



PD Modification Application: PRS 24-0301

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: July 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Bay Food Brokerage, Inc.

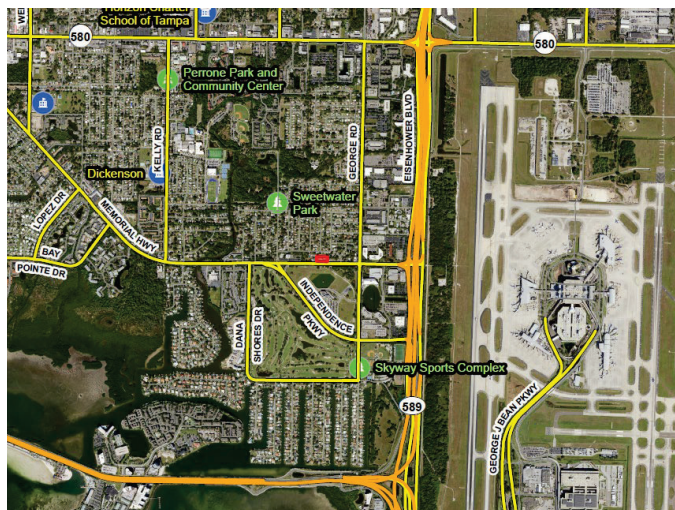
FLU Category: RES-6

Service Area: Urban

Site Acreage: 1.5 +/-

Community Plan Area: Town N' Country

Overlay/Special District: None



Introduction Summary:

The subject site is zoned PD (Planned Development) 85-0336, as most recently modified by PRS 93-0225. The PD is approved for 24,000 sf of general office uses (no medical office) with up to eight separate buildings. Two phases are delineated – Phase B on the western half and Phase A on the eastern half. Buildings in Phase B are permitted to utilize existing driveways to Memorial Highway for access. Buildings in Phase A are to be a unified development with only two access points on Memorial Highway – one access to permit ingress-only from Memorial Highway and one to permit egress-only from Memorial Highway.

This modification seeks to create Phase C between Phases A and B. In doing so, Phases A and B are reduced in size. Phase C will provide an access point allowing ingress and egress on Memorial Highway (where Phase A's ingress-only access point was). Access to Phase A will occur through Phase C with egress-only to Memorial Highway (as currently permitted). Vehicular movement within both Phases C and A will be one-way. Phase B will continue to operate with individual access points to Memorial Highway with cross access provided by Phase C. The maximum building height and screening within Phase C is also proposed for modification.

The overall PD is permitted 24,000 sf. Unused square footage beyond what has already been developed, including the area within new Phase C, is available for development on a first-come, first-served basis to all property owners within the PD. This modification will not exceed the square footage maximum permitted.

Existing Approval(s):	Proposed Modification(s):
Up to eight individual buildings on the site	Up to six individual buildings on the site
Phases A and Phase B (two phases)	Creation of Phase C, which correspondingly decreases the area for Phase A and B (three phases)
Four access points (Phase B) in addition to one ingress-only and one egress-only access points (Phase A) for a total of six.	Two access points for Phase B, one ingress/egress access point and one egress-only access point for Phases C and A for a total of four.
Maximum building height of 2 stories or 35 feet, whichever is more restrictive, for all Phases	Maximum building height of 35 feet above the required Design Flood Elevation for Phase C only

APPLICATION NUMBER: PRS 24-0301

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Michelle Heinrich, AICP

Required screening along northern boundary to consist of a six foot high masonry wall with eight foot high trees on 20 foot centers for all Phases

Required screening along northern boundary to consist of a six foot high masonry wall or vinyl fence with ten foot high Holly trees on 20 foot centers for Phase C only

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation:

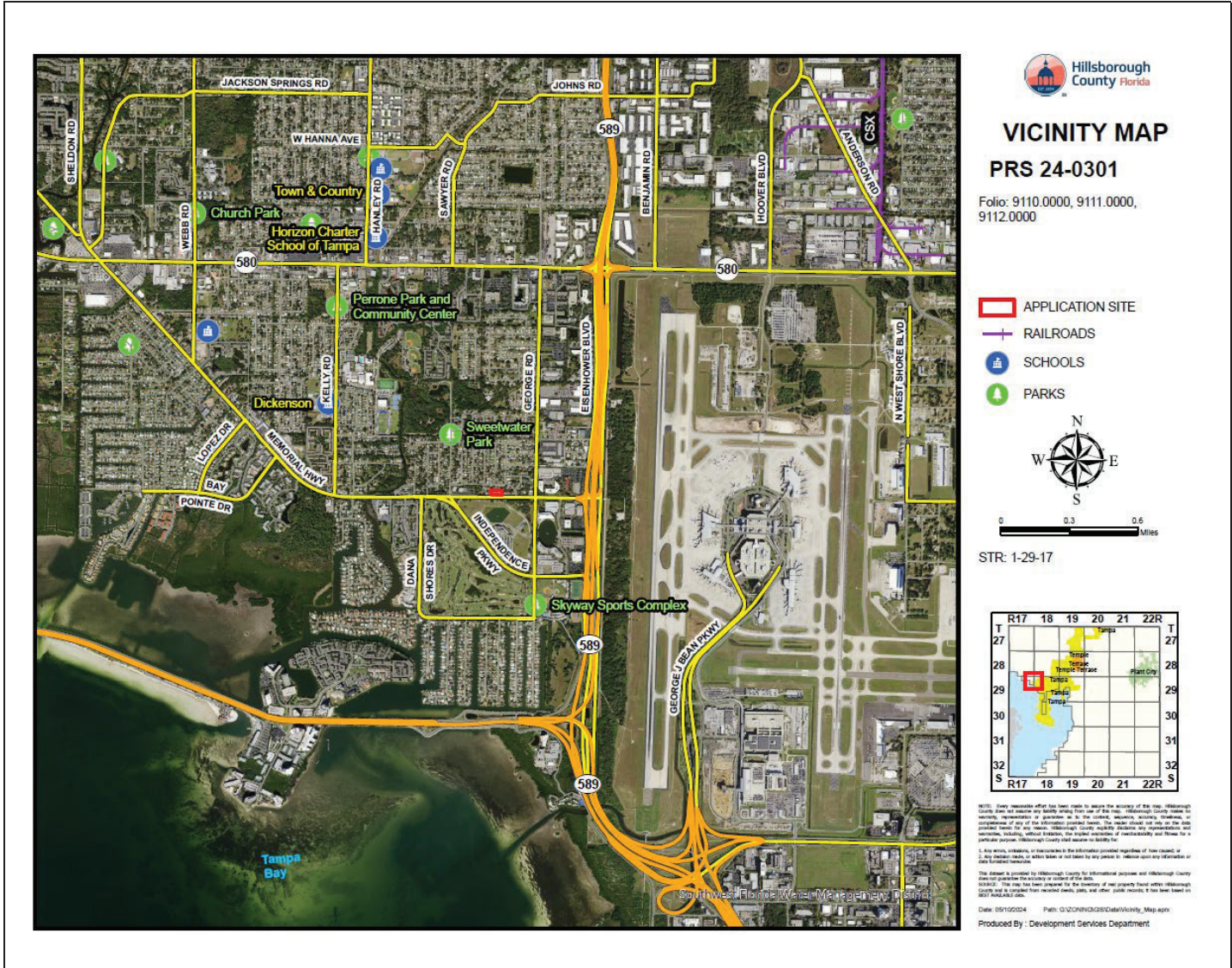
N/A

Development Services Recommendation:

Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

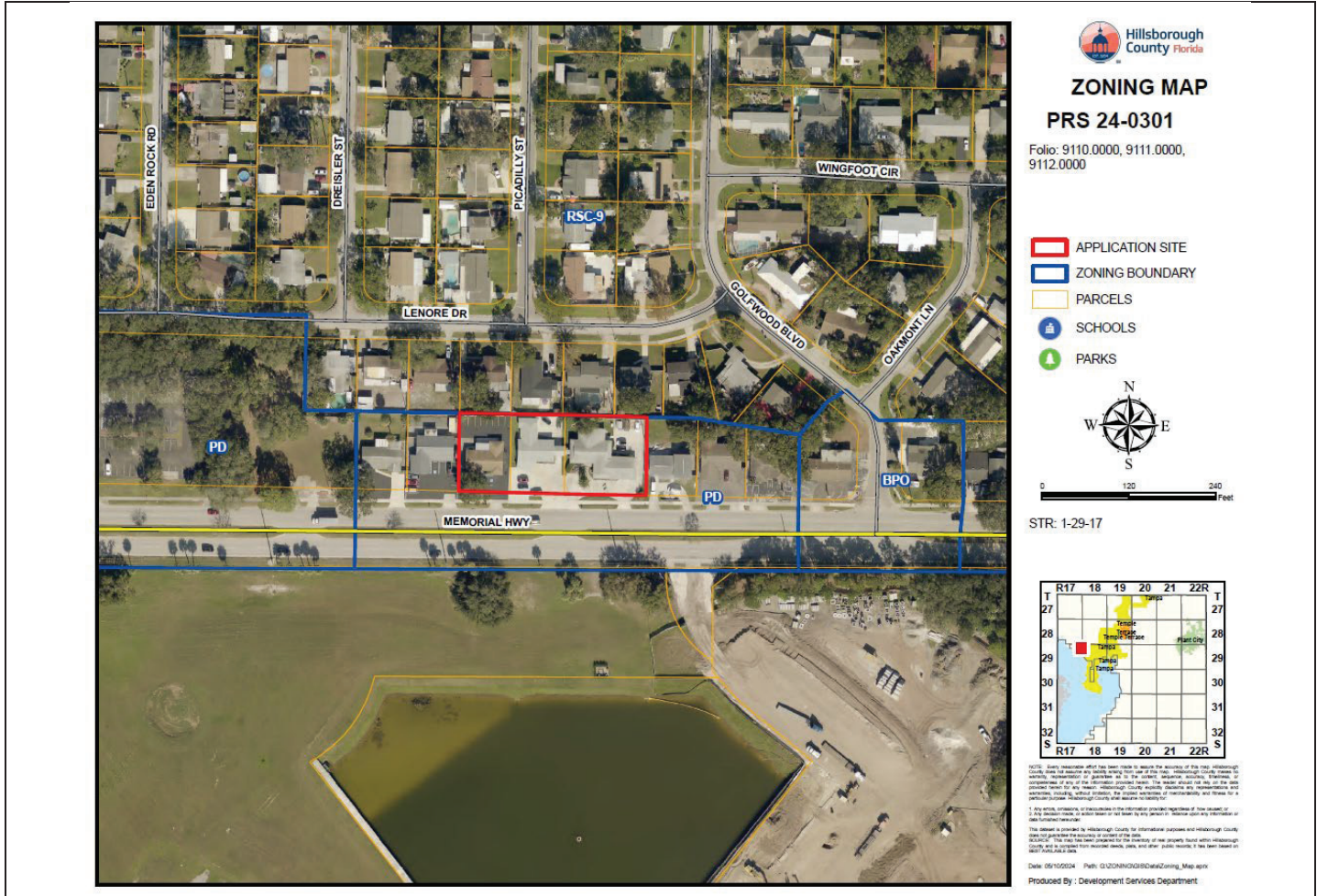


Context of Surrounding Area:

The site is located in the western area of Hillsborough County, on the north side of Memorial Highway west of Eisenhower Boulevard. The area features residential uses, as well as many familiar sites such as Tampa International Airport, Rock Point Golf Course and the Courtney Campbell Causeway.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 units per acre	Single-Family Residential	Single-Family Residential
West	PD 85-0336	0.24 FAR	Office	Office
South	COT	n/a	n/a	Golf Course
East	PD 85-0336	0.24 FAR	Office	Single-Family Residential

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
Memorial Hwy.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	336	49	51
Proposed	336	49	51
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	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
Memorial Hwy./ Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

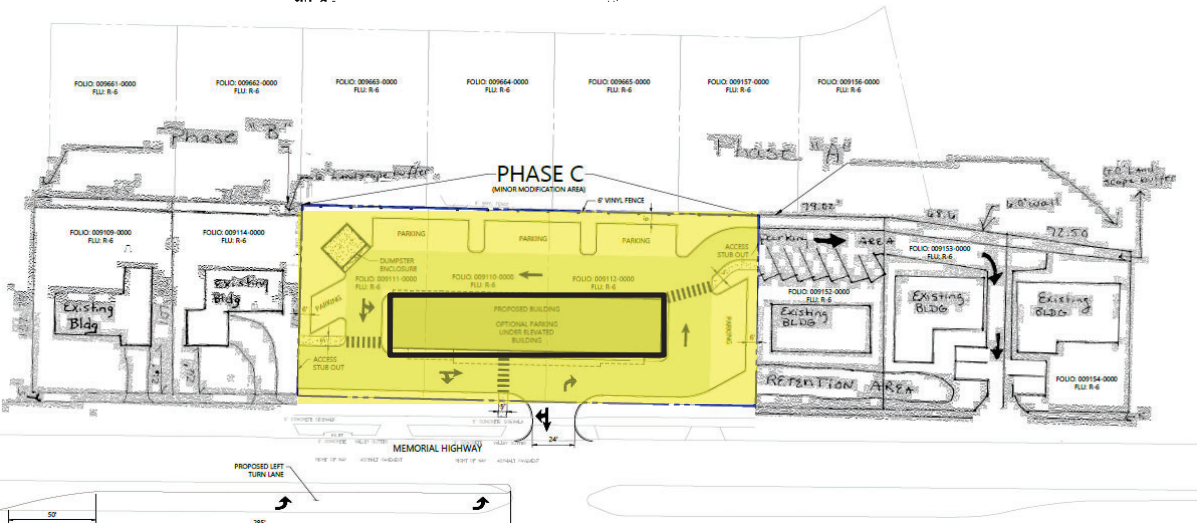
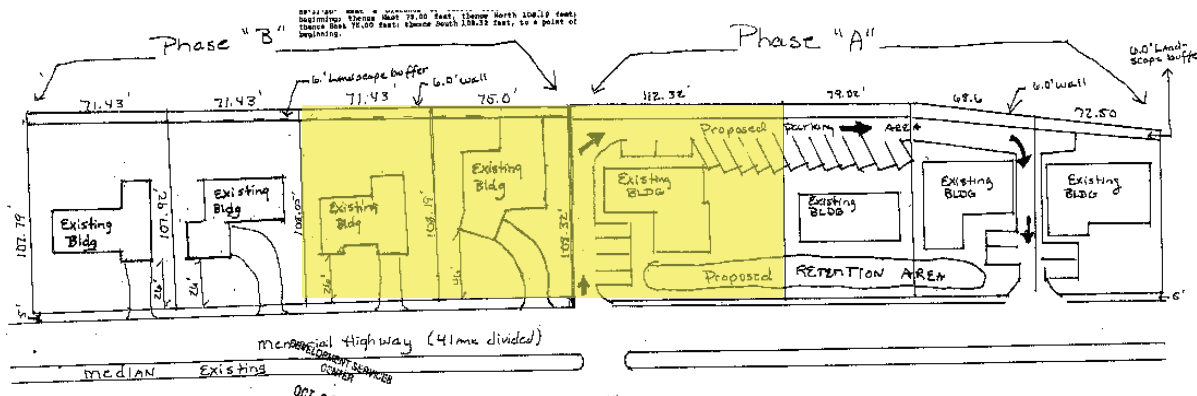
5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The area of modification is centrally located within the subject Planned Development. No additional uses or square footage beyond what was previously approved is requested. The maximum number of buildings on the site will decrease. Access changes are limited to Memorial Highway, which is reduced from six to four and access point to the northern residential is proposed. Cross access among the three phases will improve on-site circulation and Memorial Highway access.

The maximum height of the one central building within Phase C is proposed to be measured from the design flood elevation (DFE), rather than the base flood elevation (BFE) due to the building's construction using freeboard. Freeboard is elevating the building lowest floor above predicted flood elevations by typically 1 to 3 feet. This will increase the overall height of a structure. The site is located in the Coastal High Hazard Area.

Current conditions require a 6 foot high wall and landscaping, consisting of landscaping and 8 foot tall trees along the northern PD boundary. The applicants request to provide the option of a six foot high vinyl fence in lieu of the wall, and 10 foot tall trees in lieu of 8 foot tall trees within Parcel C. In contract to the existing screening option, this proposed screening option would be an acceptable Type B screening option under the current Land Development Code. It should also be noted that under the proposed layout, the building within Parcel C will be located further from the northern PD boundary than required under the original plan. The aera adjacent to the northern boundary will be used for parking and a one-way drive aisle for Phases C and A. Phase B, which was previously to be unified with Phase A's parking and drive aisle, limited to southern area of the site, decreasing the activity along the northern boundary. Staff is supportive of the request.



5.2 Recommendation

Supported, subject to proposed conditions of approval.

Requirements for Certification:

1. Correct PD size from 2.99 to 1.5 acres.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 20, 2024.

1. Development of the site shall be restricted to a maximum of 24,000 square feet of building area in ~~eight~~ six individual structures as shown on the General Site Plan.
2. The use of the property shall be restricted to general office uses only (excluding any medical uses).
3. Phases A and C shall be developed as a unified development with only ~~one~~ two ingress/egress driveways on Memorial Highway within Phase C and one egress only driveway on Memorial Highway within Phase A, as indicated on the referenced site plan. All other existing driveways will be eliminated. However, individual lots may be developed prior to implementation of the overall driveway/parking plan. Each lot shall meet all requirements for parking, drainage, buffering, etc. and shall meet all other requirements of all other conditions herein.
 - 3.1 Individual development of lots located in Phase B may utilize existing driveways. Each lot shall meet all requirements for parking, buffering, etc. and shall meet all other requirements of the remaining conditions.
 - 3.2 Project access to Phase C shall align with the existing median opening. Prior to or concurrent with the internal increment of redevelopment within Phase C, the developer shall:
 - 3.2.1 Construct a westbound to northbound left turn lane on Memorial Highway into the project driveway; and,
 - 3.2.2 Close the median opening located +/- 55 feet west of the western PD boundary.
 - 3.3 As shown on the PD site plan, the project access and all internal driveways and drive aisles within Phase C shall be considered Shared Access Facilities with folios 9109.0000, 9114.0000, 9111.0000, 9110.0000, 9112.0000, 9152.0000, 9153.0000, and 9154.0000 (i.e. all lands within the subject PD). Prior to or concurrent with the initial increment of redevelopment within Phase C, the property owner(s) of lands within Phase C shall record any easements necessary to effectuate the above shared access with those lands within Phases A and B.
4. Phases A and C shall be developed so as to provide common parking facilities for all individual buildings.
5. Prior to the use of any lot for office uses each developer/owner shall provide a binding letter of commitment to provide cross easement for ingress/egress and shared parking. At such time that office uses existing in all buildings within Phase A and C, the internal driveway/parking plan shall be implemented.
6. On-site development shall comply with all setback requirements of the BP-O Zoning district, except as shown on the General Site Plan.

7. The height of all structures on site within Phases A and B shall not exceed two stories or 35 feet above existing grade, whichever shall be more restrictive. The height of all structures within Phase C shall not exceed 35 feet above required Design Flood Elevation (BFE plus required freeboard).
8. All buildings shall be architecturally finished on all sides.
9. The developer shall provide parking within Phase A and B pursuant to the requirements of two spaces per 1,000 square feet of gross building floor area for the general office uses on site. Development within Phase C shall provide parking in accordance with the Hillsborough County Land Development Code (LDC).
10. Buffering and screening shall be provided along the entire north property boundary of the site. The buffering screening shall consist of: a masonry wall, six foot high and architecturally finished on both sides, with the exception of Phase C which shall provide a masonry wall (architecturally finished on both sides) or a vinyl fence six foot in height. In addition, a six foot wide landscaped buffer shall be maintained between the north property boundary and driveway. Said landscaped buffer area shall contain trees a minimum of eight feet in height at least 20 feet on centers, with the exception of Phase C which shall provide Holly trees (or a tree species of equal quality as approved by Natural Resources staff) a minimum of ten feet in height and a 4" dbh at the time of planting on 20 foot centers.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
 - Bicycle and pedestrian access may be permitted anywhere along the PD boundaries of
 - Phase C;
 - The design and configuration of parking within Parcel C shall be determined at the time
 - of plat/site/construction plan approval; and,
 - Parking shall be provided in accordance with the rates specified within zoning condition 9.
12. If PRS 24-0301 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated) from the LDC Sec. 6.04.07 access spacing requirements for the project's Phase C access, which was found approvable . Approval of this Administrative Variance will permit the following within Phase C:
 - A variance of +/- 225 feet from the minimum full and directional median opening spacing requirement of 660 feet, resulting in a median spacing of +/- 435 from the next closest median opening to the east (i.e. the Golfwood Blvd. median opening).
 - A variance of +/- 120 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 125 feet between the proposed Phase C driveway and the next closest driveway to the west (on the same side of the roadway); and,
 - A variance of +/- 135 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 110 feet between the proposed Phase C driveway and the next closest driveway to the east (on the same side of the roadway).
- ~~11. Within ninety days of approval of PRS 93-0225-N by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~
13. For Phase C, in accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

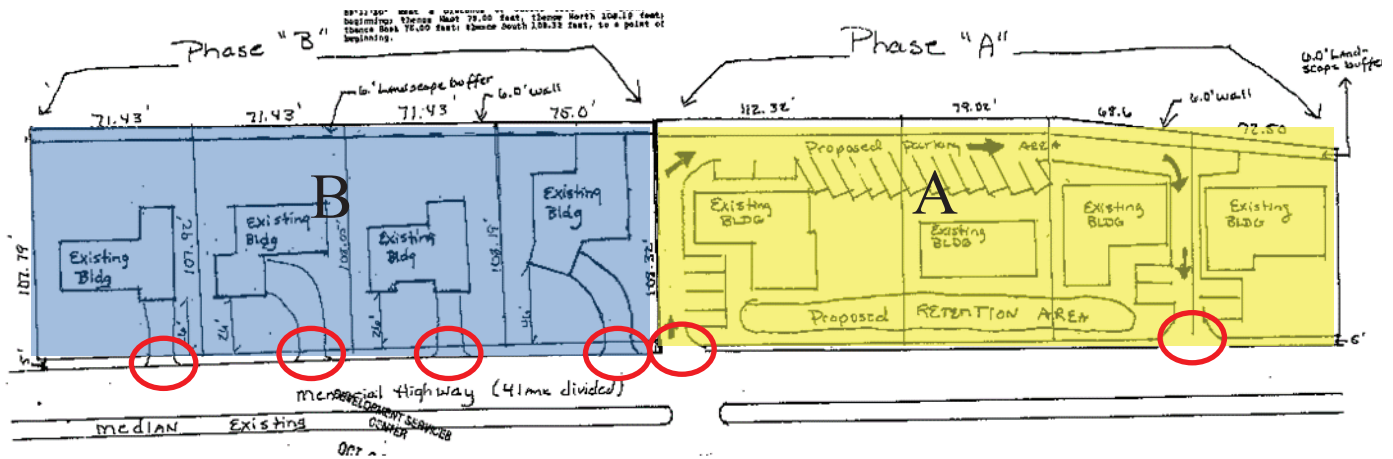


SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

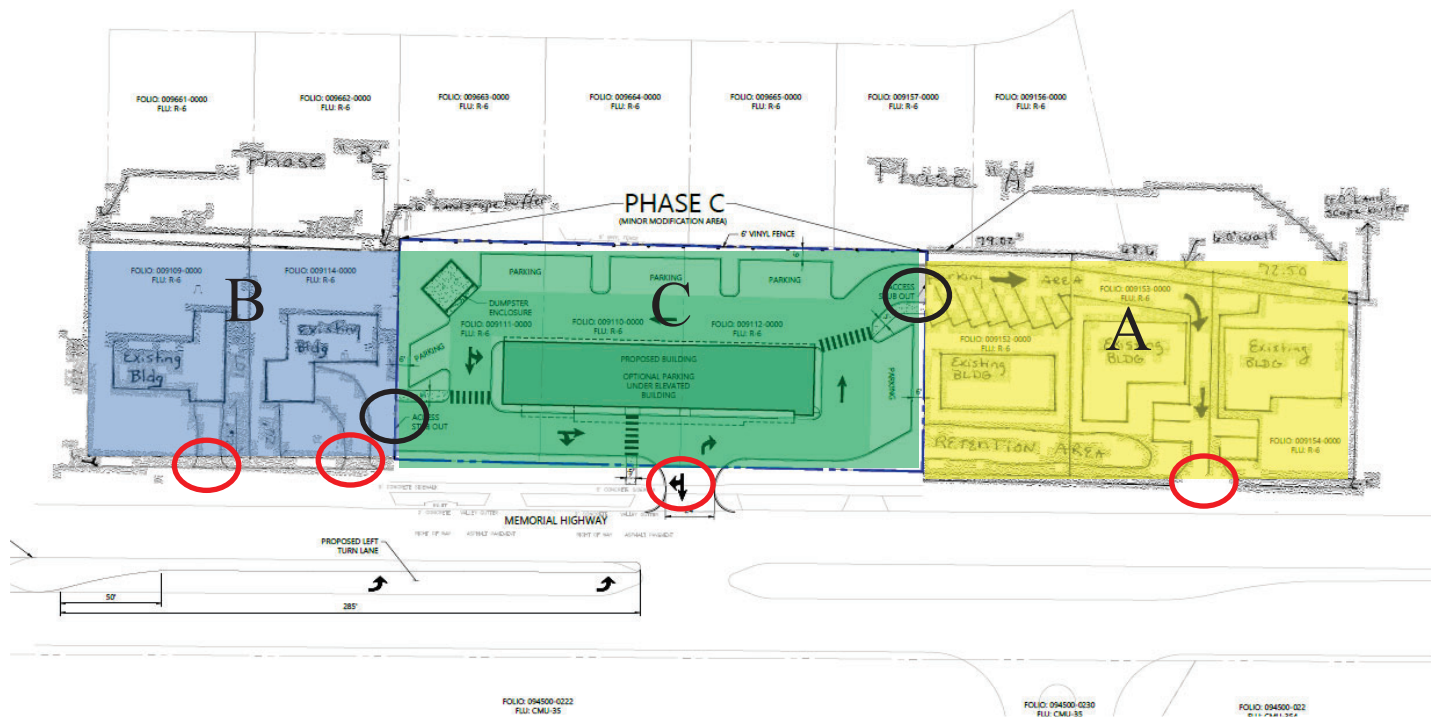
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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



7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Existing



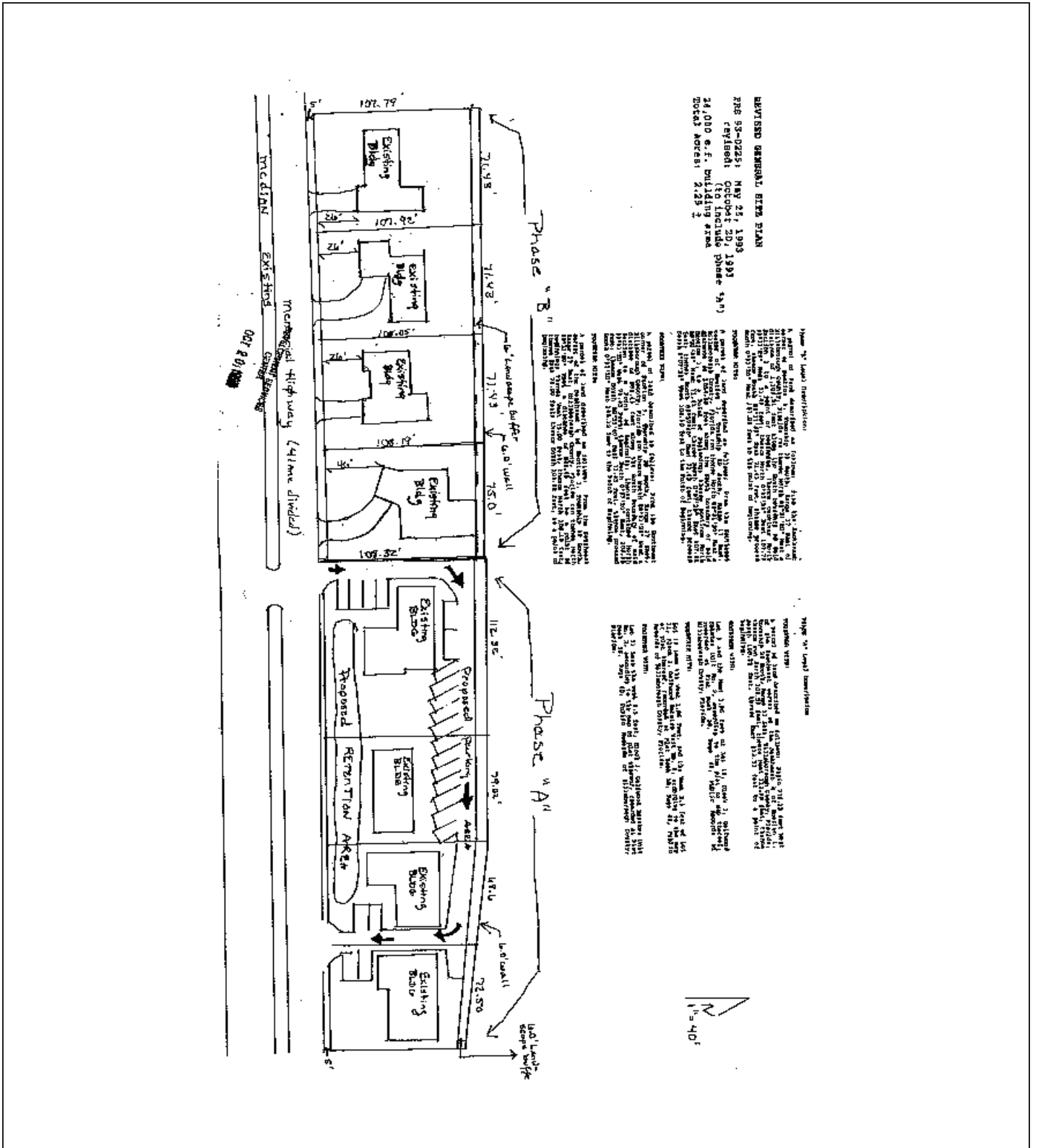
Proposed



Primary Access 
Cross Access 

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



REVISED GENERAL SITE PLAN
 PRS 24-0301 MAY 25, 1993
 REVISION: OCTOBER 20, 1993
 24,000 S.F. BUILDING INCLUDE PHASE 2A)
 DODD ADDRESS 24219

Phase A and B are described as follows: Phase A is a 112,920 sq. ft. building, and Phase B is a 71,420 sq. ft. building. The plan shows the layout of the buildings, parking areas, and access paths. The plan is oriented vertically on the page.

Phase A and B are described as follows: Phase A is a 112,920 sq. ft. building, and Phase B is a 71,420 sq. ft. building. The plan shows the layout of the buildings, parking areas, and access paths. The plan is oriented vertically on the page.



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: James Ratliff, AICP, PTP, Principal Planner
PLANNING AREA/SECTOR: TNC/ Northwest

DATE: 06/20/2024
AGENCY/DEPT: Transportation
PETITION NO.: RZ 24-0301

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the conditions provided hereinbelow.
- This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS

Revised Conditions

3. Phases A and C shall be developed as a unified development with only one ~~two~~-ingress/ egress driveways on Memorial Highway within Phase C and one egress only driveway on Memorial Highway within Phase A, as indicated on the referenced site plan. All other existing driveways will be eliminated. However, individual lots may be developed prior to implementation of the overall driveway/ parking plan. Each lot shall meet all requirements for parking, drainage, buffering, etc. and shall meet all other requirements of all other conditions herein.
 - 3.1 Individual development of lots location in Phase B may utilize existing driveways. Each lot shall meet all requirements for parking, buffering, etc. and shall meet all other requirements of the remaining conditions.
 - 3.2 Project access to Phase C shall align with the existing median opening. Prior to or concurrent with the initial increment of redevelopment within Phase C, the developer shall:
 - 3.2.1 Construct a westbound to northbound left turn lane on Memorial Highway into the project driveway; and,
 - 3.2.2 Close the median opening located +/- 55 feet west of the western PD boundary.
 - 3.3 As shown on the PD site plan, the project access and all internal driveways and drive aisles within Phase C shall be considered Shared Access Facilities with folios 9109.0000, 9114.0000, 9111.0000, 9110.0000, 9112.0000, 9152.0000, 9153.0000, and 9154.0000 (i.e. all lands within the subject PD). Prior to or concurrent with the initial increment of redevelopment within Phase C, the property owner(s) of lands within Phase C shall record any easements necessary to effectuate the above shared access with those lands within Phases A and B.

[Staff is proposing to modify this condition in order to effectuate the applicant's request. Which different from the language proposed by the applicant, the intent is the same. The above condition changes do not alter previous site access restrictions which were in place for the remaining portion of Phase A. In order to comply with current practice and LDC language, staff has included conditions governing Shared Access Facility requirements. Site access improvements required prior to or concurrent with the redevelopment of newly created Phase C are also included.]

4. Phase A [and C](#) shall be developed so as to provide common parking facilities for all individual buildings.

[Staff is proposing to modify this condition in order to effectuate the applicant's request. The applicant is taking a portion of Phases A and B and creating a new Phase C. Since other lands within Phase A are not included within the modification area and those owners have not authorized changes to their lands or conditions which apply (and benefit) their properties, the intent and requirements of the existing conditions cannot be changed. Staff therefore has broadened this condition to apply to Phase C, which includes lands formerly within Tract A.]

5. Prior to the use of any lot for office uses each developer/owner shall provide a binding letter of commitment to provide cross easement for ingress/egress and shared parking. At such time that office uses exist in all buildings within Phases [A and C](#), the internal driveway/parking plan shall be implemented.

[Staff is proposing to modify this condition in order to effectuate the applicant's request. The applicant is taking a portion of Phases A and B and creating a new Phase C. Since other lands within Phase A are not included within the modification area and those owners have not authorized changes to their lands or conditions which apply (and benefit) their properties, the intent and requirements of the existing conditions cannot be changed. Staff therefore has broadened this condition to apply to Phase C, which includes lands formerly within Tract A.]

9. The developer shall provide parking [within Phase A and B](#) pursuant to the requirement of two spaces per 1,000 s.f. of gross building floor area for the general office uses on site. [Development within Phase C shall provide parking in accordance with the Hillsborough County Land Development Code \(LDC\).](#)

[Staff is proposing to modify this condition in order to comply with current requirements. The applicant is taking a portion of Phases A and B and creating a new Phase C. Since other lands within Phase A are not included within the modification area and those owners have not authorized changes to their lands or conditions which apply (and benefit) their properties, the intent and requirements of the existing conditions cannot be changed. Staff notes that parking requirements have changed since this condition was written. Staff has modified this condition such that LDC parking standards will apply to Phase C (i.e. the PD modification area). Although Phases A and B are under-parked per today's standards, staff is unable to update the condition as it applies to those two parcels for the reasons listed above.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
 - Bicycle and pedestrian access may be permitted anywhere along the PD boundaries of Phase C;
 - The design and configuration of parking within Parcel C shall be determined at the time of plat/site/construction plan approval; and,
 - Parking shall be provided in accordance with the rates specified within zoning condition 9.

- If PRS 24-0301 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated) from the LDC Sec. 6.04.07 access spacing requirements for the project’s Phase C access, which was found approvable . Approval of this Administrative Variance will permit the following within Phase C:
 - A variance of +/- 225 feet from the minimum full and directional median opening spacing requirement of 660 feet, resulting in a median spacing of +/- 435 from the next closest median opening to the east (i.e. the Golfwood Blvd. median opening).
 - A variance of +/- 120 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 125 feet between the proposed Phase C driveway and the next closest driveway to the west (on the same side of the roadway); and,
 - A variance of +/- 135 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 110 feet between the proposed Phase C driveway and the next closest driveway to the east (on the same side of the roadway).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 85-336 and as most recently modified via PRS 93-0225, to modify a a +/- 0.19 ac. parcel within the PD. The applicant is seeking to permit an Accessory Dwelling Unit (ADU) on the parcel, which contains one (1) single-family dwelling unit.

Consistent with the Development Review Procedures Manual (DRPM), Transportation Review Section staff has waived the requirement for a transportation analysis for projects which generate over 50 peak hour trips in total. In this case, project generates only 51 trips, and no entitlements are being changed (such that the overall trip generation potential of the site remains unchanged). Additionally, while access is being slightly reconfigured, it is not being substantially modified such that a site access analysis would yield any useful information. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations for the modification parcel, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 24,000 s.f. Professional Service Uses (i.e. “general office” uses) (ITE LUC 710)	336	49	51

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 24,000 s.f. Professional Service Uses (i.e. “general office” uses) (ITE LUC 710)	336	49	51

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Memorial Hwy. is a 4-lane, undivided, Hillsborough County maintained, arterial roadway with +/- 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 100 and 105 feet) in the vicinity of the project. There are no bicycle lanes present on the facility. There are +/- 5-foot-wide sidewalks along portions of the north and south sides of the roadway in the vicinity of the proposed project. The County Engineer has determined that this roadway meets applicable standards.

SITE ACCESS

The site is currently served by 10 driveway connections to Memorial Highway. The project allows for phased development/redevelopment, and consolidation of certain driveways and access is not required until a certain trigger (as specified in the existing conditions) has been met.

The proposed modification seeks to consolidate three (3) of these connections into a single connection serving newly created Phase C. This will align with the existing median opening, which is the subject of the access spacing request further described hereinbelow. The applicant is proposing to construct an eastbound to northbound left turn lane together with the initial increment of redevelopment within Phase C. The developer is also being required to close the median located immediately west of the project at that time.

The final configuration of the project necessitates all driveways within Phase C be considered Shared Access Facilities, as they will provide the only legal means of ingress to remaining lands within Parcel A once the ultimate configuration mentioned above is triggered. This represents an existing condition with the existing approved PD, although the applicant is proposing to modify internal circulation patterns.

Staff has also had the applicant provide a stubout to the western project boundary, as it is anticipated that if the Phase B properties come in for a zoning modification they will be required to use the single access within Phase C (staff notes the current arrangement within Phase B does not meet Sec. 6.04.03.I requirements governing number of access connections nor Sec. 6.04.07 requirements governing access spacing, and is not a proper design or arrangement for an arterial roadway). Staff is unable to effectuate this change as a part of this application, since Phase B is not a part of the modification area.

ADMINISTRATIVE VARIANCE REQUEST – ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated May 8, 2024 and last revised May 20, 2024) from the Section 6.04.07 LDC requirement governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet and a minimum directional and full median opening spacing of 660 feet for Class 5 roadways with a posted speed of 45 mph or less (the posted speed along this section of Memorial Hwy. is 45 mph). The applicant is seeking a variance, relative to its proposed Phase C median and access as follows:

1. A variance of +/- 225 feet from the minimum full and directional median opening spacing requirement of 660 feet, resulting in a median spacing of +/- 435 from the next closest median opening to the east (i.e. the Golfwood Blvd. median opening).
2. A variance of +/- 120 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 125 feet between the proposed Phase C driveway and the next closest driveway to the west (on the same side of the roadway); and,
3. A variance of +/- 135 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 110 feet between the proposed Phase C driveway and the next closest driveway to the east (on the same side of the roadway).

If PRS 24-0301 is approved by the BOCC, the County Engineer will approve the above-described Administrative Variance. This variance applies only to development within Phase C.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the nearest adjacent roadway segments to the PD is reported below.

Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Memorial Hwy.	Kelly Rd.	Veterans Expy.	E	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Ratliff, James

From: Perez, Richard
Sent: Thursday, May 23, 2024 2:39 PM
To: Ratliff, James
Subject: FW: PRS 24-0301 - Administrative Variance Review
Attachments: 24-0301 AVAd 05-20-24.pdf

Importance: High

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Wednesday, May 22, 2024 5:46 PM
To: Micahel Yates (myates@palmtraffic.com) <myates@palmtraffic.com>; Vicki Castro <vcastro@palmtraffic.com>
Cc: cspidell@stearnsweaver.com; Heinrich, Michelle <HeinrichM@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: FW: PRS 24-0301 - Administrative Variance Review
Importance: High

Vicki/Michael - I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0301 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov 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@hcfl.gov

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@hcfl.gov>
Sent: Tuesday, May 21, 2024 6:14 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-0301 - Administrative Variance Review
Importance: High

Hello Mike,

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

myates@palmtraffic.com
vcastro@palmtraffic.com
cspidell@stearnsweaver.com
heinrichm@hcfl.gov
perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcfl.gov
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 checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input 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 type="checkbox"/> New Request <input checked="" 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 type="checkbox"/> 1. AV-Access Spacing on Memorial Hwy <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. AV Modified to address comments <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	Bay Food Brokerage
<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)	009111-0000, 009110-0000, 009112-0000
<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	Vicki Castro, P.E.
<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
<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	PRS 24-0301
<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>	



May 08, 2024
Revised May 20, 2024

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Bay Food Brokerage (PRS 24-0301)
Folios: 009111-0000, 009110-0000, 009112-0000
Administrative Variance Request – Minimum Spacing – Memorial Highway
Palm Traffic Project No. T24025

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for the access to Memorial Highway for the project. The project is located north of Memorial Highway and west of George Road, as shown in Figure 1. This request is made based on our virtual meeting on April 17, 2024 with Hillsborough County staff.

The zoning request is to modify the existing PD to allow up to 12,500 square feet of office on the subject three (3) parcels within the existing PD. There are 3 existing office buildings on the parcels that will be razed to accommodate the proposed modification.

The subject properties currently have three (3) separate driveway connections to Memorial Highway. This proposed modification is to have the following access:

- One (1) full access to Memorial Highway, at the existing median opening.

The proposed access is approximately 110 feet from the western driveway serving 5109 Memorial Highway and approximately 125 feet from the driveway serving 5117 Memorial Highway, as shown in Figure 2. Furthermore, the immediate median opening to the west is proposed to be closed with the development of the project.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Memorial Highway. Based on Section 6.04.07, the connection spacing for Memorial Highway is 245 feet for a Class 5 divided road.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

This request is to provide one (1) driveway on Memorial Highway and remove two (2) additional driveways on Memorial. The existing driveway is proposed to maintain the alignment with the median opening. Additionally, cross access to the parcels to the east are proposed to be maintained in the PD. To the west is a parcel with a single means of access. However, as part of this modification, a future shared access connection will be provided to the parcel so in the event of redevelopment the access spacing to the west could be increased to

approximately 200 feet. Since the access to Memorial Highway serves as the only access to the property and two (2) additional existing accesses are proposed to be removed, not approving the variance would be an unreasonable burden on the applicant.

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

The project driveway is proposed to align with the existing median opening on Memorial Highway. In conjunction with the redevelopment of the property, an eastbound left turn lane on Memorial Highway into the project will be provided. Furthermore, the existing median opening immediately to the east will be closed, which will remove a median opening that does not meet spacing standards and does not have a left turn lane. In addition to the median modifications, the project proposes to provide one (1) driveway on Memorial Highway and remove two (2) additional existing driveways on Memorial Highway. With these modifications this driveway spacing would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

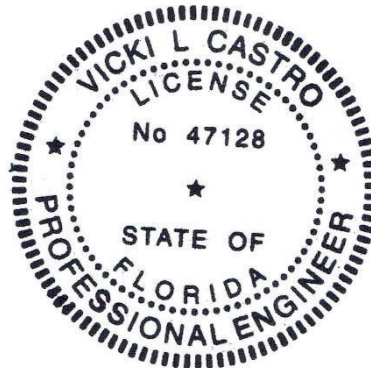
The access spacing variance is requested to provide a single access connection to Memorial Highway and maintain the existing alignment with the median opening. Without the variance, reasonable to the property could not be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Digitally signed
by Vicki L Castro
Date: 2024.05.20
14:42:11 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.
Principal

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

_____ Disapproved _____ Approved with Conditions _____ Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Memorial Hwy.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	336	49	51
Proposed	336	49	51
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	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
Memorial Hwy./ Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**CURRENTLY
APPROVED**

HILLSBOROUGH COUNTY

Florida

Office of the County Administrator
Frederick B. Karl

BOARD OF COUNTY COMMISSIONERS

Phyllis Busansky
Joe Chillura
Sylvia Kimbell
Lydia Miller
Jim Norman
Jan Platt
Ed Turanchik



Senior Assistant County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Cretta Johnson (Interim Appointment)
Jimmie Keel
Robert Taylor (Interim Appointment)

November 24, 1993

Mr. Michael Richman
5113 Memorial Highway
Tampa, FL 33634

RE: PRS 93-0225-N

Dear Mr. Richman:

The referenced PRS (Personal Appearance) application as submitted was originally scheduled for the May 11, 1993 Board of County Commissioners (BOCC) hearing. The application requested a modification of the PD-O (Planned Development-Office) conditions for one parcel out of a development which contained eleven parcels divided into two Phases, A or B.

Review completed by staff of the requested modification and zoning conditions found it appropriate that Phase B of the PD-O development be included as part of the PRS request. Due to this it was necessary for the application to be continued to the June 8, 1993 BOCC hearing. The application was heard at the June 8th BOCC hearing; however, the Board raised questions which could not be answered fully regarding the project's impact on Memorial Highway and the Veteran's Expressway. Consequently, the application was continued to the July 20, 1993 BOCC hearing to allow the applicant and staff an opportunity to address the impact concerns. The application was heard and approved at the July 20, 1993 BOCC hearing.

Please do not hesitate to call if you have any questions or require additional information regarding this petition. The telephone number is 272-5920.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Ross".

Deborah Ross
Community Planner II
PLANNING AND DEVELOPMENT
MANAGEMENT DEPARTMENT

:las

g\z\debby\jr1.n24

HILLSBOROUGH COUNTY

Florida

Office of the County Administrator
Frederick B. Karl

BOARD OF COUNTY COMMISSIONERS

Phyllis Busansky
Joe Chillura
Sylvia Kimbell
Lydia Miller
Jim Norman
Jan Platt
Ed Turanchik



Senior Assistant County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Cretta Johnson (*Interim Appointment*)
Jimmie Keel
Robert Taylor (*Interim Appointment*)

July 22, 1993

Madeleine B. Granger
5119 Memorial Highway
Tampa, FL 33614

Dear Ms. Granger:

RE: PETITION NO. PRS 93-0225 N

At the regularly scheduled public meeting on July 20, 1993, the Board of County Commissioners approved your request for a minor modification to RZ 85-336 with attached amended final conditions.

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

To comply with this condition, please complete and submit to the Development Services Center of the County Planning and Development Management Department, the enclosed application for General Site Plan Review/Certification. (See instructions sheet). For information concerning certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

A handwritten signature in cursive script that reads "Paula M. Harvey".

Paula M. Harvey, Manager
Development Management
PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT

ml

cc: Judith L. James
Files 85-336

**AMENDED
FINAL CONDITIONS
OF APPROVAL**

**PETITION NUMBER:
BOCC MEETING DATE:
DATE TYPED:**

**85-336 (PRS 93-0225-N)
July 20, 1993
July 27, 1993**

Approval of PRS 93-0225-N, subject to the conditions below, is based on the site plan/survey received May 25, 1993.

1. Development of the site shall be restricted to a maximum of 24,000 square feet of building area in eight individual structures as shown on the Site Plan.
2. The use of the property shall be restricted to general office uses only (excluding any medical uses).
3. Phase A shall be developed as a unified development with only two ingress/egress driveways on Memorial Highway, as indicated on the referenced site plan. All other existing driveways will be eliminated. However, individual lots may be developed prior to implementation of the overall driveway/parking plan. Each lot shall meet all requirements for parking, drainage, buffering, etc. and shall meet all other requirements of all other conditions herein.
 - 3.1 Individual development of lots located in Phase B may utilize existing driveways. Each lot shall meet all requirements for parking, buffering, etc. and shall meet all other requirements of the remaining conditions.
4. Phase A shall be developed so as to provide common parking facilities for all individual buildings.
5. Prior to the use of any lot for office uses each developer/owner shall provide a binding letter of commitment to provide cross easement for ingress/egress and shared parking. At such time that office uses exist in all buildings within Phase A, the internal driveway/parking plan shall be implemented.
6. On-site development shall comply with all setback requirements of the BP-O Zoning district, except as shown on the General Site Plan.
7. The height of all structures on site shall not exceed two stories or 35 feet above existing grade, whichever, shall be more restrictive.
8. All buildings shall be architecturally finished on all sides.
9. The developer shall provide parking pursuant to the requirement of two spaces per 1,000 square feet of gross building floor area for the general office uses on site.

**AMENDED
FINAL CONDITIONS
OF APPROVAL**

**PETITION NUMBER:
BOCC MEETING DATE:
DATE TYPED:**

**85-336 (PRS 93-0225-N)
July 20, 1993
July 27, 1993**

10. Buffering shall be provided along the entire north property boundary of the site. The buffering shall consist of: a masonry wall, six foot in height and architecturally finished on both sides. In addition, a six foot wide landscaped buffer area shall be maintained between the north property boundary and driveway. Said landscaped buffer area shall contain trees a minimum of eight feet in height at least 20 feet on centers.
11. Within ninety days of approval of PRS 93-0225-N by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

I. HILLSBOROUGH COUNTY OFFICIAL DEVELOPMENT SERVICES CENTER
APPLICATION FORM FOR PERSONAL APPEARANCE

A.5

OFFICIAL USE ONLY

APPLICATION NUMBER: 93-0225 Personal Appearance SECTION
YEAR NUMBER TYPE
BOCC DATE: May 11, 1993
ACREAGE* .181 FOLIO #* 9109.0000 Comp Plan* LDR
SECTION* SE 01 TOWNSHIP* 29 RANGE* 17
CURRENT ZONING* PDO PETITION NUMBER OF PD/CU* 85-336
ATLAS PAGE* DA-01 GENERAL LOCATION*

N. side Memorial Hwy 100' of Lenore drive
DSC TECH RJG GZ TECH* J 3/9/93 RECEIPT # 0995

* TO BE COMPLETED BY GRAPHICS ZONING TECHNICIAN

I. APPLICANT Madeleine B. Granger
ADDRESS 5119 Memorial Highway
CITY Tampa STATE Fl ZIP 33614
PHONE ()

PROPERTY OWNER same as applicant
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE ()

REPRESENTATIVE Molloy, James & Peterson
(Contact Person:) Judith L. James
ADDRESS 325 South Boulevard
CITY Tampa STATE Fl ZIP 33606
PHONE () 228-7157

II. FOLIO NO: 9109
Current Use of Property: single family residential
Proposed Use: office uses
Nature of Request: modify condition number 3 to allow access
Have you been counseled by a Development Services Center
Member: [] Yes [x] No If so, by whom? _____
Petition Number of PD to be amended: 85-336 (PRS 91-0028)

III. UTILITIES TO BE USED

Water (check one): [x] Public Water [] Private Water
Wastewater (check one): [x] Public Sewer [] Septic Tank
[] Interim Treatment Plant

Applicant's Initials: mg Owner's Initials: mg

IV. Are you in zoning violation? Yes ___ No x
 Have you been issued a citation? Yes ___ No x
 If so, when were your cited? _____, 19____
 Are you scheduled for the Code Enforcement Board? Yes ___ No x
 If so, date of hearing. _____, 19____
 Has a Zoning or Special Use Petition been heard on this property in the past year? no
 If yes, the petition number is: CODE: _____ YR: _____
 NO: _____ AREA: _____

A.5

V. I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS PETITION.

I HEREBY AUTHORIZE THE PROCESSING OF THIS PERSONAL APPEARANCE APPLICATION AND RECOGNIZE THAT THE FINAL ACTION TAKEN ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO THE CURRENT, AND ANY FUTURE, OWNERS.

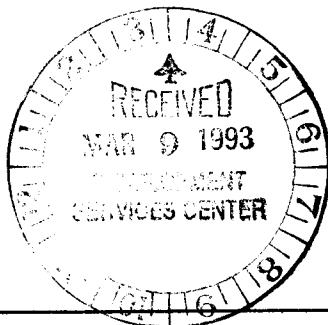
Madeleine B Granger
 Signature of the Applicant
 Madeleine Granger
 Type or Print Name Legibly

Madeleine B Granger
 Signature of the Owners
 Madeleine Granger
 Type or Print Name Legibly

Date _____

Date _____

VI. DEVELOPMENT SERVICES CENTER
 DATE STAMP



VII. OFFICIAL COMMENTS

Is this application accompanied by other applications? _____

If so, what are the application numbers?

If this is an DRI, list the project name:

Other comments:

93-0225



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: James Ratliff, AICP, PTP, Principal Planner
PLANNING AREA/SECTOR: TNC/ Northwest

DATE: 06/20/2024
AGENCY/DEPT: Transportation
PETITION NO.: RZ 24-0301

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the conditions provided hereinbelow.
- This agency objects for the reasons set forth below.

NEW AND REVISED CONDITIONS

Revised Conditions

3. Phases A and C shall be developed as a unified development with only one ~~two~~-ingress/ egress driveways on Memorial Highway within Phase C and one egress only driveway on Memorial Highway within Phase A, as indicated on the referenced site plan. All other existing driveways will be eliminated. However, individual lots may be developed prior to implementation of the overall driveway/ parking plan. Each lot shall meet all requirements for parking, drainage, buffering, etc. and shall meet all other requirements of all other conditions herein.
 - 3.1 Individual development of lots location in Phase B may utilize existing driveways. Each lot shall meet all requirements for parking, buffering, etc. and shall meet all other requirements of the remaining conditions.
 - 3.2 Project access to Phase C shall align with the existing median opening. Prior to or concurrent with the initial increment of redevelopment within Phase C, the developer shall:
 - 3.2.1 Construct a westbound to northbound left turn lane on Memorial Highway into the project driveway; and,
 - 3.2.2 Close the median opening located +/- 55 feet west of the western PD boundary.
 - 3.3 As shown on the PD site plan, the project access and all internal driveways and drive aisles within Phase C shall be considered Shared Access Facilities with folios 9109.0000, 9114.0000, 9111.0000, 9110.0000, 9112.0000, 9152.0000, 9153.0000, and 9154.0000 (i.e. all lands within the subject PD). Prior to or concurrent with the initial increment of redevelopment within Phase C, the property owner(s) of lands within Phase C shall record any easements necessary to effectuate the above shared access with those lands within Phases A and B.

[Staff is proposing to modify this condition in order to effectuate the applicant's request. Which different from the language proposed by the applicant, the intent is the same. The above condition changes do not alter previous site access restrictions which were in place for the remaining portion of Phase A. In order to comply with current practice and LDC language, staff has included conditions governing Shared Access Facility requirements. Site access improvements required prior to or concurrent with the redevelopment of newly created Phase C are also included.]

4. Phase A [and C](#) shall be developed so as to provide common parking facilities for all individual buildings.

[Staff is proposing to modify this condition in order to effectuate the applicant's request. The applicant is taking a portion of Phases A and B and creating a new Phase C. Since other lands within Phase A are not included within the modification area and those owners have not authorized changes to their lands or conditions which apply (and benefit) their properties, the intent and requirements of the existing conditions cannot be changed. Staff therefore has broadened this condition to apply to Phase C, which includes lands formerly within Tract A.]

5. Prior to the use of any lot for office uses each developer/owner shall provide a binding letter of commitment to provide cross easement for ingress/egress and shared parking. At such time that office uses exist in all buildings within Phases [A and C](#), the internal driveway/parking plan shall be implemented.

[Staff is proposing to modify this condition in order to effectuate the applicant's request. The applicant is taking a portion of Phases A and B and creating a new Phase C. Since other lands within Phase A are not included within the modification area and those owners have not authorized changes to their lands or conditions which apply (and benefit) their properties, the intent and requirements of the existing conditions cannot be changed. Staff therefore has broadened this condition to apply to Phase C, which includes lands formerly within Tract A.]

9. The developer shall provide parking [within Phase A and B](#) pursuant to the requirement of two spaces per 1,000 s.f. of gross building floor area for the general office uses on site. [Development within Phase C shall provide parking in accordance with the Hillsborough County Land Development Code \(LDC\).](#)

[Staff is proposing to modify this condition in order to comply with current requirements. The applicant is taking a portion of Phases A and B and creating a new Phase C. Since other lands within Phase A are not included within the modification area and those owners have not authorized changes to their lands or conditions which apply (and benefit) their properties, the intent and requirements of the existing conditions cannot be changed. Staff notes that parking requirements have changed since this condition was written. Staff has modified this condition such that LDC parking standards will apply to Phase C (i.e. the PD modification area). Although Phases A and B are under-parked per today's standards, staff is unable to update the condition as it applies to those two parcels for the reasons listed above.]

New Conditions

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary:
 - Bicycle and pedestrian access may be permitted anywhere along the PD boundaries of Phase C;
 - The design and configuration of parking within Parcel C shall be determined at the time of plat/site/construction plan approval; and,
 - Parking shall be provided in accordance with the rates specified within zoning condition 9.

- If PRS 24-0301 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated) from the LDC Sec. 6.04.07 access spacing requirements for the project’s Phase C access, which was found approvable . Approval of this Administrative Variance will permit the following within Phase C:
 - A variance of +/- 225 feet from the minimum full and directional median opening spacing requirement of 660 feet, resulting in a median spacing of +/- 435 from the next closest median opening to the east (i.e. the Golfwood Blvd. median opening).
 - A variance of +/- 120 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 125 feet between the proposed Phase C driveway and the next closest driveway to the west (on the same side of the roadway); and,
 - A variance of +/- 135 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 110 feet between the proposed Phase C driveway and the next closest driveway to the east (on the same side of the roadway).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to a minor modification, also known as a Personal Appearance (PRS) to Planned Development (PD) 85-336 and as most recently modified via PRS 93-0225, to modify a a +/- 0.19 ac. parcel within the PD. The applicant is seeking to permit an Accessory Dwelling Unit (ADU) on the parcel, which contains one (1) single-family dwelling unit.

Consistent with the Development Review Procedures Manual (DRPM), Transportation Review Section staff has waived the requirement for a transportation analysis for projects which generate over 50 peak hour trips in total. In this case, project generates only 51 trips, and no entitlements are being changed (such that the overall trip generation potential of the site remains unchanged). Additionally, while access is being slightly reconfigured, it is not being substantially modified such that a site access analysis would yield any useful information. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations for the modification parcel, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 24,000 s.f. Professional Service Uses (i.e. “general office” uses) (ITE LUC 710)	336	49	51

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 24,000 s.f. Professional Service Uses (i.e. “general office” uses) (ITE LUC 710)	336	49	51

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Memorial Hwy. is a 4-lane, undivided, Hillsborough County maintained, arterial roadway with +/- 12-foot-wide travel lanes in average condition. The roadway lies within a variable width right-of-way (between +/- 100 and 105 feet) in the vicinity of the project. There are no bicycle lanes present on the facility. There are +/- 5-foot-wide sidewalks along portions of the north and south sides of the roadway in the vicinity of the proposed project. The County Engineer has determined that this roadway meets applicable standards.

SITE ACCESS

The site is currently served by 10 driveway connections to Memorial Highway. The project allows for phased development/redevelopment, and consolidation of certain driveways and access is not required until a certain trigger (as specified in the existing conditions) has been met.

The proposed modification seeks to consolidate three (3) of these connections into a single connection serving newly created Phase C. This will align with the existing median opening, which is the subject of the access spacing request further described hereinbelow. The applicant is proposing to construct an eastbound to northbound left turn lane together with the initial increment of redevelopment within Phase C. The developer is also being required to close the median located immediately west of the project at that time.

The final configuration of the project necessitates all driveways within Phase C be considered Shared Access Facilities, as they will provide the only legal means of ingress to remaining lands within Parcel A once the ultimate configuration mentioned above is triggered. This represents an existing condition with the existing approved PD, although the applicant is proposing to modify internal circulation patterns.

Staff has also had the applicant provide a stubout to the western project boundary, as it is anticipated that if the Phase B properties come in for a zoning modification they will be required to use the single access within Phase C (staff notes the current arrangement within Phase B does not meet Sec. 6.04.03.I requirements governing number of access connections nor Sec. 6.04.07 requirements governing access spacing, and is not a proper design or arrangement for an arterial roadway). Staff is unable to effectuate this change as a part of this application, since Phase B is not a part of the modification area.

ADMINISTRATIVE VARIANCE REQUEST – ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated May 8, 2024 and last revised May 20, 2024) from the Section 6.04.07 LDC requirement governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet and a minimum directional and full median opening spacing of 660 feet for Class 5 roadways with a posted speed of 45 mph or less (the posted speed along this section of Memorial Hwy. is 45 mph). The applicant is seeking a variance, relative to its proposed Phase C median and access as follows:

1. A variance of +/- 225 feet from the minimum full and directional median opening spacing requirement of 660 feet, resulting in a median spacing of +/- 435 from the next closest median opening to the east (i.e. the Golfwood Blvd. median opening).
2. A variance of +/- 120 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 125 feet between the proposed Phase C driveway and the next closest driveway to the west (on the same side of the roadway); and,
3. A variance of +/- 135 feet from the required minimum connection spacing of 245 feet, resulting in a connection spacing of +/- 110 feet between the proposed Phase C driveway and the next closest driveway to the east (on the same side of the roadway).

If PRS 24-0301 is approved by the BOCC, the County Engineer will approve the above-described Administrative Variance. This variance applies only to development within Phase C.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the nearest adjacent roadway segments to the PD is reported below.

Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Memorial Hwy.	Kelly Rd.	Veterans Expy.	E	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Ratliff, James

From: Perez, Richard
Sent: Thursday, May 23, 2024 2:39 PM
To: Ratliff, James
Subject: FW: PRS 24-0301 - Administrative Variance Review
Attachments: 24-0301 AVAd 05-20-24.pdf

Importance: High

From: Williams, Michael <WilliamsM@hcfl.gov>
Sent: Wednesday, May 22, 2024 5:46 PM
To: Micahel Yates (myates@palmtraffic.com) <myates@palmtraffic.com>; Vicki Castro <vcastro@palmtraffic.com>
Cc: cspidell@stearnsweaver.com; Heinrich, Michelle <HeinrichM@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: FW: PRS 24-0301 - Administrative Variance Review
Importance: High

Vicki/Michael - I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0301 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov 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@hcfl.gov

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@hcfl.gov>**Sent:** Tuesday, May 21, 2024 6:14 PM**To:** Williams, Michael <WilliamsM@hcfl.gov>**Cc:** Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>**Subject:** PRS 24-0301 - Administrative Variance Review**Importance:** High

Hello Mike,

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

myates@palmtraffic.com

vcastro@palmtraffic.com

cspidell@stearnsweaver.com

heinrichm@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

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 checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input 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 type="checkbox"/> New Request <input checked="" 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 type="checkbox"/> 1. AV-Access Spacing on Memorial Hwy <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. AV Modified to address comments <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	Bay Food Brokerage
<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)	009111-0000, 009110-0000, 009112-0000
<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	Vicki Castro, P.E.
<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
<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	PRS 24-0301
<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>	



May 08, 2024
Revised May 20, 2024

Mr. Michael Williams, P.E.
Hillsborough County Development Services Department
Development Review Director
County Engineer
601 E. Kennedy Boulevard, 20th Floor
Tampa, FL 33602

RE: Bay Food Brokerage (PRS 24-0301)
Folios: 009111-0000, 009110-0000, 009112-0000
Administrative Variance Request – Minimum Spacing – Memorial Highway
Palm Traffic Project No. T24025

Dear Mr. Williams:

This letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.07 (minimum spacing) for the access to Memorial Highway for the project. The project is located north of Memorial Highway and west of George Road, as shown in Figure 1. This request is made based on our virtual meeting on April 17, 2024 with Hillsborough County staff.

The zoning request is to modify the existing PD to allow up to 12,500 square feet of office on the subject three (3) parcels within the existing PD. There are 3 existing office buildings on the parcels that will be razed to accommodate the proposed modification.

The subject properties currently have three (3) separate driveway connections to Memorial Highway. This proposed modification is to have the following access:

- One (1) full access to Memorial Highway, at the existing median opening.

The proposed access is approximately 110 feet from the western driveway serving 5109 Memorial Highway and approximately 125 feet from the driveway serving 5117 Memorial Highway, as shown in Figure 2. Furthermore, the immediate median opening to the west is proposed to be closed with the development of the project.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing for the access to Memorial Highway. Based on Section 6.04.07, the connection spacing for Memorial Highway is 245 feet for a Class 5 divided road.

Justification must address Section 6.04.02.B.3 criteria (a), (b) and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

This request is to provide one (1) driveway on Memorial Highway and remove two (2) additional driveways on Memorial. The existing driveway is proposed to maintain the alignment with the median opening. Additionally, cross access to the parcels to the east are proposed to be maintained in the PD. To the west is a parcel with a single means of access. However, as part of this modification, a future shared access connection will be provided to the parcel so in the event of redevelopment the access spacing to the west could be increased to

approximately 200 feet. Since the access to Memorial Highway serves as the only access to the property and two (2) additional existing accesses are proposed to be removed, not approving the variance would be an unreasonable burden on the applicant.

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

The project driveway is proposed to align with the existing median opening on Memorial Highway. In conjunction with the redevelopment of the property, an eastbound left turn lane on Memorial Highway into the project will be provided. Furthermore, the existing median opening immediately to the east will be closed, which will remove a median opening that does not meet spacing standards and does not have a left turn lane. In addition to the median modifications, the project proposes to provide one (1) driveway on Memorial Highway and remove two (2) additional existing driveways on Memorial Highway. With these modifications this driveway spacing would not be detrimental to the public health, safety and welfare of the motoring public.

c) Without the variance, reasonable access cannot be provided.

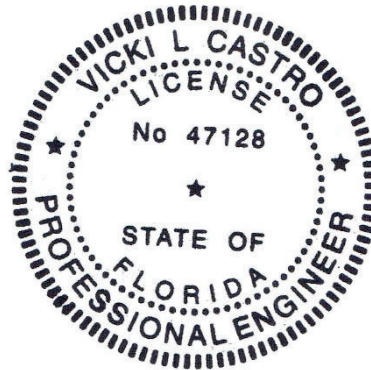
The access spacing variance is requested to provide a single access connection to Memorial Highway and maintain the existing alignment with the median opening. Without the variance, reasonable to the property could not be provided.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Digitally signed
by Vicki L Castro
Date: 2024.05.20
14:42:11 -04'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.
Principal

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

_____ Disapproved _____ Approved with Conditions _____ Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Memorial Hwy.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	336	49	51
Proposed	336	49	51
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	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
Memorial Hwy./ Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 3/19/2024</p> <p>PETITION NO.: 24-0301</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 2/14/2024</p> <p>PROPERTY ADDRESS: 5113, 5115 Memorial Hwy, Tampa, FL 33634</p> <p>FOLIO #: 0091100000, and 0091110000</p> <p>STR: 01-29S-17E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA- Desktop review via aerials, soil surveys and EPC files
<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 parcels 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.</p> <ul style="list-style-type: none"> Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years. 	

Environmental Excellence in a Changing World

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

REZ 24-0301
February 14, 2024
Page 2 of 2

my / cb

ec: Bay Food Brokerage, inc. - jcremer@sternsweaver.com



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:** 1/16/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/29/2024
PROPERTY OWNER: Bay Food Brokerage, Inc. **PID:** 24-0301
APPLICANT: Bay Food Brokerage, Inc.
LOCATION: 5113 Memorial Highway Tampa, FL 33634
5115 Memorial Highway Tampa, FL 33634
FOLIO NO.: 9110.0000, 9111.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.