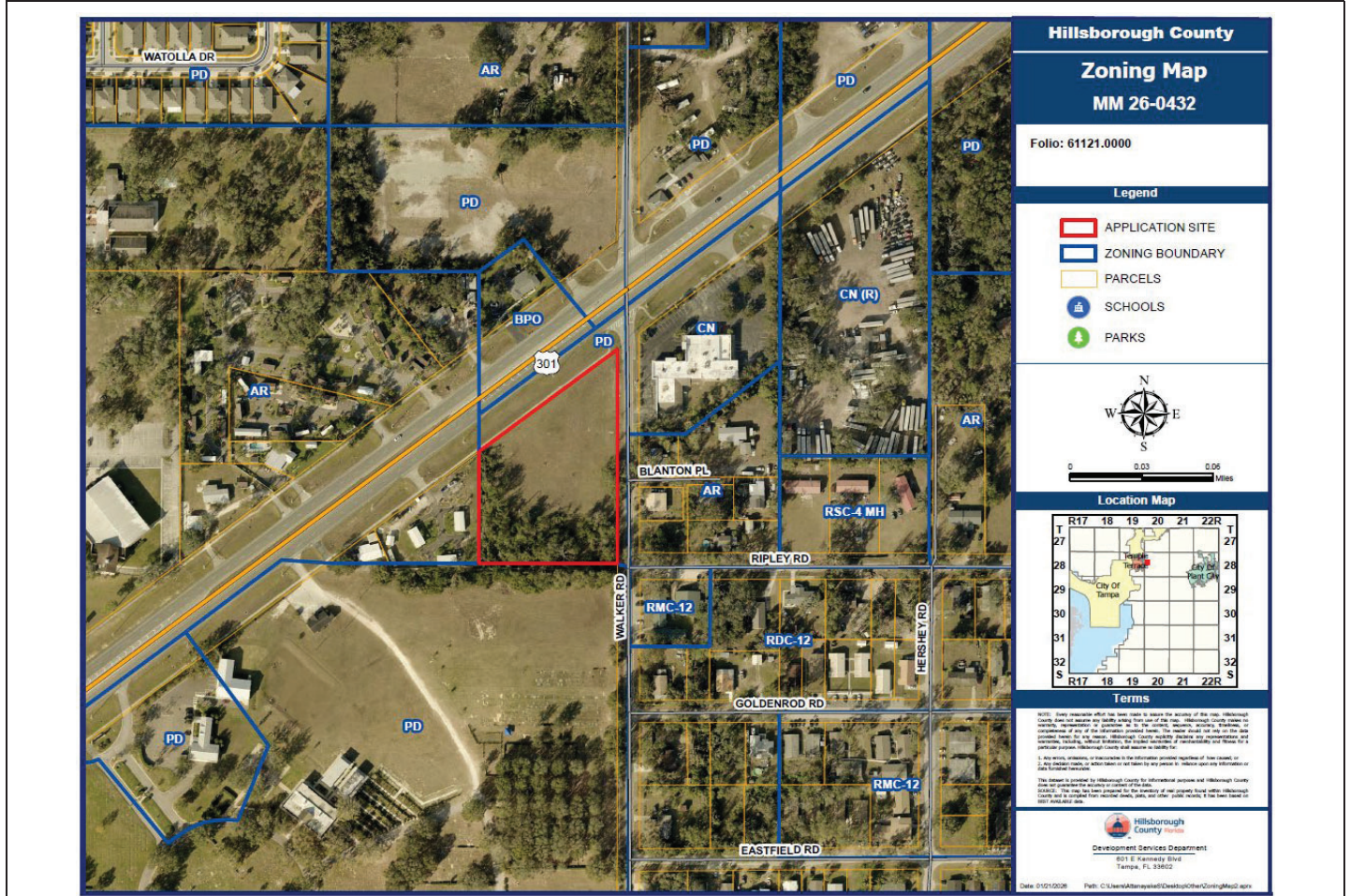
2.2 Future Land Use Map



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

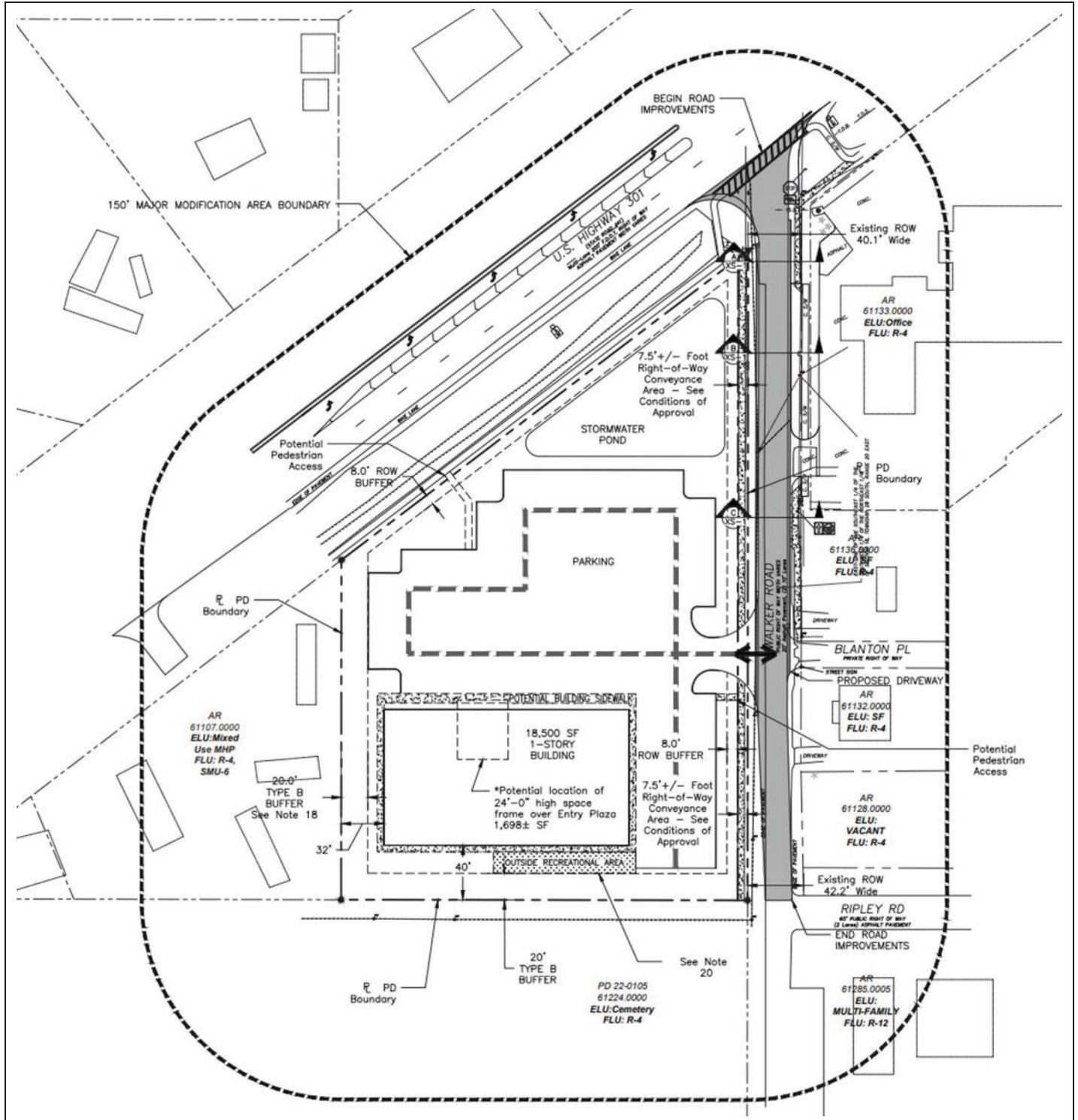


Adjacent Zonings and Uses

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)

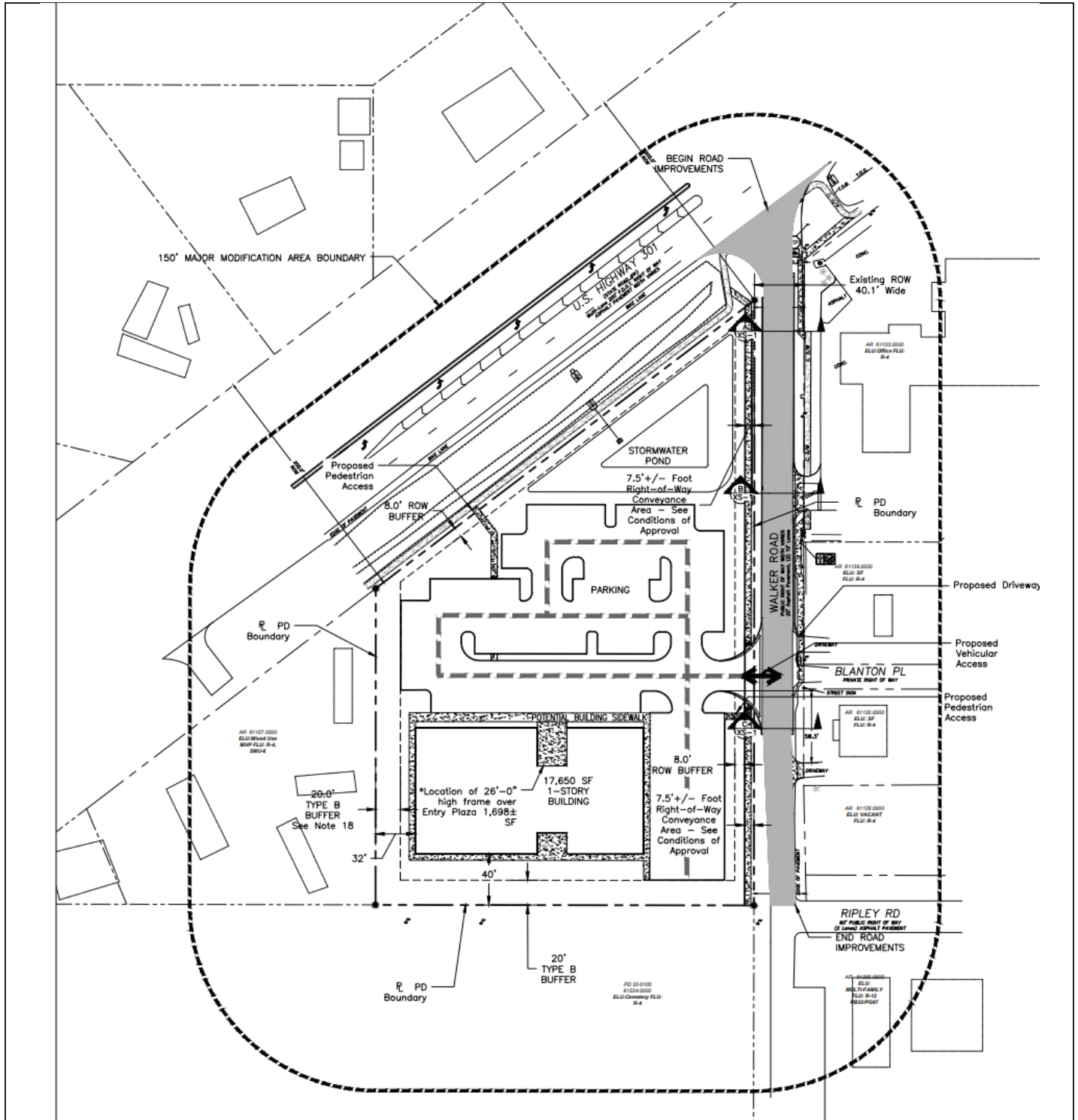
2.0 LAND USE MAP SET AND SUMMARY DATA

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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
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"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction Area 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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	
Impact/Mobility Fees 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
Planning Commission <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.

1619. 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.

1720. 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:

J. Brian Grady

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

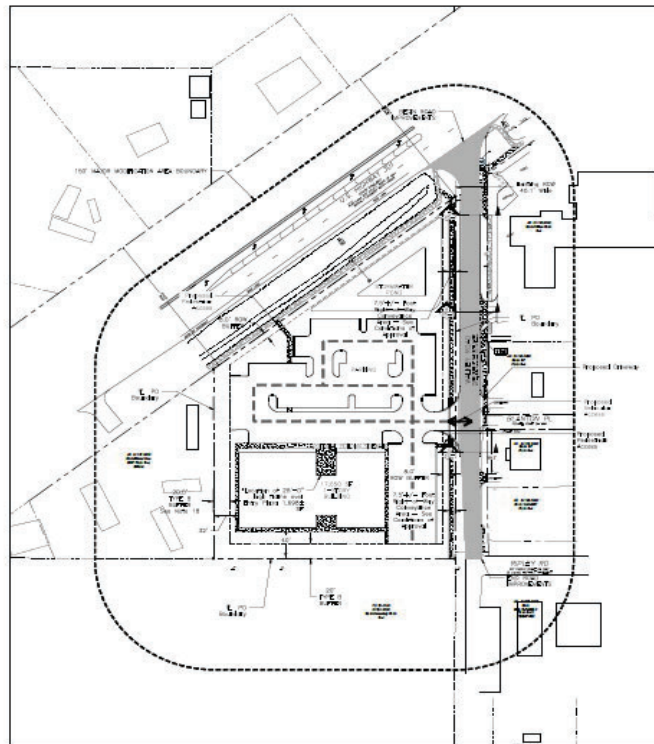
Property Violation History

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

*past 12 months from intake date

8.2 Proposed Site Plan

Received February 17, 2026
Development Services



1. Owner/Developer: Suncoast Community Health Centers, Inc.
2. Subject: All to be provided in accordance with the applicable provisions of the Florida Statutes.
3. Public hearing notice was not required per section 163.002 of the Code.
4. Plans and specifications comply with the applicable provisions of the Code and other applicable provisions of the Department of Transportation and the Code.
5. Additional information to be provided per Section 163.002 of the Code.
6. All other information to be provided per Section 163.002 of the Code.
7. Plans are in accordance with the Code.
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100. Plans are in accordance with the Code.

Proposed Structure	Total Sq. Footage
Office	1,000,000
Medical	500,000
Diagnostic	200,000
Imaging	100,000
Pharmacy	50,000
Other	100,000
Total	1,950,000

MAJOR MODIFICATION PLAN

SCHC THONOTOSASSA

Suncoast Community Health Centers, Inc.

PD-1

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
Difference	+ 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.

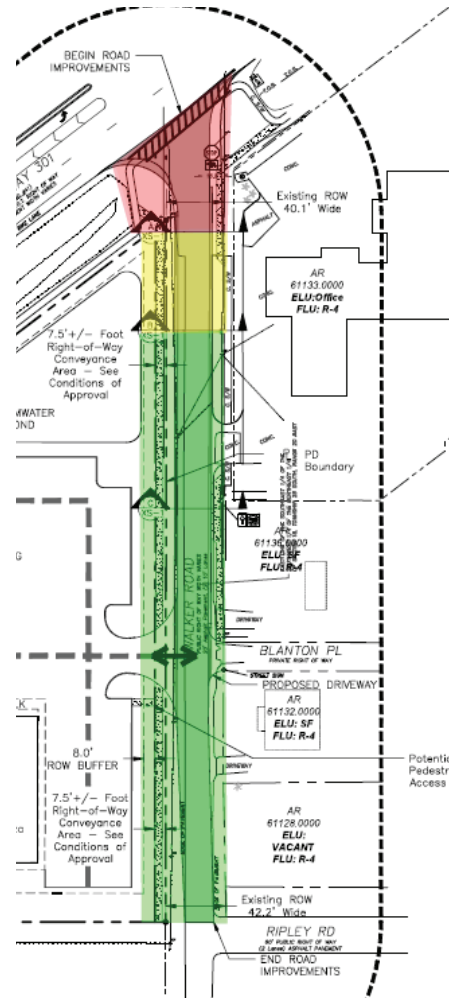
SITE ACCESS

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.

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

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

Ratliff, James

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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: 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
myates@palmtraffic.com
amber.dickerson@urbanplanninginnovations.com
lampkint@hillsboroughcounty.org
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
W: HCFLGov.net

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

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



**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 or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (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.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (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>Important: 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>	
Project Name/ Phase	MM 23-0269
<p>Important: 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>	
Folio Number(s)	61121-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: 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>	
Name of Person Submitting Request	Palm Engineering, Vicki L. Castro
<p>Important: 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>	
Current Property Zoning Designation	PD 21-0701 (new MM 23-0269 request for commercial with RES-4 FLU)
<p>Important: 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 https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	MM 23-0269
<p>Important: 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>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



June 05, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th 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%.

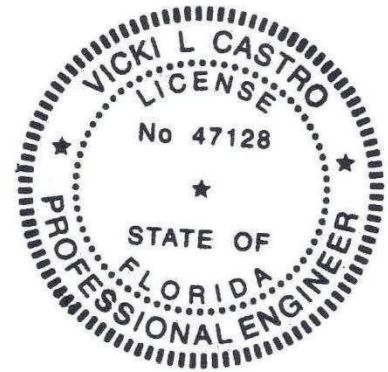
The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

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'

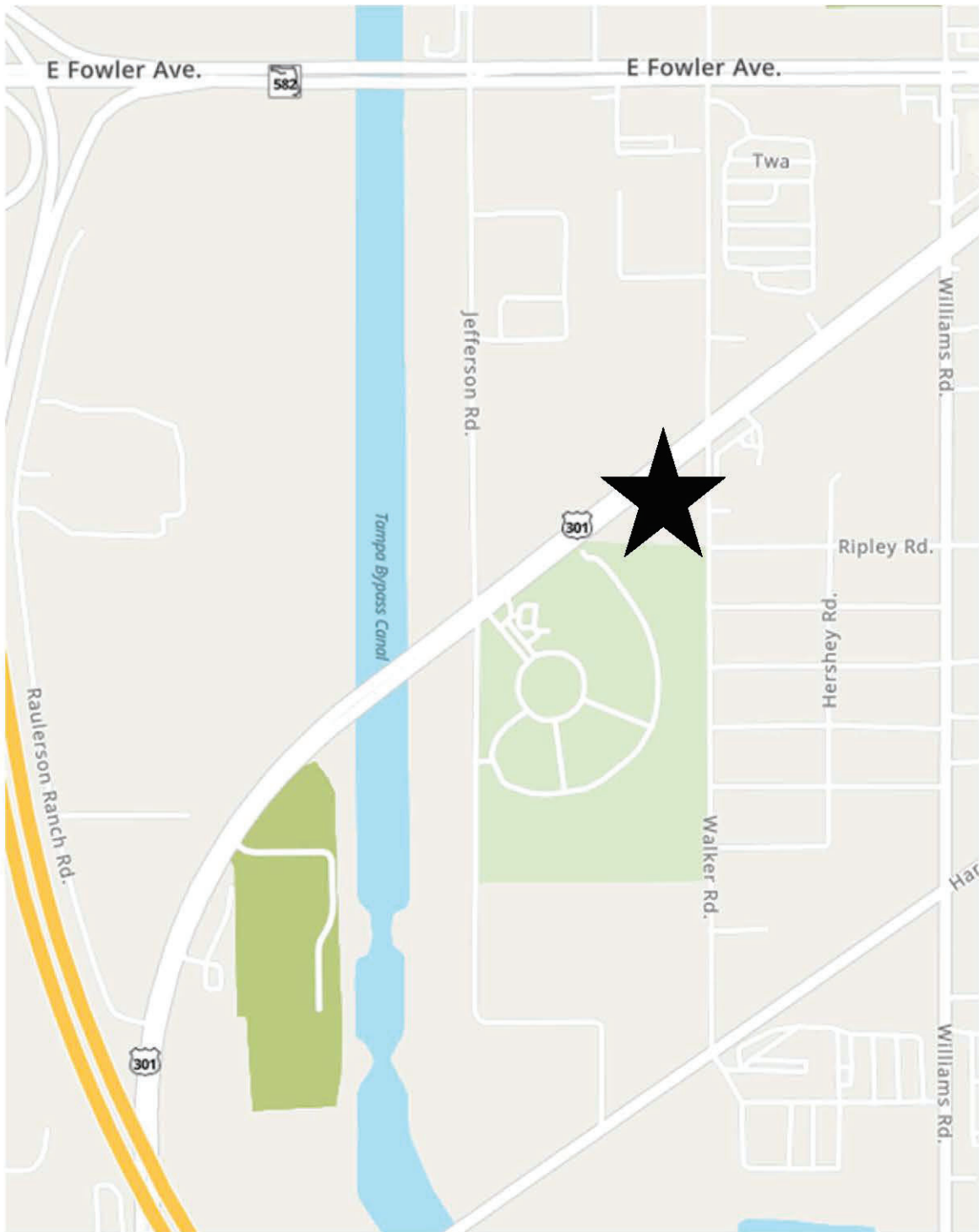
Sincerely,

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.H.S. 1100) HILLSBOROUGH COUNTY, FL.
- DESIGN SPEED 40 MPH (POSTED SPEED IS 35 MPH PLUS 5 MPH).
- MINIMUM LANE WIDTH: 11 FEET.

COUNTY COMMENTS	DATE
DESCRIPTION	5/21/23
DATE	5/21/23

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) 644-8822
F: (813) 644-8822
www.smcivil.com

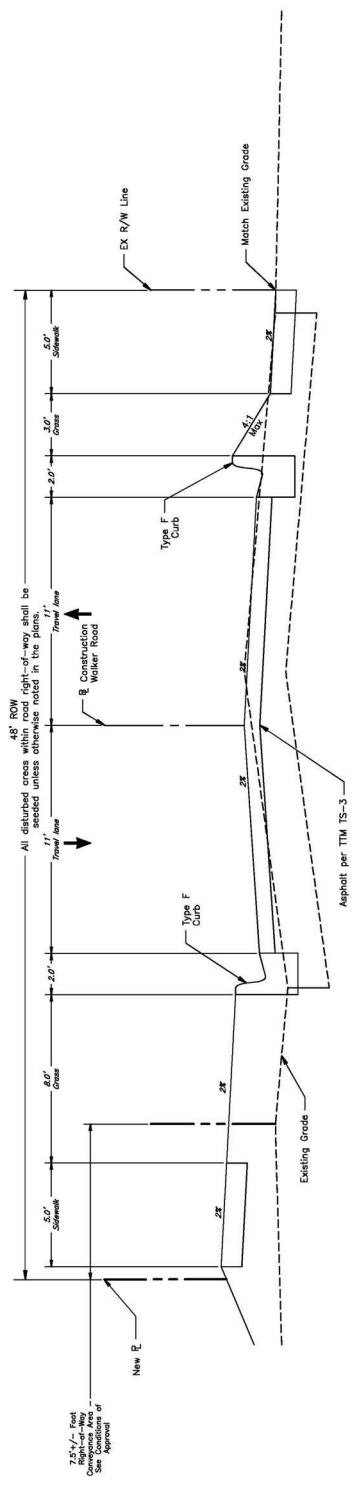


Jennifer A. Merty, P.E., Reg. No. 88113

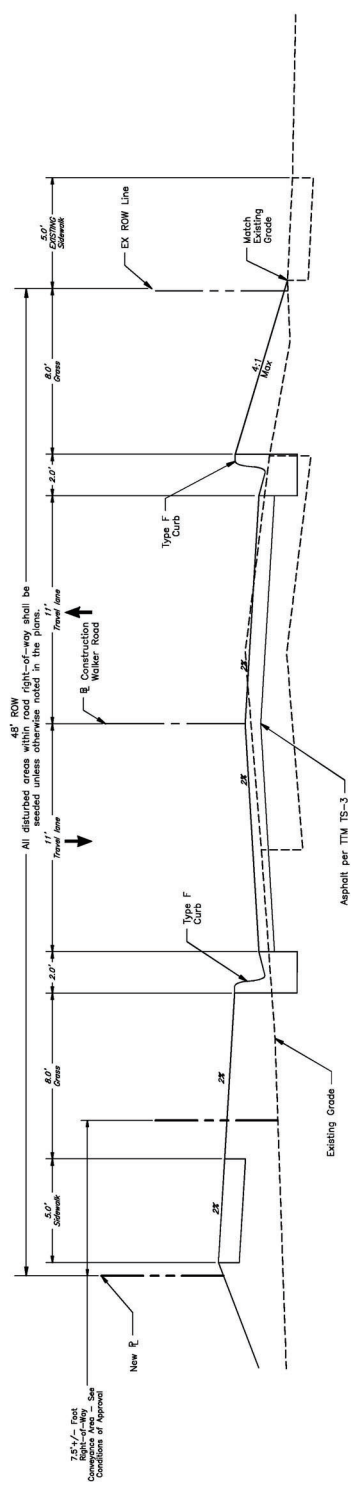
WALKER ROAD IMPROVEMENTS

SCHC THONOTOSASSA

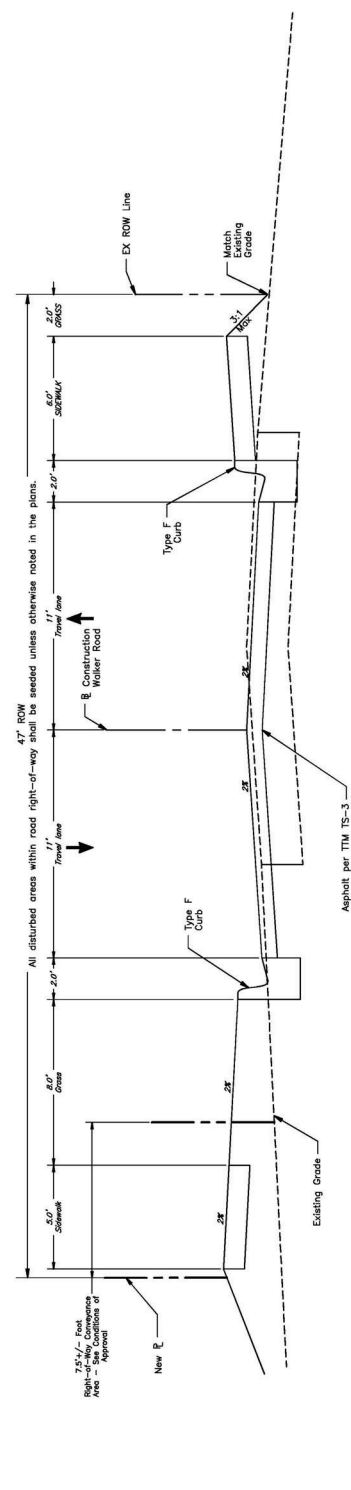
Suncoast Community Health Centers, Inc.



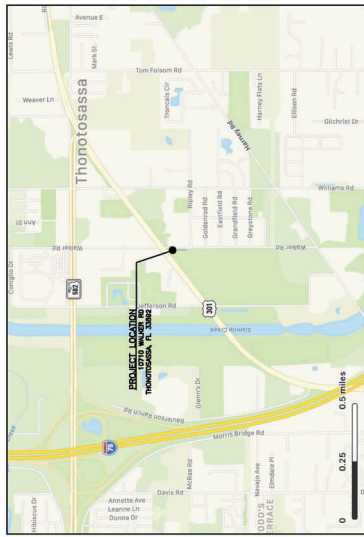
SECTION A



SECTION B



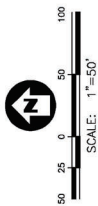
SECTION C



VICINITY MAP
HILLSBOROUGH COUNTY FLORIDA
Section 18, Township 28S, Range 20E

SITE DEVELOPMENT TABLE		Total For Project
Address	10710 WALKER RD	6121.0000
Folio		2.53 ACRES
Community Planning Area	Thonotosassa	
Overlay District	None	
Special Zone	Airport Height Restriction Area	
Special Corridor	Potable Water Buffer Area	
Existing Zoning	PD 21-0701	
Proposed Zoning	MM PD	
Existing Use	Vacant	
Proposed Use	SEE SITE PLAN NOTE 19	
Existing Square Footage	N/A	
Proposed Square Footage	18,500	
Existing FAR	0.0%	
Maximum FAR	16.0%	
Proposed Parking	Parking to be provided per LDC	
Maximum Number of Dwelling Units	N/A	
Minimum Setbacks		
Front (North and East)	30 FEET	
Side (West)	20 FEET	
Side (South)	20 FEET	
North	8'	
West	20 FEET TYPE B	
East	8'	
South	20 FEET TYPE B	
Minimum Lot Width	N/A	
Minimum Lot Size	N/A	
Maximum Building Height	20 FEET*	
Maximum Impervious Surface	68.0%	
Future Land Use Designation(s) (FLU)	R-4	
FLEX Request	N/A	
Environmentally Sensitive Area(s) Acreage	NONE	
Natural Water Body(s) Acreage	NONE	
Open Space/Recreation Area(s) Acreage	NONE	
Public Park Land(s) Acreage	NONE	
Public School Site(s) Acreage	N/A	

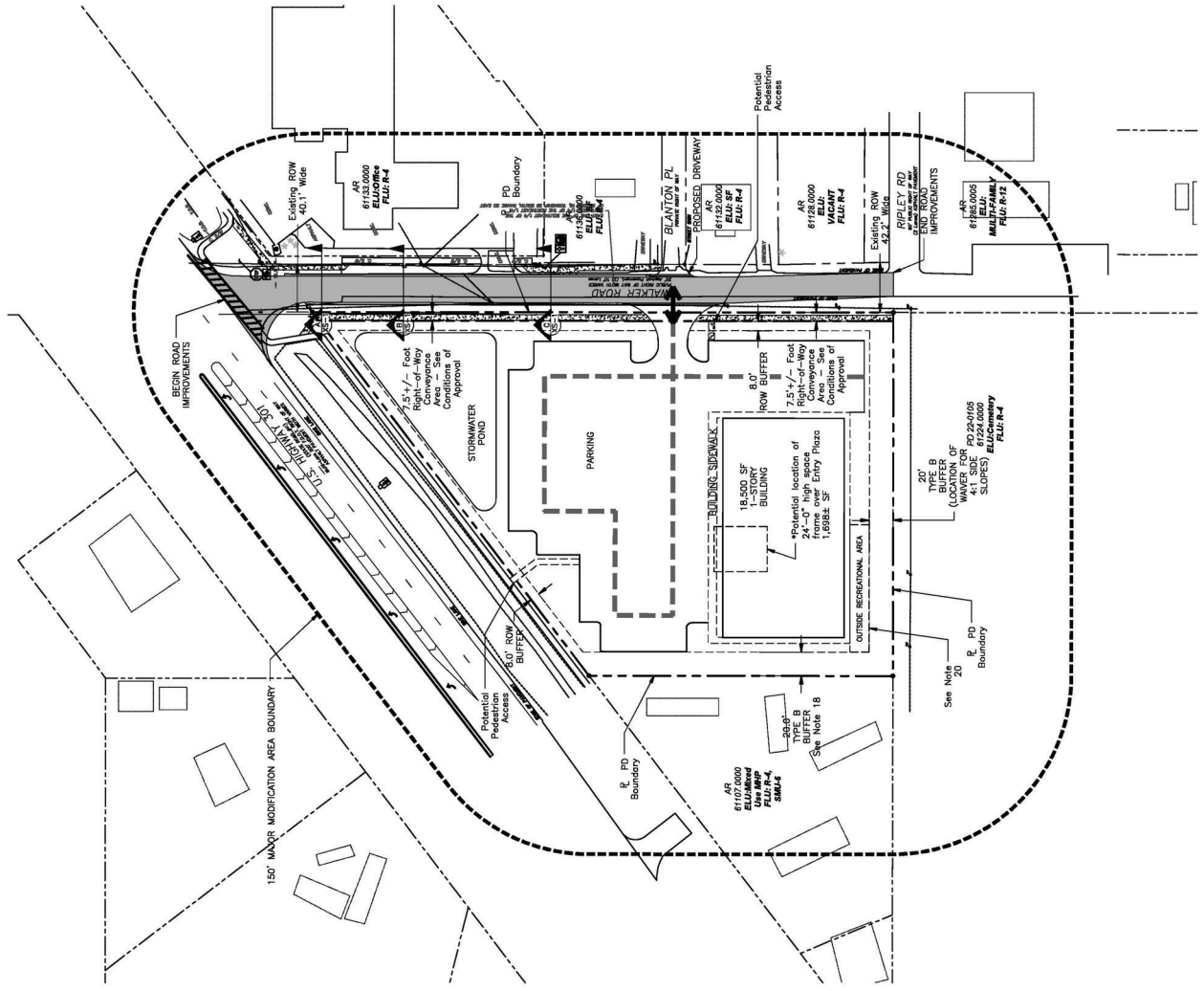
* Any future will have a maximum height of 25 feet and comply with setback requirements.



- LEGEND**
- MAJOR MODIFICATION AREA BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING EOP
 - PARCEL LINES
 - ACCESS
 - EXISTING BUILDINGS
 - ZONING
 - FOLIO NO.
 - EXISTING/FUTURE LAND USE

- NOTES**
- OWNER/Developer: Suncoast Community Health Centers, Inc.
 - Sidewalks will be provided as shown on the PD site plan and in accordance with Section 6.03.02 of the LDC.
 - Public transit facilities are not required per sec. 6.03.09 of the LDC.
 - Parking and drive slides will comply with Typical Detail - 2 (TD-2) and other applicable sections of the Transportation Technical Manual and LDC.
 - Mechanical equipment shall be screened per Section 6.06.C.9 of the LDC.
 - Project will comply with Section 6.11.24 and 6.11.02 of the LDC.
 - There are not any easements on the subject site.
 - Project will not be phased.
 - Architectural style is not proposed.
 - There are no historic landmarks and other historical or archaeological sites and structures.
 - No preservation area, upland habitat area and no preservation area are on the subject site.
 - LEGAL DESCRIPTION:**
(OFFICIAL RECORDS BOOK 24822, PAGE 1083)
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD EFFECTIVE DATE OF AUGUST 28, 2020.
1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LIVING SOUTH OF STATE ROAD 41, AS SHOWN ON PLAT 18096, 18097, 18098, 18099, 18100, 18101, 18102, 18103, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 - FLOOD DATA**
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD EFFECTIVE DATE OF AUGUST 28, 2020.
 - UTILITY DATA**
POTABLE: HILLSBOROUGH COUNTY
SANITARY: HILLSBOROUGH COUNTY
SOLID WASTE: ON-SITE DUMPSTER
FIRE: PRIVATE HYDRANT
 - Screening along the western boundary shall consist of 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 and 5 live oak trees, or 3 live oak trees, 3 ornamental trees and 5 live oak trees. The trees shall be a minimum of 10-foot high at the time of planting, with a minimum of 2-inch caliper.
 - UNRECORDED USES**
Option 1:
18,500 sf Health Practitioner's Office/Clinic/Apothecary
Option 2:
12,200 sf Health Practitioner's Office/Clinic/Apothecary
6,300 SF Child Care Center or Adult Care Facility (100 attendees)

20. Child care center outdoor play area shall comply with sec. 6.11.24 of the LDC.



SEAL OF HILLSBOROUGH COUNTY, FLORIDA
COUNTY CLERK
No. 98713
STATE OF FLORIDA
PROPOSED FOR RECORD

SM CIVIL LLC
12506 Bronco Dr - Tampa, FL 33626
P: (813) 404-8872 - www.SmCivil.com
BPM Registry No.: 26799

E. COUNTY COMMENTS
DATE: 5/31/23
REVISION: 1
DESCRIPTION: Elevations shown within this plan set are based on North American Vertical Datum (NAVD 88)

MAJOR MODIFICATION PLAN
SCHC THONOTOSASSA
Suncoast Community Health Centers, Inc.



Jesus A. Manly, P.E., Reg. No. 89113

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
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

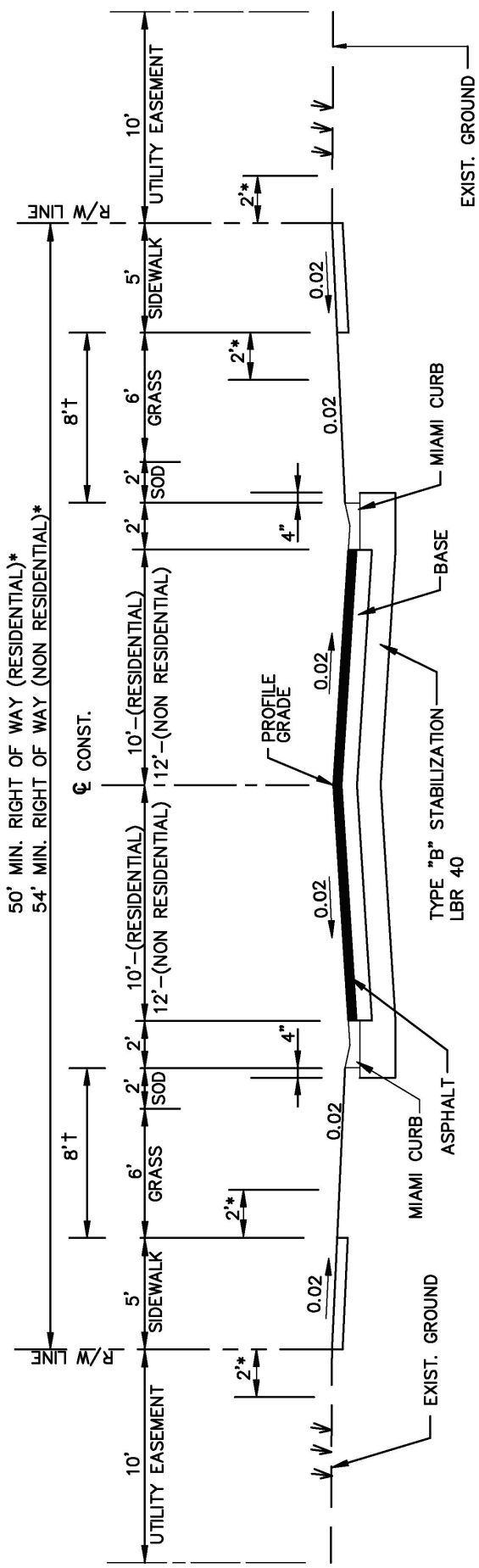
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications 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.



TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

DRAWING NO. **TS-3**
SHEET NO. 1 OF 1

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 26-0432

DATE OF HEARING: April 27, 2026

APPLICANT: Suncoast Community Health Centers, Inc.

PETITION REQUEST: The Major Modification request is to modify PD 21-0701

LOCATION: 10710 Walker Road

SIZE OF PROPERTY: 2.53 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 21-0701

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Thonotosassa

DEVELOPMENT REVIEW STAFF REPORT

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"> 1. Maximum square feet to 18,500 sf. 2. Permitted uses limited to Health Practitioner’s Office, Clinic, Apothecary, and Daycare for either children or adults. 3. Maximum building height 24 feet. 4. Two development options permitted. 	<ol style="list-style-type: none"> 1. Reduce maximum square footage to 17,650 sf. 2. Modify the proposed uses to allow restricted Business Professional Office (BPO) and medical office/clinic uses. 3. Maximum building height 20 feet, with entryway feature maximum height of 26 feet. 4. One development option proposed.

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

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

2.1 Vicinity Map

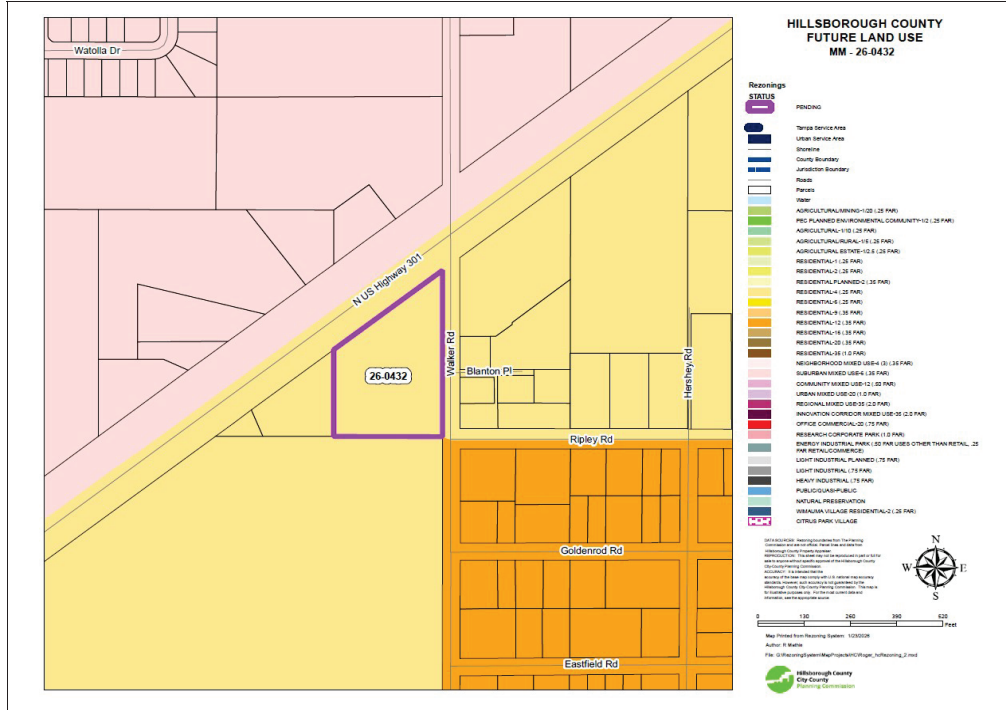


Context of Surrounding Area:

The 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

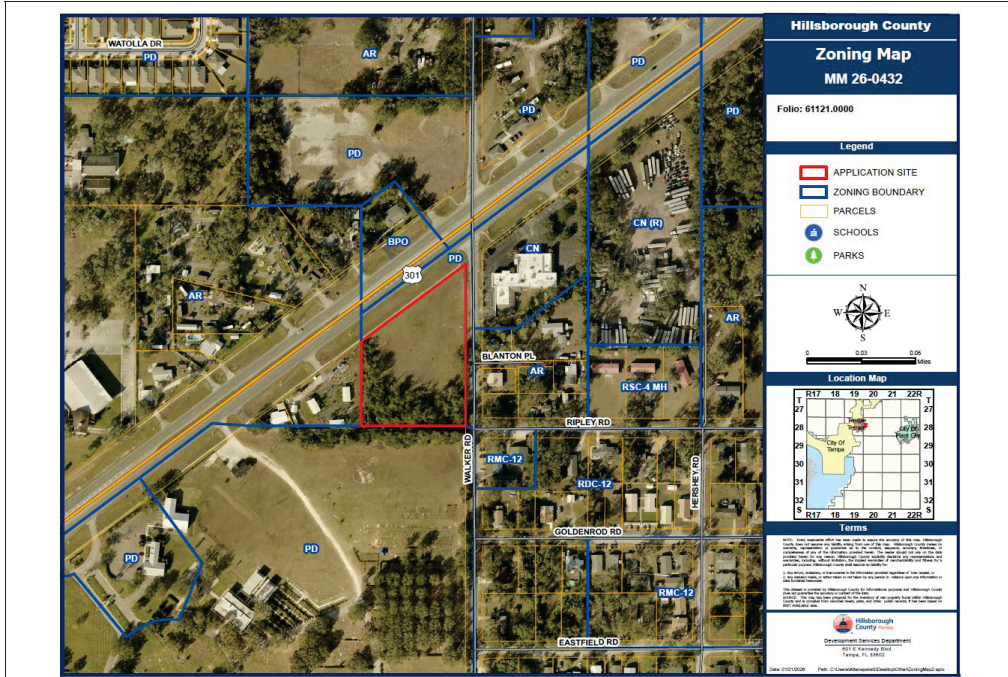
2.2 Future Land Use Map



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

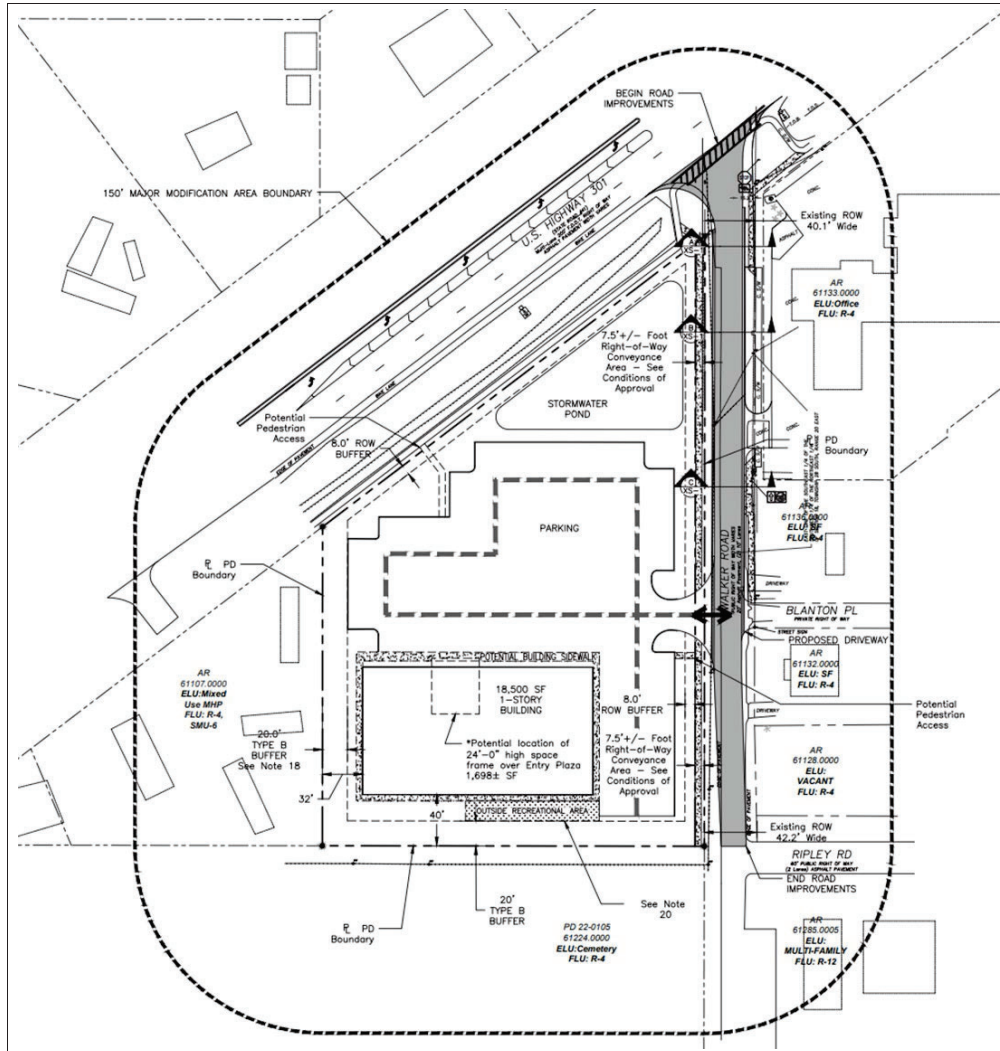
2.3 Immediate Area Map



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)

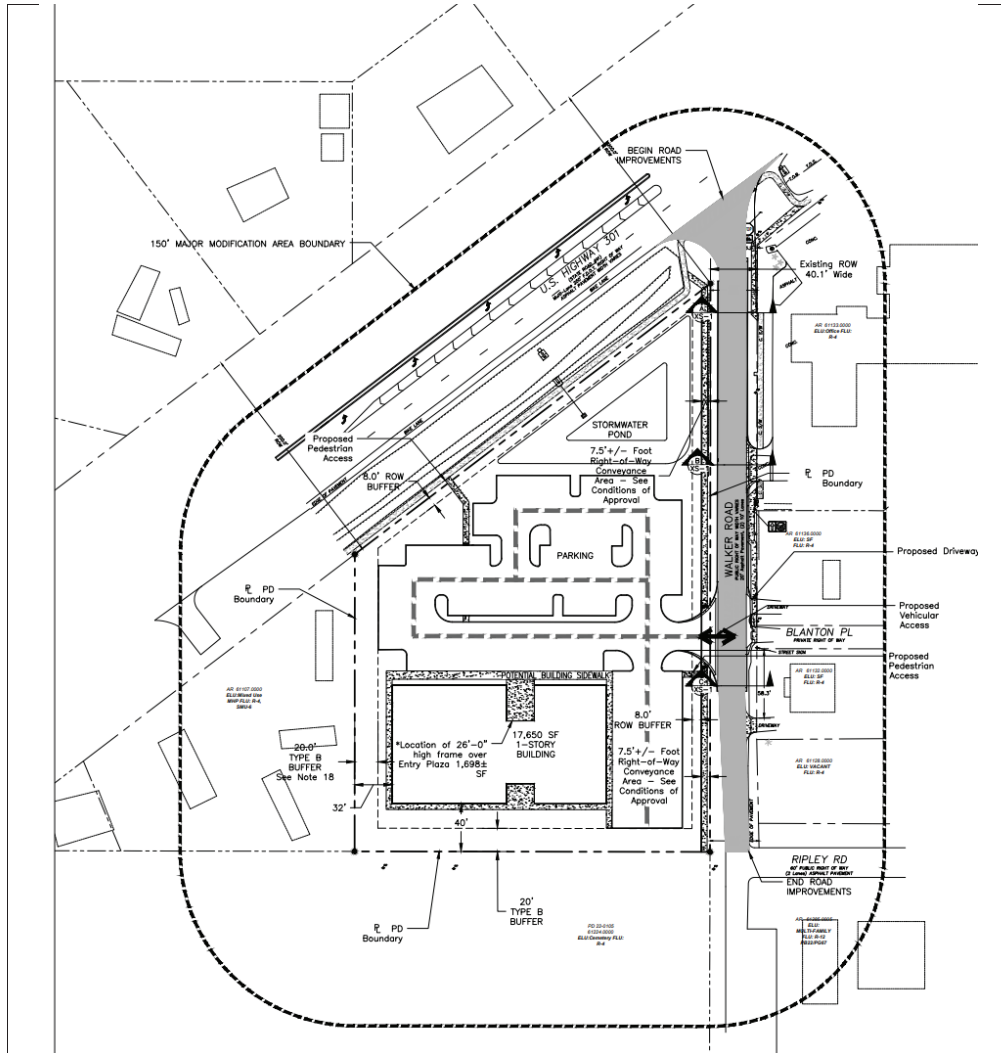
2.0 LAND USE MAP SET AND SUMMARY DATA

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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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

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

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

Notes:

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
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: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Airport Height Restriction Area</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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	
Impact/Mobility Fees 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				

APPLICATION NUMBER:	MM 26-0432	
ZHM MEETING DATE:	April 27, 2026	Case Planner: James E Baker, AICP
BOCC LUM DATE:	June 9, 2026	

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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**

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master’s recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 27, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Justyna Gale 514 Howell Street Dunedin testified on behalf of the applicant. Ms. Gale stated that the site is approximately 2.53 acres and located at the southwest corner of Walker Road and US Highway 301. The property is zoned Planned Development and is approved for two development options. Option 1 permits an 8,500 square foot health practitioners office and Option 2 permits a 12,200 square foot health practitioners office and a 6,300 square foot daycare center. Ms. Gale testified that the modification is requested to permit 17,650 square feet of Business Professional Office uses which will include up to a maximum of 10,000 square feet of medical office clinic uses. She added that the modification represents a reduction in square footage from 18,500 square feet to 17,650 square feet. The maximum height will be 20 feet with the entry feature being 26 feet tall. Ms. Gale described the surrounding land uses and stated that the modification is compatible with the existing development pattern and she requested approval.

Mr. James Baker of the Development Services Department, testified regarding the County staff report. He testified that the applicant is requesting a Major Modification to PD 23-0269 that currently permits two development options with a maximum of 17,650 square feet of Business Professional Office uses including a maximum 10,000 square feet of medical office and clinic uses. Mr. Baker described the surrounding land uses and stated that zoning conditions regarding compatibility, hours of operation, enhanced screening and drive-thrus will remain in place. Staff found the modification approvable.

Ms. Lilyann Linehan of the Planning Commission testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is designated Residential-4 Future Land Use categories and located in the Urban Service Area and the Thonotosassa Community Plan. Ms. Linehan described the surrounding area and proposed modification and cited numerous policies that the modification complies with and concluded her presentation by stating that staff found the request is consistent with both the Thonotosassa Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

Hearing Master Finch asked audience members if there were any opponents of the application. No one replied.

Ms. Heinrich and Ms. Gale did not have additional comments.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Gale submitted a copy of her 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

1. The subject site is 2.53 acres and is zoned Planned Development (21-0701). The property is designated Residential-4 (RES-4) by the Comprehensive Plan and located in the Urban Service Area and the Thonotosassa Community Plan.
2. The existing PD 21-0701 is approved for a maximum of 18,500 square feet and two development options. Option 1 permits 18,500 square feet of Health Practitioner's Office/Clinic/Apothecary. Option 2 permits 12,200 square feet of Health Practitioner's Office/Clinic/Apothecary and 6,300 square feet of Adult Day Care or Child Day Care with a maximum of 100 attendees.
3. The Major Modification proposes to reduce the maximum square footage to 17,650 square feet and permit limited Business and Professional Office land uses and including medical office/clinic at a maximum of 10,000 square feet. The maximum building height will be reduced from 24 feet to 20 feet with the exception of an entry feature which will be 26 feet in height.
4. No waivers or Planned Development variations are requested.
5. The Planning Commission supports the request and found the modification consistent with both the Thonotosassa Community Plan and the Comprehensive Plan.
6. The surrounding area is developed with US 301 and office to the north (BPO zoning), a cemetery (PD zoning) to the south, Walker Road and office to the east (CN and AR zoning) and a non-conforming mobile home park (AR zoning) to the west.

7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
8. Development Services staff testified at the hearing that existing zoning conditions pertaining to compatibility, hours of operation, enhanced screening and drive-thru's will remain in place.
9. The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

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

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The subject PD 21-0701 is approved for a maximum of 18,500 square feet and two development options. Option 1 permits 18,500 square feet of Health Practitioner's Office/Clinic/Apothecary. Option 2 permits 12,200 square feet of Health Practitioner's Office/Clinic/Apothecary and 6,300 square feet of Adult Day Care or Child Day Care with a maximum of 100 attendees.

The Major Modification proposes to reduce the maximum square footage to 17,650 square feet and permit limited Business and Professional Office land uses and including medical office/clinic at a maximum of 10,000 square feet. The maximum building height will be reduced from 24 feet to 20 feet with the exception of an entry feature which will be 26 feet in height.

No waivers or Planned Development variations are requested.

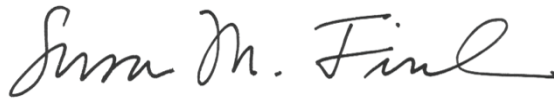
The Planning Commission supports the request and found the modification consistent with both the Thonotosassa Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the hearing.

The proposed modification is compatible with the surrounding development pattern and consistent with the Comprehensive Plan and Land Development Code.

RECOMMENDATION

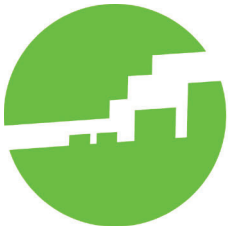
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 21-0701 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



May 18, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: April 27, 2026 Report Prepared: April 16, 2026	Case Number: MM 26-0432 Folio(s): 61121.0000 General Location: South of US Highway 301 and west of Walker Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Thonotosassa
Rezoning Request	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
Parcel Size	2.53 ± acres
Street Functional Classification	US Highway 301 – State Principal Arterial Walker Road – Local
Commercial Locational Criteria	Meets

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD	Vacant Land
North	Suburban Mixed Use-6	BPO + PD + AR	Light Commercial + Vacant Land + Single Family
South	Residential-4 + Public/Quasi-Public	PD + AR	Public/Quasi-Public/Institutions + Vacant Land
East	Residential-4 + Residential-12	AR + CN + RSC-4 + RMC-12	Light Commercial + Single Family + Vacant Land
West	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.

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*

HILLSBOROUGH COUNTY FUTURE LAND USE

MM - 26-0432

Rezoning
STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (7.5 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

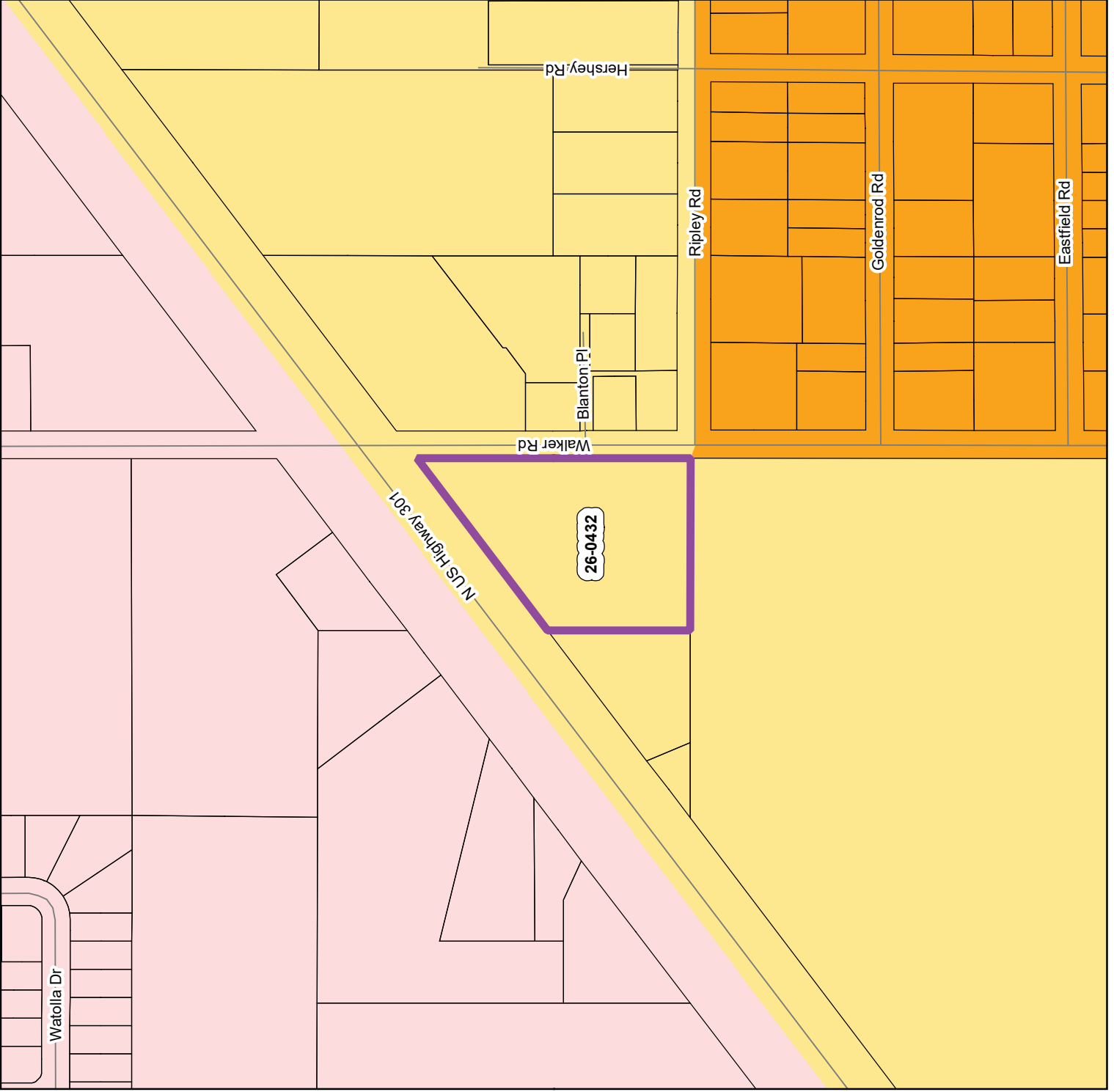
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the information on this map be used in conjunction with the official City-County Planning Commission. ACCURACY: It is intended that the information on this map be used in conjunction with the official City-County Planning Commission. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 1/23/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\ProjReg_1\HCRezoning_2.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Julia Mandell

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Suncoast Community Health Centers

Zoning File: RZ-PD 21-0701 Modification: MM 26-0432

Atlas Page: NONE Submitted: 5/20/26

To Planner for Review: 5/20/26 Date Due: ASAP

Contact Person: Justyna Gale Phone: 352-514-6158/justyna@fwdplanning.com

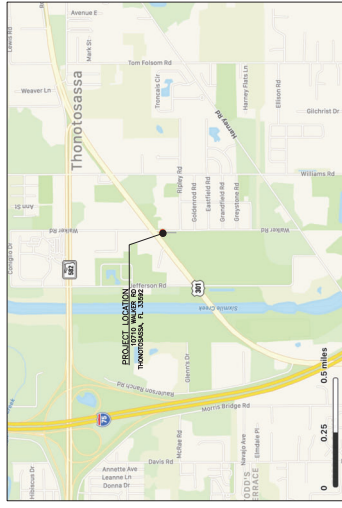
Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 5/21/26

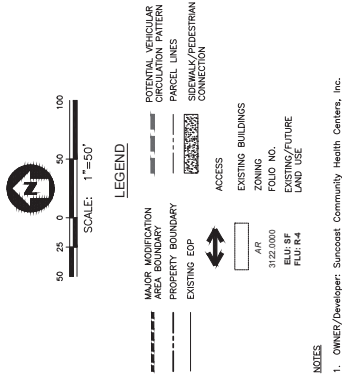
Date Agent/Owner notified of Disapproval: _____



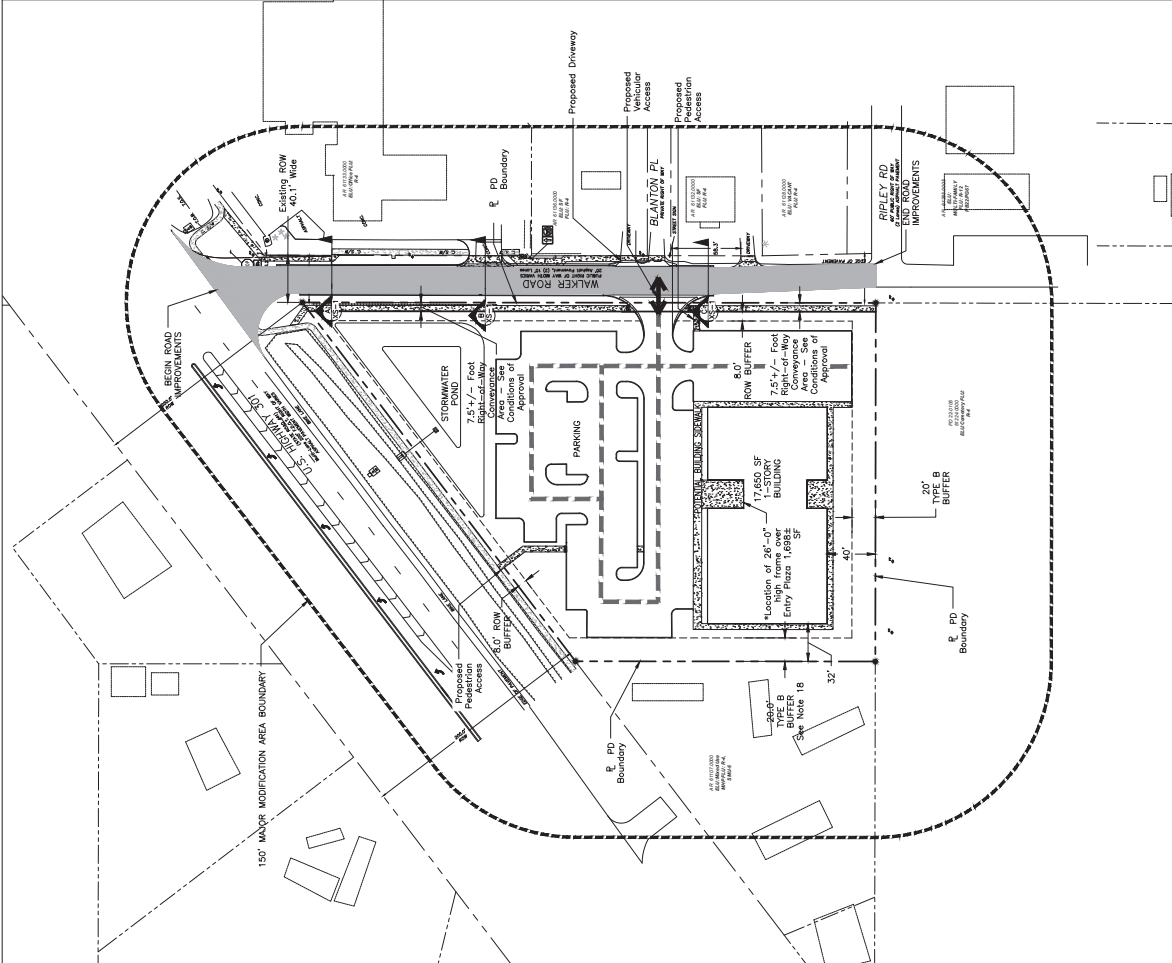
VICINITY MAP
HILLSBOROUGH COUNTY, FLORIDA
Section 18, Township 28S, Range 20E

Required Information		Total For Project
Address	10710 WALKER RD	10710 WALKER RD
Folio	6123.0000	6123.0000
Community Planning Area	2.53 ACRES	2.53 ACRES
Community District	Thonotosassa	Thonotosassa
Special Zone	None	None
Special Use	Airport Height Restriction Area	None
Special Corridor	Potable Water Buffer Area	None
Existing Zoning	None	None
Proposed Zoning	PD MM 26-0432	PD MM 26-0432
Existing Use	Vacant	Vacant
Proposed Use	SEE SITE PLAN NOTE 19	SEE SITE PLAN NOTE 19
Proposed Square Footage	17,650	17,650
Proposed Parking	10.0%	10.0%
Proposed FAR	0.02	0.02
Maximum FAR	10.0%	10.0%
Provided Parking	Parking to be provided per LDC	Parking to be provided per LDC
Maximum Number of Dwelling Units	N/A	N/A
Minimum Setbacks	Front (North and East) 30 FEET Side (West) 20 FEET Side (South) 20 FEET	30 FEET 20 FEET 20 FEET
Buffering and Screening	North 8' West 20 FEET TYPE B East 8' South 20 FEET TYPE B	8' 20 FEET TYPE B 8' 20 FEET TYPE B
Minimum Lot Width	N/A	N/A
Minimum Lot Size	N/A	N/A
Maximum Building Height	20 FEET*	20 FEET*
Maximum Impervious Surface	68.0%	68.0%
Future Land Use Designation(s) (FLU)	R-4	R-4
FLEX Request	N/A	N/A
Environmentally Sensitive Area(s) Acreage	NONE	NONE
Natural Water Body(ies) Acreage	NONE	NONE
Open Space/Recreation Area(s) Acreage	NONE	NONE
Public Park Land(s) Acreage	N/A	N/A
Public School Site(s) Acreage	N/A	N/A

* See notes with this maximum height of 20 feet and comply with other requirements.



- NOTES**
- OWNER/Developer: Suncoast Community Health Centers, Inc.
 - Sidewalks will be provided as shown on the PD site plan and in accordance with Section 6.03.02 of the LDC
 - Public transit facilities are not required per sec. 6.03.09 of the LDC.
 - Paving and drive aisles will comply with Typical Detail - 2 (TD-2) and other applicable sections of the Transportation Technical Manual and LDC.
 - Mechanical equipment shall be screened per Section 6.06.C.3 of the LDC.
 - Solid waste storage areas shall be screened per Section 6.06.C.8 of the LDC.
 - Driveways will be privately maintained.
 - There are not any easements on the subject site.
 - Project will not be phased.
 - Architectural style is not proposed.
 - There are no historic landmarks and other historical or archaeological sites and structures.
 - No preservation area, upland habitat area and no preservation area are on the subject site.
 - LEGAL DESCRIPTION:**
(OFFICIAL RECORDS BOOK 24822, PAGE 1083)
PART 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA LYING SOUTH OF STATE ROAD 41, AS SHOWN ON PLAT 2858 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 - FLOOD DATA:**
PROPERTY IS LOCATED IN FLOOD ZONE X. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. FEMA 1205702820H BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.
 - UTILITY AREA:**
SANITARY: HILLSBOROUGH COUNTY
SOLID WASTE: ON-SITE DUMPSTER
FIRE: PRIVATE HYDRANT
 - Screening along the western boundary shall consist of 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 and pine trees shall be a minimum of 10-foot high at the time of planting, with a minimum of 2-inch caliper.
 - PROPOSED USES:**
17,650 of BPO uses, including a maximum of 10,000 of medical office/clinic. Excluding the following BPO uses:
a. Agricultural Uses
b. Residential Uses
c. Libraries
d. Day Care, Child Care and Child Nurseries
e. Schools, Private, Public and Charter (K-12)
f. Adult Care Center
g. Funeral Homes and Mortuaries
h. Laundries (Self-Serve)
i. Highways and Expressways
j. Public Parks & Recreation Facilities
k. Recreational Uses, Private Community, Private Community, Passive
l. Flow Equalization Tanks
m. Colleges and Universities



MAJOR MODIFICATION PLAN

SCHC THONOTOSASSA
Suncoast Community Health Centers, Inc. PD-1

AM 2/12/08
DATE

12506 Benico Dr - Tampa, FL 33626
PH (813) 464-8972 - www.schc.com
REG-REGISTRY No.: 2879

STATE OF FLORIDA
DEPARTMENT OF REVENUE
REGISTRY NO. 2879

12506 Benico Dr - Tampa, FL 33626
PH (813) 464-8972 - www.schc.com
REG-REGISTRY No.: 2879

DESIGN CRITERIA

- BOTH SIDE WIDENING IN ACCORDANCE WITH FDOT FORM AND HILLSBOROUGH COUNTY T.M.
- DESIGN SPEED 40 MPH (POSTED SPEED IS 35 MPH PLUS 5 MPH).
- MINIMUM LANE WIDTH: 11 FEET.

REV	DESCRIPTION	BY	DATE

Elevation shown within this plan set are based on North American Vertical Datum (NAVD 88).



SMACVILLIC
2506 Brimcoo Dr - Tampa, FL 33626
P: (813) 454-8872 - www.smacvic.com
page registry No. 28297



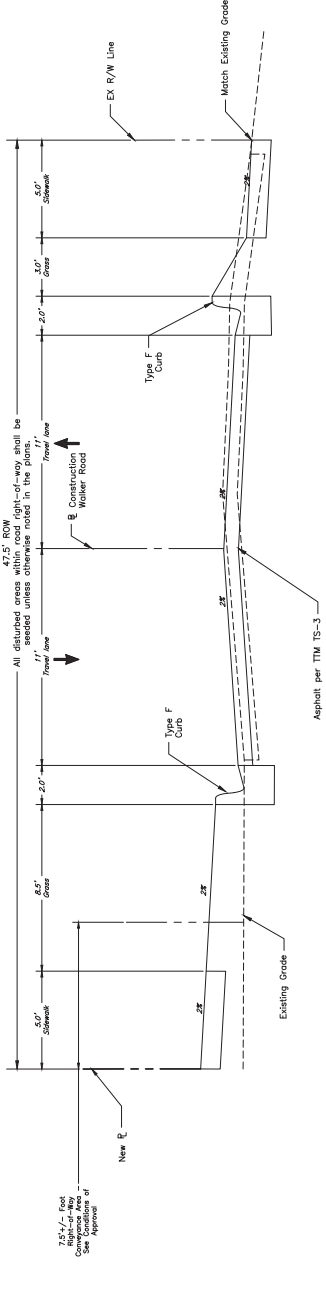
James A. Murphy, P.E. License No. 98113

**WALKER ROAD
IMPROVEMENTS**

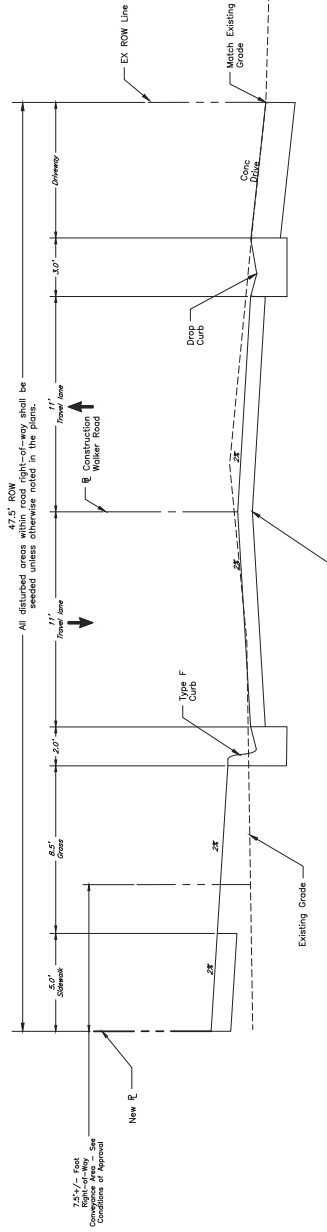
SCHC THONOTOSASSA

Suncoast Community Health Centers, Inc.

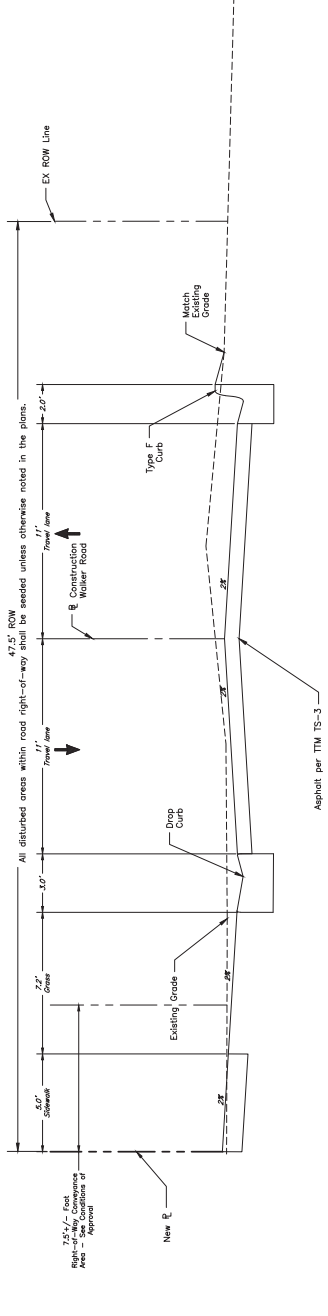
MM 26-0432



SECTION A



SECTION B



SECTION C



AGENCY COMMENTS

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
Difference	+ 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.

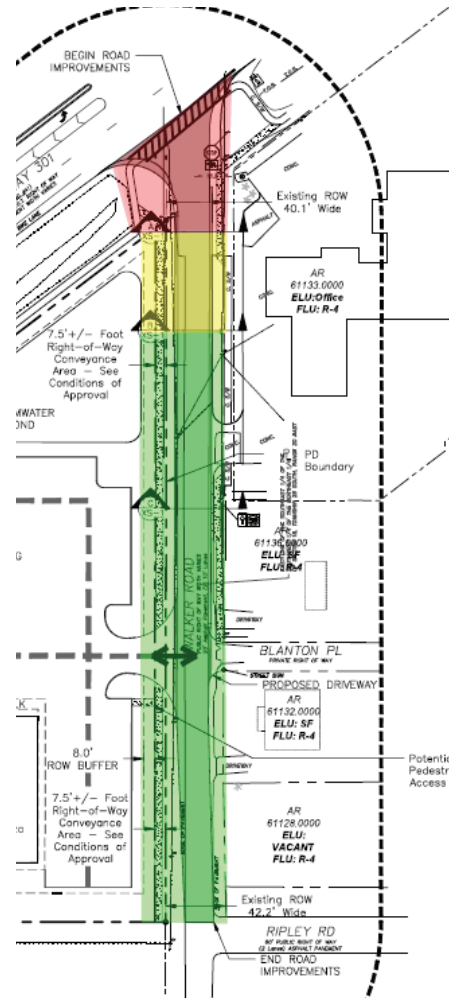
SITE ACCESS

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.

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

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

Ratliff, James

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 or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: 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
myates@palmtraffic.com
amber.dickerson@urbanplanninginnovations.com
lampkint@hillsboroughcounty.org
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
W: HCFLGov.net

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 or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (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.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (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>Important: 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>	
Project Name/ Phase	MM 23-0269
<p>Important: 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>	
Folio Number(s)	61121-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: 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>	
Name of Person Submitting Request	Palm Engineering, Vicki L. Castro
<p>Important: 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>	
Current Property Zoning Designation	PD 21-0701 (new MM 23-0269 request for commercial with RES-4 FLU)
<p>Important: 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 https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	MM 23-0269
<p>Important: 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>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



June 05, 2023

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th 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%.

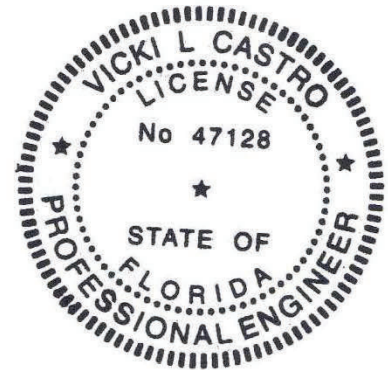
The proposed typical section is shown in Figure 2 and the proposed improvements are shown in Figure 3.

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'

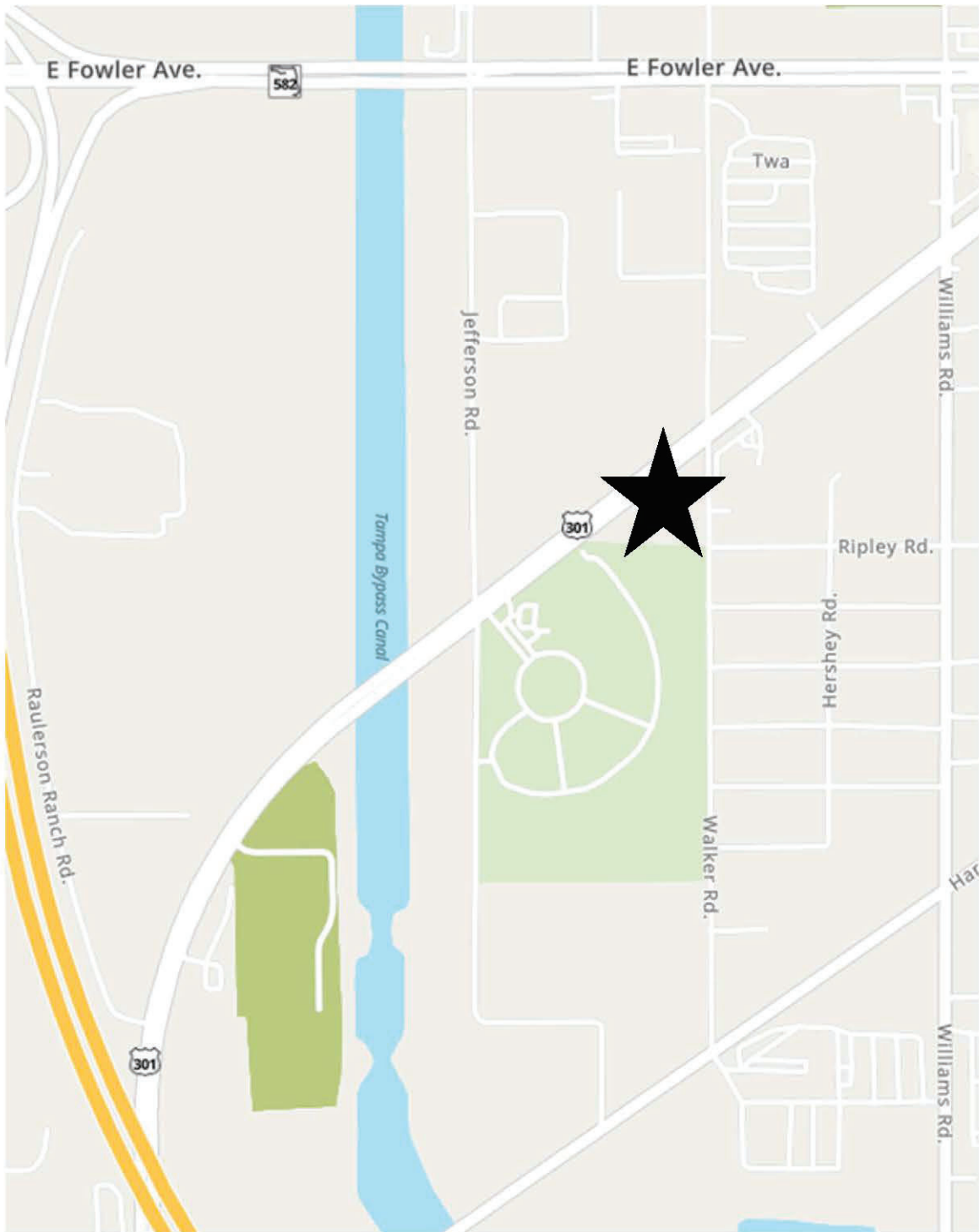
Sincerely,

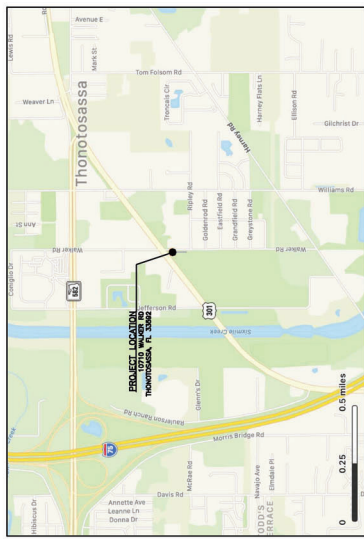
Michael J. Williams
Hillsborough County Engineer

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 _____

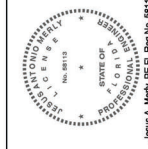
FIGURE 1. LOCATION MAP





VICINITY MAP
HILLSBOROUGH COUNTY, FLORIDA
Section 18, Township 28S, Range 20E

SITE DEVELOPMENT TABLE		Total For Project
Address	10710 WALKER RD	6121.0000
Folio		6121.0000
Acres	2.53 ACRES	2.53 ACRES
Community Planning Area	Thonotosassa	
Overlay District	None	
Special Zone	Airport Height Restriction Area	
Special Corridor	Potable Water Buffer Area	
Existing Zoning	PD 21-0701	
Proposed Zoning	MM PD	
Existing Use	Vacant	
Proposed Use	SEE SITE PLAN NOTE 19	
Existing Square Footage	N/A	
Proposed Square Footage	18,500	
Existing FAR	0.0%	
Maximum FAR	16.0%	
Provided Parking	Parking to be provided per LDC	
Maximum Number of Dwelling Units	N/A	
Minimum Number	Front (North and East)	30 FEET
Minimum Setbacks	Side (West)	20 FEET
	Side (South)	20 FEET
	North	8'
	West	20 FEET TYPE B
	East	8'
	South	20 FEET TYPE B
	N/A	N/A
Minimum Lot Width	N/A	
Minimum Building Height	N/A	
Maximum Impervious Surface	68.0%	
Future Land Use Designation(s) (FLU)	R-4	
FLEX Request	N/A	
Environmentally Sensitive Area(s) Acreage	NONE	
Natural Water Body(s) Acreage	NONE	
Open Space/Recreation Area(s) Acreage	NONE	
Public Park Land(s) Acreage	NONE	
Public School Site(s) Acreage	N/A	



MAJOR MODIFICATION PLAN
SCHC THONOTOSASSA
Suncoast Community Health Centers, Inc.

Jessie A. Mery, P.E., Reg. No. 88713



- LEGEND**
- MAJOR MODIFICATION AREA BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING EOP
 - POTENTIAL CIRCULATION PATTERN
 - ACCESS
 - EXISTING BUILDINGS
 - ZONING
 - FOLIO NO.
 - EXISTING/FUTURE LAND USE

- NOTES**
- OWNER/Developer: Suncoast Community Health Centers, Inc.
 - Sidewalks will be provided as shown on the PD site plan and in accordance with Section 6.03.02 of the LDC.
 - Public transit facilities are not required per sec. 6.03.09 of the LDC.
 - Parking and drive slides will comply with Typical Detail - 2 (TD-2) and other applicable sections of the Transportation Technical Manual and LDC.
 - Mechanical equipment shall be screened per Section 6.06.C.9 of the LDC.
 - Project will comply with Section 6.11.24 and 6.11.02 of the LDC.
 - There are not any easements on the subject site.
 - Project will not be phased.
 - Architectural style is not proposed.
 - There are no historic landmarks and other historical or archaeological sites and structures.
 - No preservation area, upland habitat area and no preservation area are on the subject site.

- LEGAL DESCRIPTION:**
(OFFICIAL RECORDS BOOK 24822, PAGE 1083)
SUNCOAST COMMUNITY HEALTH CENTERS, INC. TRACT 1.4, OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LIVING SOUTH OF STATE ROAD 41, AS SHOWN ON PLAT 10882-5F, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- FLOOD DATA**
SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD EFFECTIVE DATE OF AUGUST 28, 2020.
- UTILITY DATA**
POTABLE: HILLSBOROUGH COUNTY
SANITARY: HILLSBOROUGH COUNTY
SOLID WASTE: ON-SITE DUMPSTER
FIRE: PRIVATE HYDRANT

- Screening along the western boundary shall consist of 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 and 5 palm trees or 3 live oak trees, 5 ornamental trees and 5 palm trees and pine trees shall be a minimum of 10-foot high at the time of planting, with a minimum of 2-inch caliper.
- UNRECORDED USES**
Option 1:
18,500 sf Health Practitioner's Office/Clinic/Apothecary
Option 2:
12,200 sf Health Practitioner's Office/Clinic/Apothecary
6,300 SF Child Care Center or Adult Care Facility (100 attendees)

20. Child care center outdoor play area shall comply with sec. 6.11.24 of the LDC.



SM CIVIL LLC
12506 Bronco Dr - Tampa, FL 33626
P: (813) 404-8872 - www.smcivil.com
EPA Registry No.: 29799

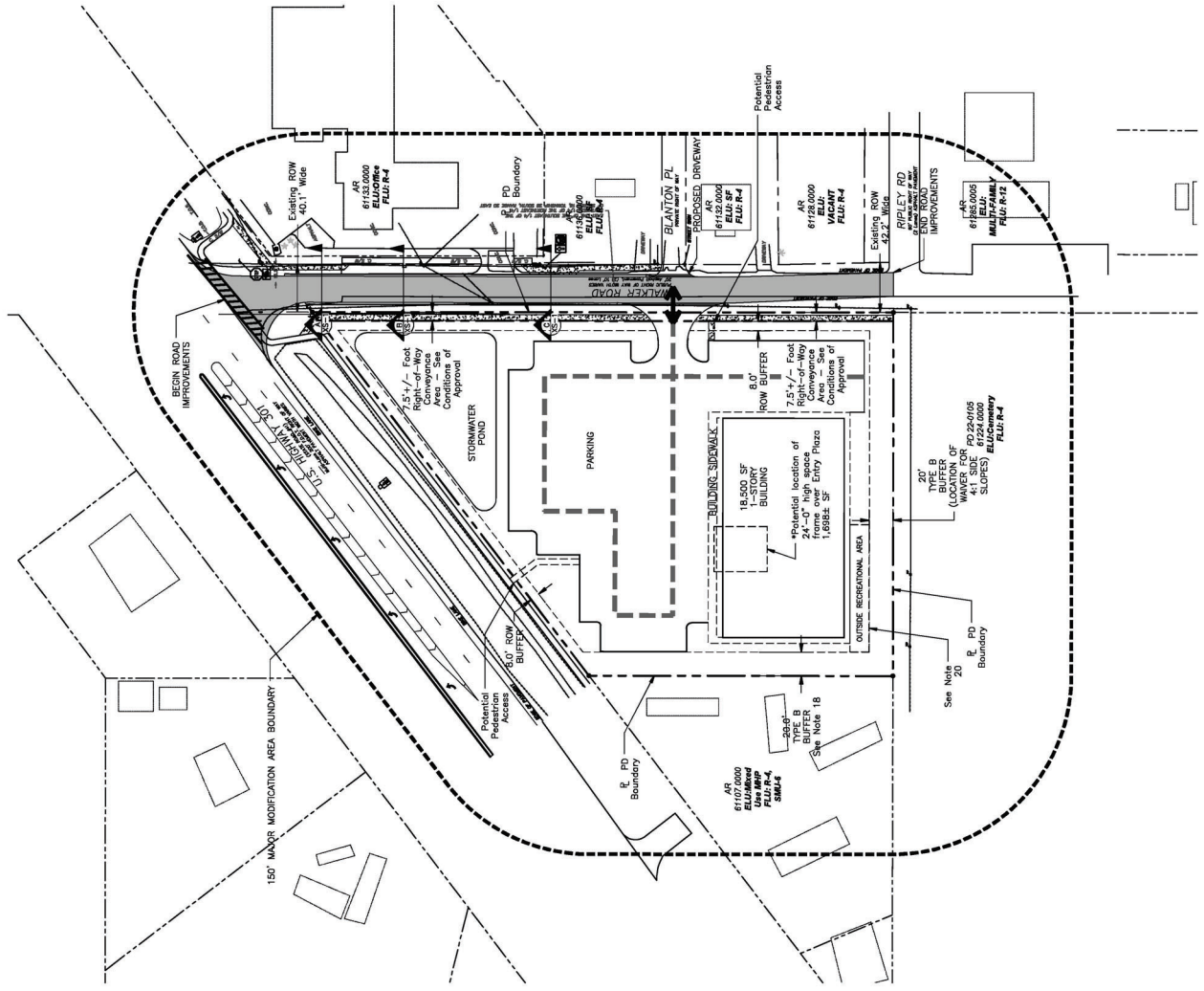


Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths

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
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

Notes:

Travel Lanes:

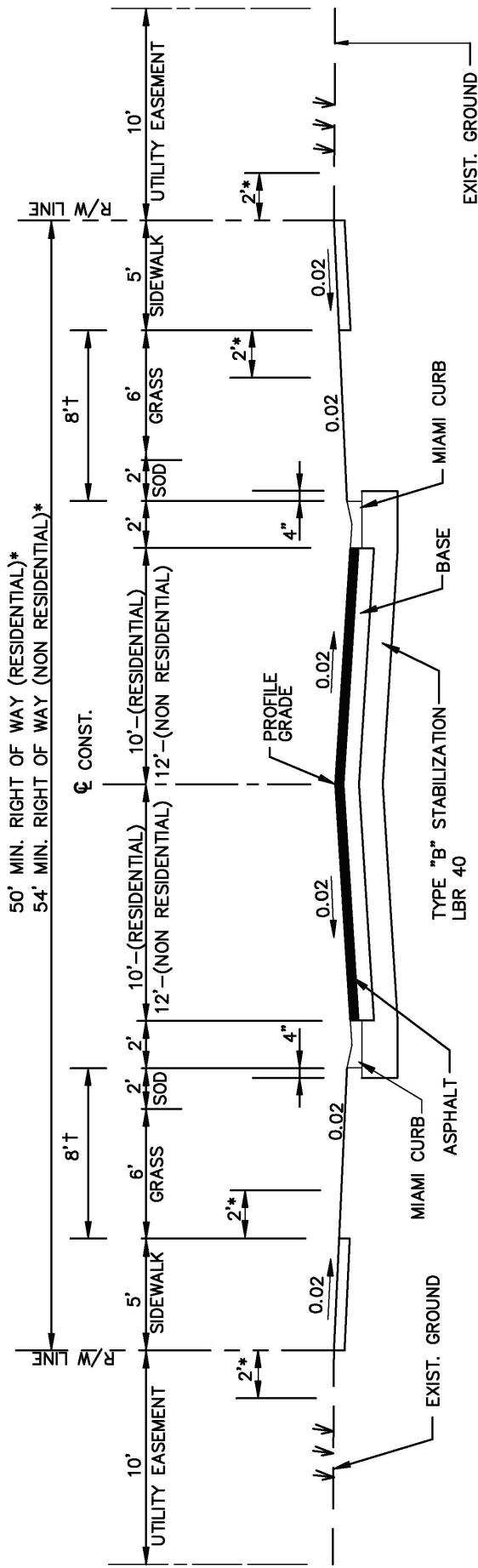
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications 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.



TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 35 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

DRAWING NO. **TS-3**

SHEET NO. 1 OF 1



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: January 29, 2026

TO: Justyna Gale, Forward Planning & Design

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Vivianne Pena, FDOT
Kathy Matos, FDOT
Selena Gonzalez, FDOT
Richard Perez, Hillsborough County

SUBJECT: MM 26-0432, 10710 Walker Road, Thonotosassa
Folio 61121.0000

This project is on a state road, US 301.

This site was reviewed at Pre-Application meetings with FDOT on 12/7/21, 4/25/23 and 8/12/25. The FDOT Pre-Application Finding from 8/12/25 is attached.

The site plan submitted to Hillsborough County for MM 26-0432 does not show access from US 301. If that changes and access is proposed from US 301, a Pre-Application meeting with FDOT will need to be scheduled through Ms. Selena Gonzalez in the District Seven Tampa Operations offices. Ms. Gonzalez can be reached at Selena.Gonzalez@dot.state.fl.us or 813-612-3350.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding

PRE APPLICATION PROJECT INFORMATION



Meeting Date 8/12/2025	
Project Title Suncoast Community Health Thonotosassa	
FDOT Coordinator Mecale' Roth 813-612-3237 or mecale.roth@dot.state.fl.us	
Location/Address SWC US 301 and Walker Rd	
State Road 41	Section ID 10 260 000
MP 3.95	L/R Roadway Rt
Road Class 3	Speed Limit 50 MPH
Connection Spacing 660'	
Folio #(s) 61121-0000	County Case # 23-0269
Attendees Jesus Merly	
FDOT Staff Todd Croft, Mecale' Roth, Allison Carroll, Nick Leipsky, Lindsey Mineer, Dan Santos, Tanya King, Efrain Torres, Ria Dey, Justin An, Bruce Brantley, and Kathy Matos	

- ★ All checked boxes apply to the project and the information provided and reviewed in the meeting
- ★ All comments are non-binding and subject to change at any time
- ★ All comments related to FDOT specs and standards automatically update to the current version when the standards are revised. Plans should reflect the current standards at time of submittal

FDOT CONSTRUCTION PROJECTS IN THE AREA

Project #	Start	Project Manager/Contact	Work Type
452487-2	2025	chad.stewart@dot.state.fl.us	SIGNING/PAVEMENT MARKINGS

PERMIT APPLICATION CHECKLIST

<input checked="" type="checkbox"/>	Property owner's information	<input checked="" type="checkbox"/>	Notarized LOA - letter(s) of authorization from owner for anyone representing on their behalf (EOR, PM, Construction Coordinator, etc.), Including 3rd-party
<input checked="" type="checkbox"/>	Deed or other proof of ownership	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	EOR's contact information	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	EOR certification	<input checked="" type="checkbox"/>	Local approval(s) - Approvals by all other local agencies (county, city, SWFWMD, EPA, etc.)
<input checked="" type="checkbox"/>	MOT tech (use EOR's info in application; update when the MOT Tech is chosen)	<input type="checkbox"/>	Plans - signed and sealed

ACCESS PERMIT REQUIRED INFORMATION

Please see attached Access Management notes/checklist

<input checked="" type="checkbox"/>	Access permit required		
<input type="checkbox"/>	Category A or B (single family residential)	<input type="checkbox"/>	Safety Upgrade
<input checked="" type="checkbox"/>	Category C, D, E, F, or G	<input type="checkbox"/>	Governmental Agency
<input checked="" type="checkbox"/>	Existing land use		
<input checked="" type="checkbox"/>	Existing ADT's		
<input checked="" type="checkbox"/>	Proposed land use		
<input checked="" type="checkbox"/>	Proposed ADT's		
<input type="checkbox"/>	Access to State Road proposed		
<input type="checkbox"/>	Conforming access	<input type="checkbox"/>	Non conforming access - subject to removal in the future when alternative access is available
<input type="checkbox"/>	Remove existing curb cut(s) and restore to original condition		

<input type="checkbox"/>	Court recorded cross access agreement	
<input type="checkbox"/>	Land donation & easement	
<input checked="" type="checkbox"/>	COI - liability insurance	
<input checked="" type="checkbox"/>	Auto turn template	
<input checked="" type="checkbox"/>	Traffic study	
<input type="checkbox"/>	Design variation	
<input checked="" type="checkbox"/>	MOT indices in permit and/or plan set	
<input type="checkbox"/>	TTCP plan	

CONSTRUCTION AGREEMENT REQUIRED INFORMATION

<input type="checkbox"/>	Construction agreement needed	TBD
	<input type="checkbox"/> Turn lane	<input type="checkbox"/> Dedication or easement
	<input type="checkbox"/> Median Modification	<input type="checkbox"/> Notification letters
	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Dedication or easement
	<input type="checkbox"/> Other	<input type="checkbox"/> MOA
<input type="checkbox"/>	Cost estimate - signed & sealed	
<input type="checkbox"/>	Security Instrument	
<input type="checkbox"/>	LOA - construction coordinator, EOR, developer, etc.	

DRAINAGE PERMIT REQUIRED INFORMATION

****See the attached DCP checklist and drainage notes below for additional requirements****

<input checked="" type="checkbox"/>	Drainage permit required	
	<input type="checkbox"/> DCP	<input checked="" type="checkbox"/> Exception questionnaire
	<input type="checkbox"/> Exception	
	<input type="checkbox"/> Unsure, TBD	
<input checked="" type="checkbox"/>	Survey	
<input checked="" type="checkbox"/>	SWFWMD, ERP, Local approval(s)	
<input checked="" type="checkbox"/>	Site Photos (no Google Earth images allowed)	
<input checked="" type="checkbox"/>	Pre and post drainage maps	
	<input type="checkbox"/> Open basin	<input type="checkbox"/> Closed basin

UTILITY PERMIT REQUIRED INFORMATION

<input type="checkbox"/>	Utility permit required	<input type="checkbox"/> TBD
	<input type="checkbox"/> Water	
	<input type="checkbox"/> Sanitary sewer	
	<input type="checkbox"/> Other	
<input type="checkbox"/>	HDD or Jack & Bore	
<input type="checkbox"/>	Positive response and 10 day notification letter to all known utilities at location required with submittal	

ADDITIONAL NOTES

1. No access to US 301 being proposed.
2. New traffic study w/ current crash data
3. May trigger a signal warrant or directional intersection
4. Submit a DCP application

ADDITIONAL NOTES CONTINUED

5. Provide storm for storm analysis of the site using 14-86 criteria
 - a. Utilize NOAA rainfall data for the area
 - b. Provide model inputs and results for the storms and a summary table for comparison purposes
 - c. Provide a node link diagram
6. arrows, Provide pre and post development drainage maps with labeled contours, drainage areas, flow arrows, outfalls, and node-basin names corresponding to the model
7. Provide a drainage narrative of existing and proposed conditions
8. Provide TOC and CN calculations for the site
9. Provide storm tabs for the site based on 5-year frequency event with 100 yr tailwater in the pond
10. For the on-site pond:
 - a. Maintain 1' of freeboard to the 100-Yr critical stage elevation.
 - b. Set the initial stage as the weir elevation for routing calculations
11. Provide a Geotech Report
12. Provide a Boundary Survey
13. Provide a full set of Plans with sections showing the pond and shared right of way boundary
14. Ensure all plans and reports are signed and sealed
15. Maximum area for purposes of runoff to be sent to FDOT in the post-condition is constrained to that of the pre-condition. If the entire site ultimately drains toward FDOT, please provide verification of the same
16. See DCP checklist for additional requirements
17. Prove that the shallow ditch in the rear goes to 301 with survey or historical maps
18. We can only accept what discharge is already going to the ROW. No more
19. See Traffic Ops notes

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST:	PD to PD
PETITION FILE NUMBER:	MM (23-0269)
ZHM HEARING DATE:	July 24, 2023
BOCC MEETING DATE:	September 12, 2023

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

09/27/2023
DATE

Ken Hagan
KEN HAGAN
CHAIR, BOARD OF COUNTY COMMISSIONERS

09/27/2023
DATE

[Signature]
ATTEST: DEPUTY CLERK
CINDY STUART
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA
DOCUMENT NO. 23-0269



FINAL CONDITIONS OF APPROVAL: PETITION NUMBER: MM 23-0269
MEETING DATE: September 12, 2023
DATE TYPED: September 13, 2023

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 30, 2023.

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).
2. The project shall be developed in accordance with the certified site development plan and the following standards:

Maximum Building Area:	18,500 square feet
Minimum Front Setback:	30 feet (east/west)
Minimum Side Setback:	20 feet (west/south)
Maximum Building Height:	24 feet
Maximum Impervious Surface:	68%
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 Road. The Walker Road access 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

Page 1 of 3

FINAL CONDITIONS OF APPROVAL: PETITION NUMBER: MM 23-0269
MEETING DATE: September 12, 2023
DATE TYPED: September 13, 2023

- 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 is approved, the County Engineer will approve a Design Exception request (dated June 5, 2023) which was found approvable by the County Engineer (on June 7, 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:

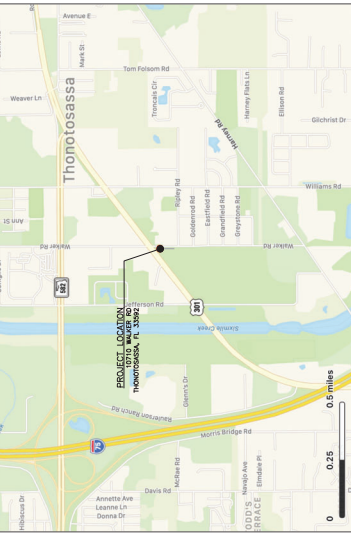
 - a. Within Segment A the developer shall:
 - i. Widen Walker Rd. such that there are minimum 11-foot-wide lanes;
 - ii. Install Type-F curbing along both sides of the roadway; and,
 - iii. Construct minimum 5-foot-wide sidewalk along both sides of Walker Rd.
 - b. Within Segment B the developer shall: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

Page 2 of 3

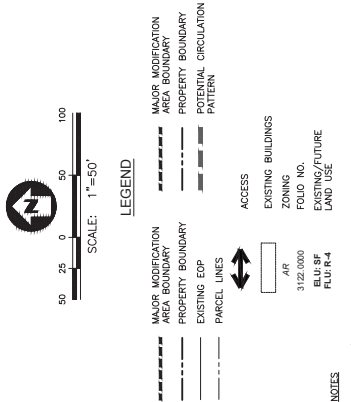
FINAL CONDITIONS OF APPROVAL: PETITION NUMBER: MM 23-0269
MEETING DATE: September 12, 2023
DATE TYPED: September 13, 2023

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 itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
15. 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. 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. 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.

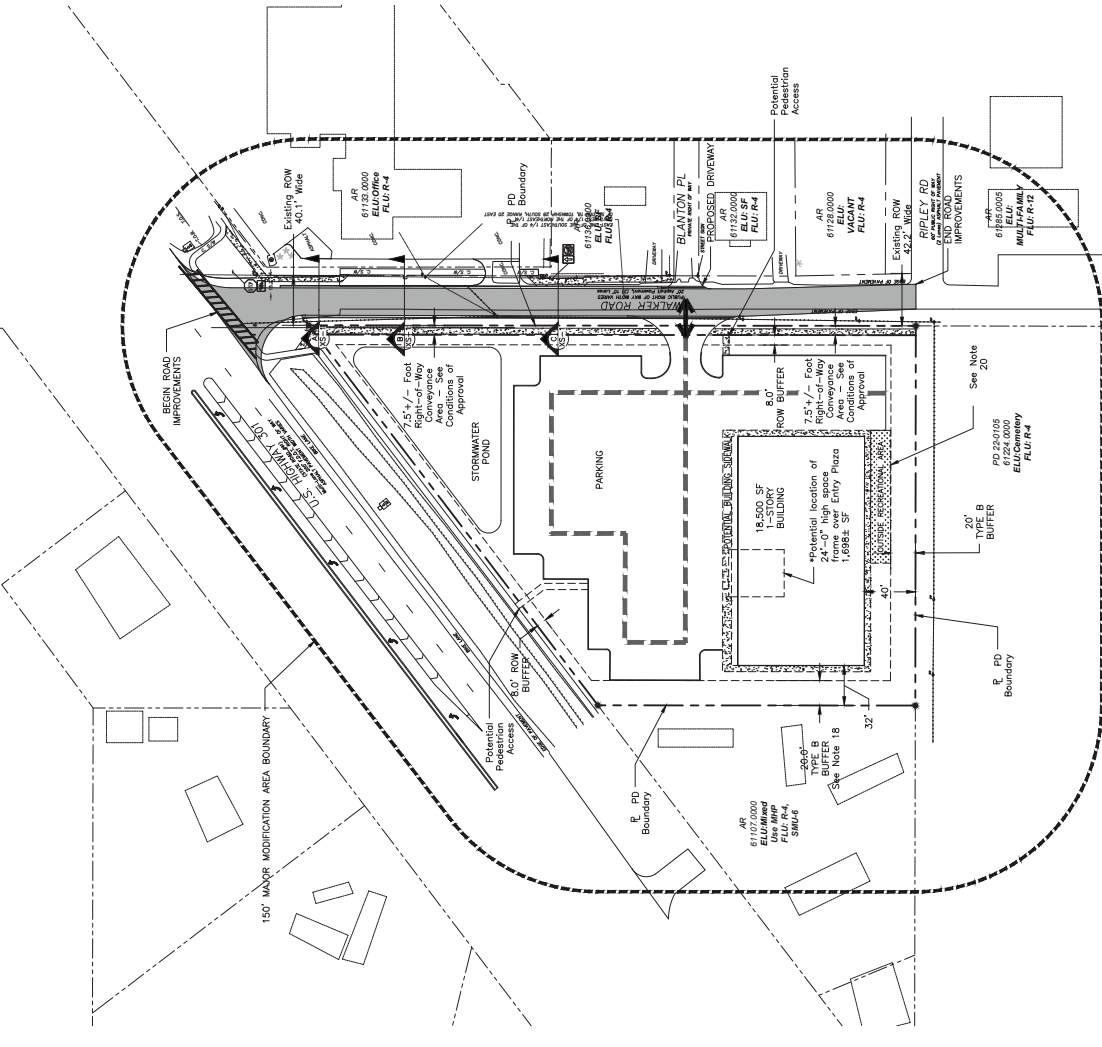
Page 3 of 3



VICINITY MAP
HILLSBOROUGH COUNTY, FLORIDA
Section 18, Township 28S, Range 20E



- NOTES**
1. OWNER/Developer: Suncoast Community Health Centers, Inc.
 2. Sidewalks will be provided as shown on the PD site plan and in accordance with Section 633.02 of the LDC
 3. Public transit facilities are not required per sec. 6.03.09 of the LDC.
 4. Parking and drive slides will comply with Typical Detail - 2 (TD-2) and other applicable sections of the Transportation Technical Manual and LDC.
 5. Mechanical equipment shall be screened per Section 6.06.C.9 of the LDC.
 6. Solid waste storage areas shall be screened per Section 6.06.C.8 of the LDC.
 7. Project will comply with Section 6.11.24 and 6.11.02 of the LDC.
 8. There are not any easements on the subject site.
 9. Project will not be phased.
 10. There are no historic landmarks and other historical or archaeological sites and structures.
 11. There are no historic landmarks and other historical or archaeological sites and structures.
 12. No preservation area, upland habitat area and no preservation area are on the subject site.
 13. LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 24822, PAGE 1083) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD SURVEY MAP DATE 12/15/2010, COUNTY PANEL NO. FEMA 12057/02240H BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.
 14. LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 24822, PAGE 1083) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD SURVEY MAP DATE 12/15/2010, COUNTY PANEL NO. FEMA 12057/02240H BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.
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 20. LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 24822, PAGE 1083) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD SURVEY MAP DATE 12/15/2010, COUNTY PANEL NO. FEMA 12057/02240H BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008.



SITE DEVELOPMENT TABLE

Required Information	Total For Project
Address	10710 WALKER RD
Folio	61121.0000
Acres	2.53 ACRES
Community Planning Area	Thonotosassa
Overlay District	None
Special Zone	None
Scenic Corridor	None
Existing Zoning	PD 21-0701
Proposed Zoning	MM PD
Existing Use	Vacant
Proposed Use	SEE SITE PLAN NOTE 19
Existing Square Footage	N/A
Proposed Square Footage	18,500
Existing FAR	0.0%
Maximum FAR	16.8%
Provided Parking	Parking to be provided per LDC
Maximum Number of Dwelling Units	N/A
Minimum Setbacks	Front (North and East) 30 FEET Side (West) 20 FEET Side (South) 20 FEET
Buffering and Screening	North 8' West 8' East 8' South 8'
Minimum Lot Width	20 FEET TYPE B
Minimum Lot Size	N/A
Maximum Building Height	20 FEET*
Maximum Impervious Surface	68.0%
Future Land Use Designation(s) (FLU)	R-4
FLEX Request	N/A
Environmentally Sensitive Area(s) Acreage	NONE
Natural Water Body(s) Acreage	NONE
Open Space/Recreation Area(s) Acreage	NONE
Public Park Land(s) Acreage	NONE
Public School Site(s) Acreage	N/A
Public School Site(s) Acreage	N/A

MAJOR MODIFICATION PLAN

SCHC THONOTOSASSA
Suncoast Community Health Centers, Inc.

AMJ 6/29/23
REV BY DATE

12506 Bronco Dr., Tampa, FL 33626
P: (813) 604-8872 - www.schc.com
paperRegNo: 2899

STATE OF FLORIDA
DEPARTMENT OF REVENUE
REGISTRATION DIVISION
No. 18113

Jesus A. Mery, PE, Reg. No. 88113

Option 1:
18,500 sq ft Health Practitioner's Office/Clinic/Apothecary

Option 2:
12,200 sq ft Health Practitioner's Office/Clinic/Apothecary
6,300 SF Child Care Center or Adult Care Facility (100 attendees)

20. Child care center outdoor play area shall comply with sec. 6.11.24 of the LDC.

Jesus A Mery
2023.08.21
10004-094103

DESIGN CRITERIA

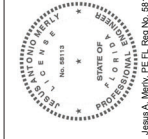
- BOTH SIDES ACCORDANCE WITH FDOT FDM IN HILLSBOROUGH COUNTY T.M.
- DESIGN SPEED 40 MPH (POSTED SPEED IS 35 MPH PLUS 5 MPH).
- MINIMUM LANE WIDTH: 11 FEET.

COUNTY	COMMISSION	DATE	BY	DATE
SM	5/15/23			

Elevations shown within the plan area are based on North American Vertical Datum (NAVD 88).



SM CIVIL LLC
19564 E. Highway 8, Suite 606
Ft. Lauderdale, FL 33306
P: (813) 404-8872 - www.smcivil.com
Firm Registration No.: 2029

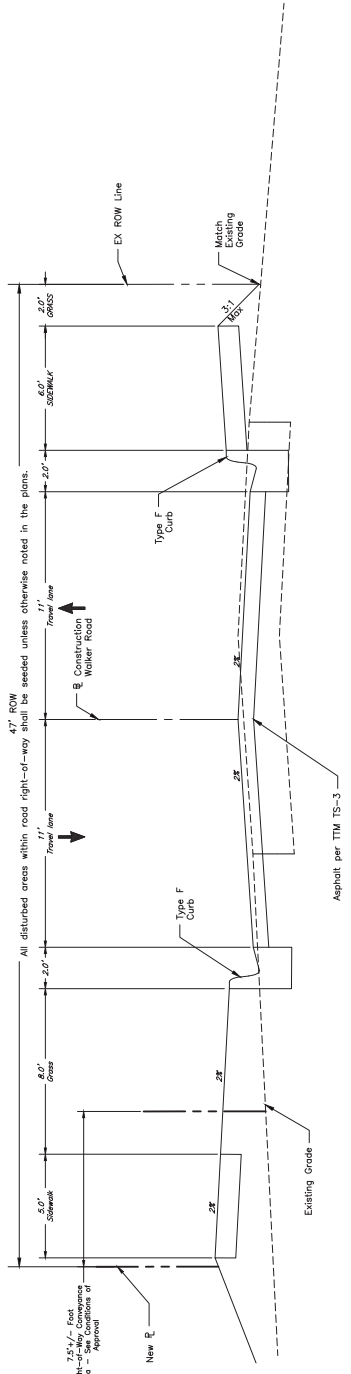
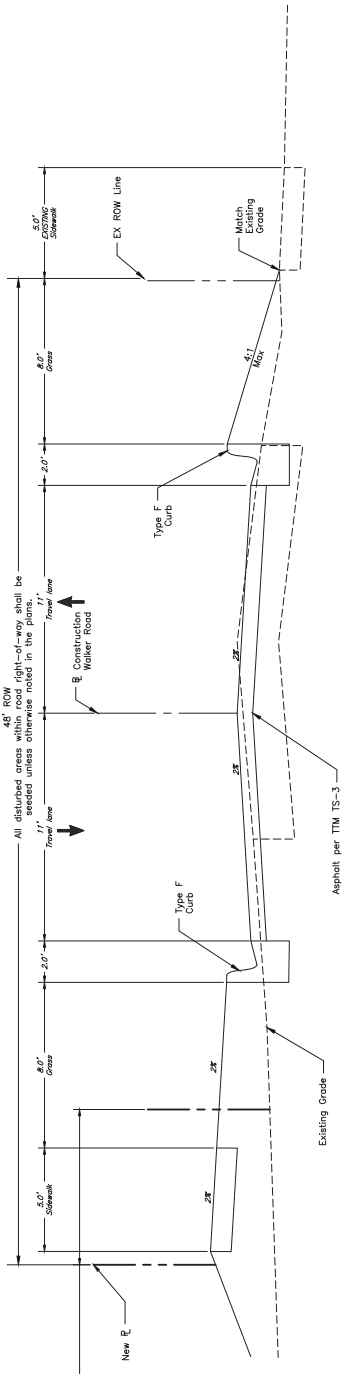
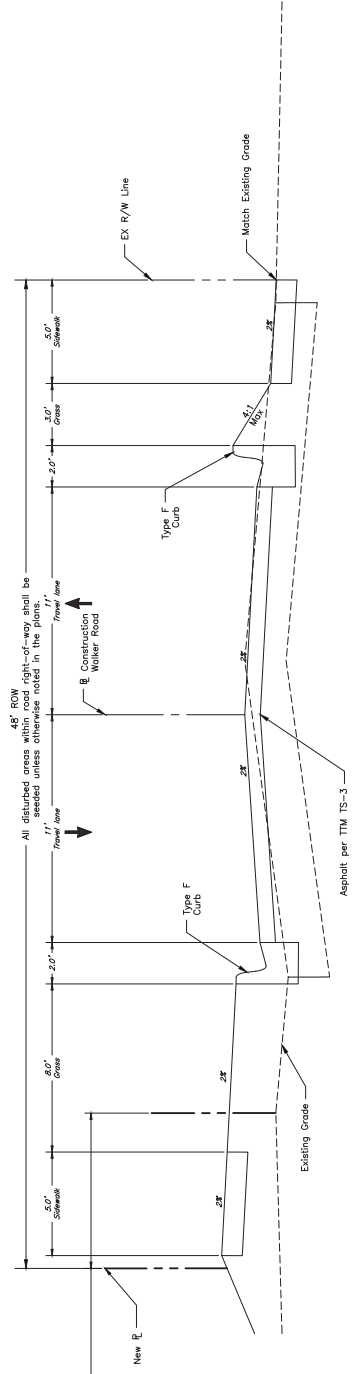


JONATHAN M. KELLY, P.E., Reg. No. 68113

WALKER ROAD IMPROVEMENTS

SCHHC THONOTOSASSA

Suncoast Community Health Centers, Inc. XS-1



7.5' +/- Foot Right-of-Way Convenience Area - See Conditions of Approval

7.5' +/- Foot Right-of-Way Convenience Area - See Conditions of Approval

7.5' +/- Foot Right-of-Way Convenience Area - See Conditions of Approval

COMMISSION

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 Harry Cohen VICE-CHAIR
 Chris Boles
 Donna Cameron Cepeda
 Ken Hagan
 Christine Miller
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DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: April 27, 2026</p> <p>PETITION NO.: 26-0432</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: February 12, 2026</p> <p>PROPERTY ADDRESS: 10710 Walker Rd, Thonotosassa</p> <p>FOLIO #: 0611210000</p> <p>STR: 18-28S-20E</p>
<p>REQUESTED ZONING: Major Modification to an existing PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No onsite wetlands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	

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

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".
Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: N. Watts, Property Owner - nwatts@suncoast-chc.org
Justyna Gale, Applicant / Agent - justyna@fwdplanning.com



AGENCY REVIEW COMMENT SHEET

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: 04/09/2026

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Suncoast Community Health Center

PETITION NO: 26-0432

LOCATION: 10710 Walker Rd

FOLIO NO: 61121.0000

Estimated Fees:

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

Project Summary/Description:

Urban Mobility, Northeast Fire - Medical office 18.5k sq ft, or Medical 12.2K sq ft and Daycare 6300 sq ft



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 1/22/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/5/2026

PROPERTY OWNER: Suncoast Community Health Centers, Inc. **PID:** 26-0432

APPLICANT: Suncoast Community Health Centers, Inc.

LOCATION: 10710 Walker Rd. Thonotosassa, FL 33592

FOLIO NO.: 61121.0000

AGENCY REVIEW COMMENTS:

Summary of Applicant's Request

The applicant is requesting a Major Modification to the existing 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 the exclusion of the following uses: Agricultural Uses, Residential Uses, Libraries, Pre-K/Day Care/Child Care/Child Nurseries, Schools, Private, Public and Charter (K-12), Adult Care Center, Funeral Homes and Mortuaries, Laundries (Self-Serve), Liquor Store, Public Parks & Recreation Facilities, Recreational Uses, Private Community (Passive), Flow Equalization Tanks, and Colleges/Universities.

Hillsborough County Environmental Services Division Review Comments

At this time, according to the FDEP public potable water well locations and designations, the site appears to be located within a Potable Water Wellfield Protection Area (PWWPA) due to the site being located within 500-ft of a Community Water System drinking water well. The areas within 500-ft of the community wells are subject to the prohibitions and restrictions of the Wellhead Protections in [Chapter 62-521, Florida Administrative Code](#).

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Surface Water Resource

Protection Area (SWRPA) and/or Wellhead Resource Protection Area (WRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh** **Date: 02/10/2025**

Agency: Natural Resources **Petition #: 26-0432**

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site 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.**
2. 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.
3. 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.
4. 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.

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

PETITION NO.: MM 26-0432

REVIEWED BY: Clay Walker, E.I.

DATE: 2/2/2026

FOLIO NO.: 61121.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately 2,850 feet from the site), (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Harney Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the ___ prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 8 inch wastewater forcemain exists (approximately 1,350 feet from the project site), (adjacent to the site) and is located east of the subject property within the east Right-of-Way of Williams Road. While this site would be a Hillsborough County customer, the wastewater in this area is pumped through the City of Temple Terrace and there are currently hydraulic limitations between the two systems. In order to resolve those limitations, additional offsite improvements will be required. Those offsite improvements require extending the Williams Rd force main several miles to the south, or replacing pipe within the Temple Terrace collection system. The exact improvements within the Temple Terrace system are as of yet undefined.. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connections to the County's potable water and wastewater Systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 28 Jan. 2026

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Justyna Gale

PETITION NO: MM 26-0432

LOCATION: 10710 Walker Rd., Thonotosassa, FL 33592

FOLIO NO: 61121.0000

SEC: 18 TWN: 28 RNG: 20

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master
DATE: April 27, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 8:53 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Billy Allred

1 MS. HEINRICH: Sure. Our next application is Item
2 D.7. Major Mod 26-0432. The applicant is requesting a major
3 modification to PD 21-0701. James Baker, with Development
4 Services has reviewed it and will provide staff finding.

5 HEARING MASTER: All right. Thank you. Before you
6 start, I neglected to say it appears that a number of people
7 have walked into the room. And so if you have not been sworn
8 in and you plan to speak tonight, if you could please stand
9 and raise your right hand. I'm going to swear you in. And
10 then move for the rest of the agenda.

11 Do you swear or affirm that the testimony you're
12 about to provide is the truth, the whole truth, and nothing
13 but the truth?

14 ALL: I do.

15 HEARING MASTER: Thank you so much. I apologize.

16 MS. HEINRICH: Sure.

17 MS. GALE: Good evening. Justyna Gale, with
18 Forward Planning & Design, and my address is 514 Howell
19 Street, Dunedin, Florida.

20 The project site is approximately 2.53 acres,
21 located on the southwest corner of Walker Road and U.S.
22 Highway 301. The future land use category is Residential-4,
23 and it is currently zoned as planned development, with the
24 most recently modified modification done in 2023.

25 The current approval is PD, and the modification

1 allowed for two options. Option 1, was 8,500 square feet for
2 a health practitioner's office, and option 2 was 12,200
3 square feet for a health practitioner office and 6,300 square
4 feet for a daycare.

5 The proposed request is to modify the existing PD.
6 The proposed use is to accommodate development consisting of
7 17,650 square feet of business professional office uses,
8 which will include up to a maximum of 10,000 square feet of
9 medical office clinics.

10 And the proposed modification includes to reduce
11 the maximum square footage to 17,650 square feet, to modify
12 the proposed uses to allow for restricted business
13 professional office and medical office clinic uses. The
14 maximum building height is proposed at 20 feet, with the
15 entry feature to have a maximum height of 26 feet.

16 The adjacent uses consist of a cemetery, mobile
17 home park, commercial office, and single-family residential.
18 To the northeast is commercial neighborhood, there's AR
19 located to the east and west, and to the north is business
20 professional office.

21 In conclusion, the proposed PD is compatible with
22 existing zoning districts and the development pattern of the
23 area, and the recommendation is for approval subject to the
24 proposed conditions. Thank you.

25 HEARING MASTER: Thank you so much. Don't forget

1 to sign in at the front office.

2 MS. GALE: Thank you.

3 HEARING MASTER: Development Services? Good
4 evening.

5 MR. BAKER: Good evening. James Baker, Development
6 Services.

7 This case is major modification 26-0432. The
8 applicant is requesting a major modification to the
9 previously approved major modification 23-0269 that
10 accommodated two alternative designs.

11 The current project proposes to accommodate
12 development consisting of up to 17,650 square feet building
13 of business professional office uses, including up to a
14 maximum of 10,000 square feet of medical office clinic use.

15 The subject property is currently undeveloped and
16 located on the southwest corner of the Walker Road and U.S.
17 Highway 301 intersection. Existing land uses within the area
18 include a cemetery to the immediate south of the subject
19 site, and a mobile home park located to the west of the site.
20 Additional uses nearby include commercial, office, and
21 single-family residential. Commercial neighborhood, CN,
22 abuts the subject property directly to the northeast across
23 Walker Road. Agricultural rural, AR, is located east and
24 west. North of U.S. Highway 301 is business professional
25 office, also known as BPO.

1 Previously approved conditions regarding
2 compatibility, its hours of operation, enhanced screening,
3 and drive-throughs will remain. Also, the applicant has
4 proposed to restrict certain uses permitted in the BPO
5 district.

6 Based on adjacent zonings and uses identified above
7 in the report, staff finds the proposed PD zoning district
8 compatible with existing zoning districts and development
9 pattern in the area. Based upon the considerations, staff
10 finds the conditions approvable, subject to conditions.

11 HEARING MASTER: Thank you very much. I appreciate
12 it.

13 Planning Commission?

14 MS. LINEHAN: Lilyann Linehan, Planning Commission
15 staff.

16 The subject property is located in the
17 Residential-4 future land use category. It is in the urban
18 service area, within the limits of the Thonotosassa Community
19 Plan.

20 The request is for a major modification to the
21 planned development to modify the proposed uses to
22 accommodate development consisting of up to 17,650 square
23 feet of business professional office uses, including up to a
24 maximum of 10,000 square feet of medical office or clinic
25 with restrictions.

1 The surrounding land uses exhibit a mixture of
2 residential and non-residential development. To the north
3 are vacant parcels with light commercial uses and
4 single-family residences. To the east are vacant lands,
5 single-family residential uses, with two-family and
6 multifamily residential development located to the southeast.
7 Additional single-family residential uses are located to the
8 south and west of the site. Mobile home parks are present to
9 the west, to the north, and further east across Williams
10 Road. This mix of land use demonstrates an established
11 pattern of varied, but complementary development in the
12 surrounding area.

13 The subject site satisfies the commercial
14 locational criteria set forth in FLUS Objective 4.7. The
15 subject site fronts U.S. Highway 301, which is classified as
16 a state principal arterial, and designated as a suburban
17 commercial roadway on the comp plan classification map. More
18 than 50 percent of the site's frontage along this roadway.

19 Objective 4.4 and its associated policies require
20 new development to be compatible with the surrounding
21 neighborhood, and that development or redevelopment should be
22 integrated with adjacent land uses. The project includes a
23 proposed 20-foot-high deep buffer along the western and
24 southern boundaries, and an 8-foot buffer along the northern
25 and eastern boundaries. In addition, the plan provides for

1 building setbacks of 30 feet along the northern and eastern
2 sides, and 20 feet along the western and southern sides.

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

7 Based upon the above considerations, Planning
8 Commission staff finds the proposed major modification
9 consistent with the goals, objectives, and policies of the
10 Unincorporated Hillsborough County Comprehensive Plan.

11 HEARING MASTER: Thank you so much.

12 Is there anyone in the room or online that would
13 like to speak in support of this application and in its
14 favor? Seeing no one.

15 Anyone in opposition to the request? None.

16 All right. Ms. Heinrich, anything else?

17 MS. HEINRICH: No, ma'am.

18 HEARING MASTER: With that, to the applicant. You
19 have the last word, if you would like it.

20 MS. GALE: That's it.

21 HEARING MASTER: Okay. Thank you. Then with that,
22 we'll close major modification 26-0432, and go to the next
23 case.

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 1 OF 4

DATE/TIME: 4-27-26 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

VS APPLICATION # RZ 26-0310	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>8956 Westerland Drive</u> CITY <u>Land O'Lakes</u> STATE <u>FL</u> ZIP <u>34637</u> PHONE _____
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>RUAN MANASSE</u> MAILING ADDRESS <u>400 N. ASHLEY DR STE 3103</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # RZ 26-0541	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>3021 S. Hesperides</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33629</u> PHONE <u>703-914-1792</u>
APPLICATION # RZ 26-0609	PLEASE PRINT NAME <u>Alex Schaber</u> MAILING ADDRESS <u>400 W. Ashley Dr. Suite 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-220-9100</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Todd Ferguson</u> MAILING ADDRESS <u>200 7th Ave S. Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>707-900-1200</u>
APPLICATION # RZ 25-1061	PLEASE PRINT NAME <u>Jeremy Cal</u> MAILING ADDRESS <u>17931 Dunbar Blvd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33508</u> PHONE <u>813-920-2500</u>

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APPLICATION # MM 25-1415	PLEASE PRINT NAME <u>Todd Fressling</u> MAILING ADDRESS <u>200 204 Ave S #49</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>727-251-1700</u>
APPLICATION # MM 26-0215	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr. 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
VS APPLICATION # MM <u>26-0215</u>	PLEASE PRINT NAME <u>Samuel Berkman</u> MAILING ADDRESS <u>20478 Needletree Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>33647</u>
APPLICATION # RZ 26-0328	PLEASE PRINT NAME <u>Key Morgan Rock Solid</u> MAILING ADDRESS <u>3501 BESSIE COLEMAN Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33622</u> PHONE <u>813-200-8825</u>
APPLICATION # RZ 26-0349	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 26-0431	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-820-3989</u>

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APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Vinette Cefelia</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>850-222-5070</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Shelley Thonon</u> MAILING ADDRESS <u>15820 Circa Crossing Dr.</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-334-6804</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>SANTINO PAVENZANO</u> MAILING ADDRESS <u>13830 Circa Crossing Dr</u> CITY <u>LITHIA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-761-1185</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>Tina Erblat</u> MAILING ADDRESS <u>8404 Deepwater Creek Lane</u> CITY <u>Panama City Beach</u> STATE <u>FL</u> ZIP <u>32413</u> PHONE <u>904-797-0288</u>
APPLICATION # <u>RZ</u> <u>26-0436</u>	PLEASE PRINT NAME <u>MARLISE TALBERT-JONES</u> MAILING ADDRESS <u>7401 THOMAS WAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-7405</u>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 4

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APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Teresa Corden</u> MAILING ADDRESS <u>1018 Estabwood Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33510</u> PHONE <u>(813) 468-2887</u>
APPLICATION # RZ 26-0436	PLEASE PRINT NAME <u>Rex Huggins</u> MAILING ADDRESS <u>838 S. Parker Dr.</u> CITY <u>Florence</u> STATE <u>SC</u> ZIP <u>29509</u> PHONE <u>843 621 2193</u>
APPLICATION # MM 26-0441	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUL TRAFFIC, 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
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APRIL 27, 2026 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 27, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0310

 Michelle Heinrich, DS, called RZ 26-0310.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0310.

C.2. RZ 26-0541

 Michelle Heinrich, DS, called RZ 26-0541.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0541.

C.3. RZ 26-0609

 Michelle Heinrich, DS, called RZ 26-0609.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0609.


MONDAY, APRIL 27, 2026

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. RZ 25-1061

 Michelle Heinrich, DS, called RZ 25-1061.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1061.

D.2. MM 25-1415

 Michelle Heinrich, DS, called MM 25-1415.


 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1415.

D.3. MM 26-0215

 Michelle Heinrich, DS, called MM 26-0215.


 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0215.

D.4. RZ 26-0328

 Michelle Heinrich, DS, called RZ 26-0328.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0328.

D.5. RZ 26-0349

 Michelle Heinrich, DS, called RZ 26-0349.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0349.

MONDAY, APRIL 27, 2026

D.6. RZ 26-0431

 Michelle Heinrich, DS, called RZ 26-0431.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0431.

D.7. MM 26-0432

 Michelle Heinrich, DS, called MM 26-0432.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0432.

D.8. RZ 26-0436

 Michelle Heinrich, DS, called RZ 26-0436.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0436.

D.9. MM 26-0441

 Michelle Heinrich, DS, called MM 26-0441.

 Testimony provided.

 Susan Finch, ZHM, closed MM 26-0441.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 8:55 p.m.

**PD Modification Application:
MM 26-0432
Suncoast Community Health
Centers, Inc.**

**ZONING HEARING MASTER
April 27, 2026**



Agent: Justyna Gale, Forward Planning & Design

Engineer: Jesus Merly, P.E. 5M Civil, LLC

Traffic Engineer: Michael Raysor, P.E. Raysor Transportation Consulting

Application No. MM 26-0432

Name: Justyna Gale

Entered at Public Hearing: ZHM

Exhibit # 1

Date: 4/27/2026

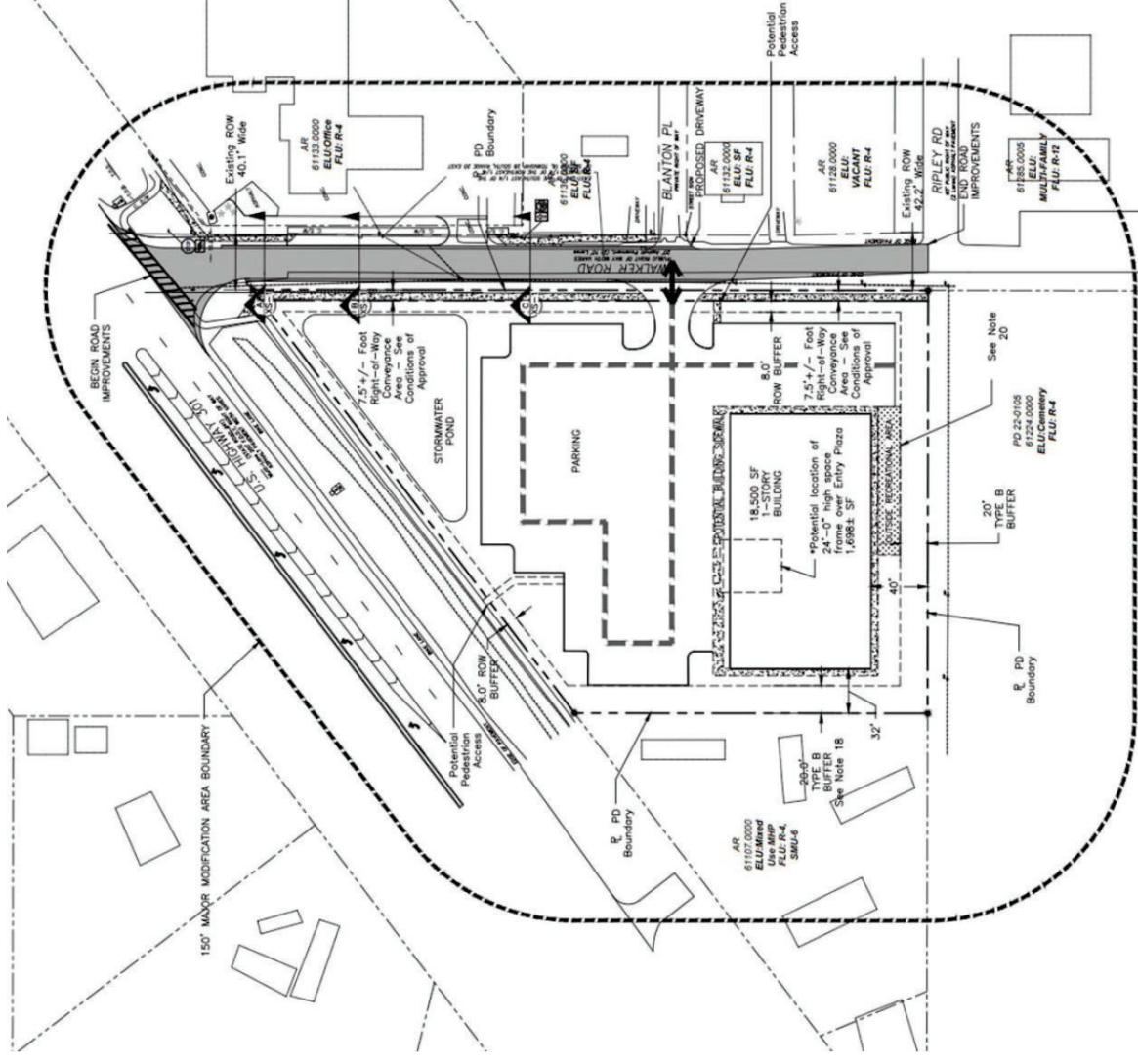
Project Overview

- ▶ **Location:** Southwest corner of the Walker Road and U.S. Highway 301 intersection.
- ▶ **Property size:** +/- 2.53 acres
- ▶ **FLU Category:** Residential-4
- ▶ **Zoning:** Planned Development 21-0701, as most recently modified by MM 23-0269



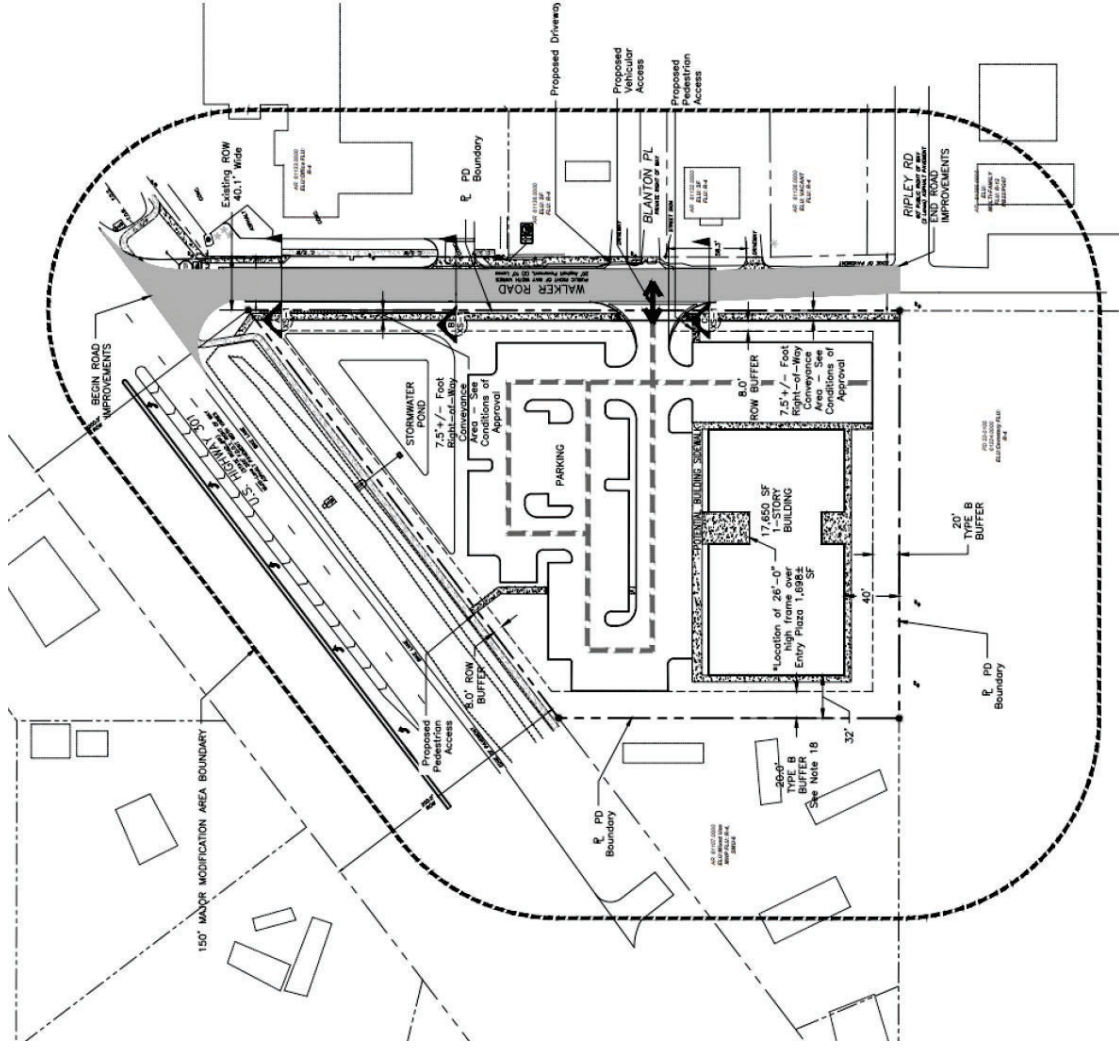
Current Approval

- ▶ Planned Development 21-0701, 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.



Request

- ▶ 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):

1. Maximum square feet to 18,500 sf.
2. Permitted uses limited to Health Practitioner's Office, Clinic, Apothecary, and Daycare (children or adults).
3. Maximum building height 24 feet.
4. Two development options permitted.

Proposed Modification(s):

1. Reduce maximum square footage to 17,650 sf.
2. Modify the proposed uses to allow restricted Business Professional Office (BPO) and medical office/clinic uses.
3. Maximum building height 20 feet, with entryway feature maximum height of 26 feet.
4. One development option proposed.

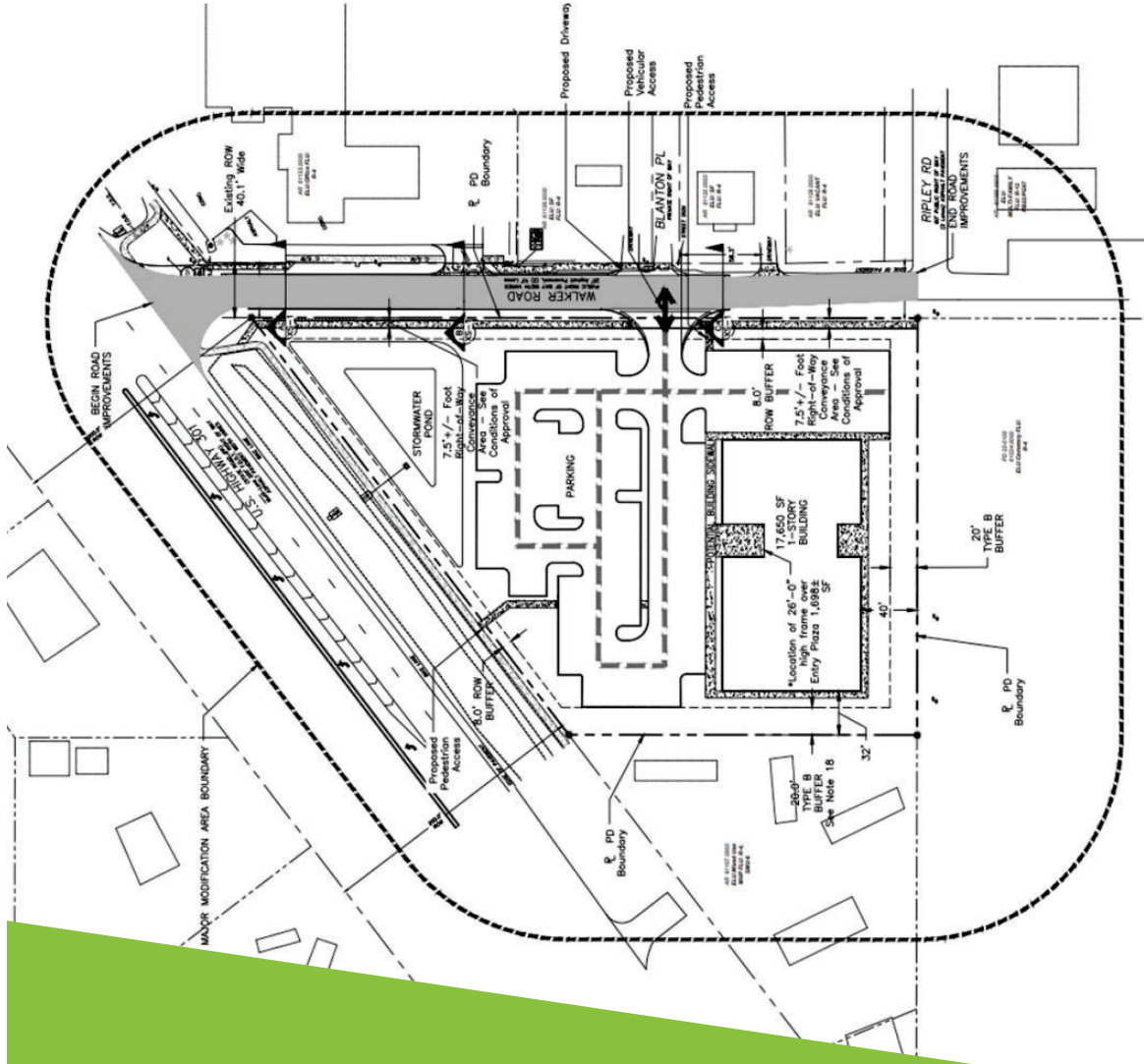
Compatibility with Adjacent Uses

- 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).

Direction	Zoning District	Existing Use
Subject Site	PD 21-0701, (MM 23-0269)	Vacant
North	BPO	Office
East	CN and AR	Office, & Single-family Residential
South	PD 89-0001	Sunset Memorial Gardens Cemetery
West	AR	Mobile Home Park

Conclusion

- ▲ The proposed PD zoning district is compatible with the existing zoning districts and development pattern in the area.
- ▲ **Recommendation: Approval**, subject to proposed conditions





**PARTY OF
RECORD**

NONE