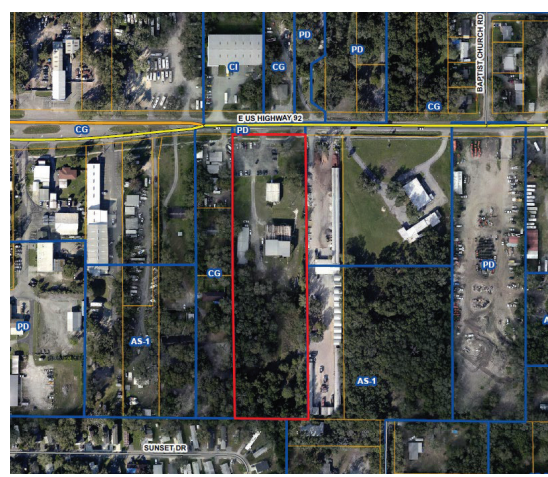


**1.0 APPLICATION SUMMARY**

**Applicant:** Patricia Ortiz, AICP  
**FLU Category:** CMU-12  
**Service Area:** Urban  
**Site Acreage:** 5.2 AC +/-  
**Community Plan Area:** East Lake/Orient Park  
**Overlay:** None



**Introduction Summary:**  
 PD 20-0338 was approved in 2020 to allow a technical school and related office uses in the subject site. The applicant requests modifications to the approved building area and setback requirements.

Existing Approval(s):	Proposed Modification(s):
36,800 GFA Technical School (Max 79 students) and related office uses.	30,734 GFA Technical School (Max 50 students) and related office uses.
55-foot setback south boundary	45-foot setback south boundary

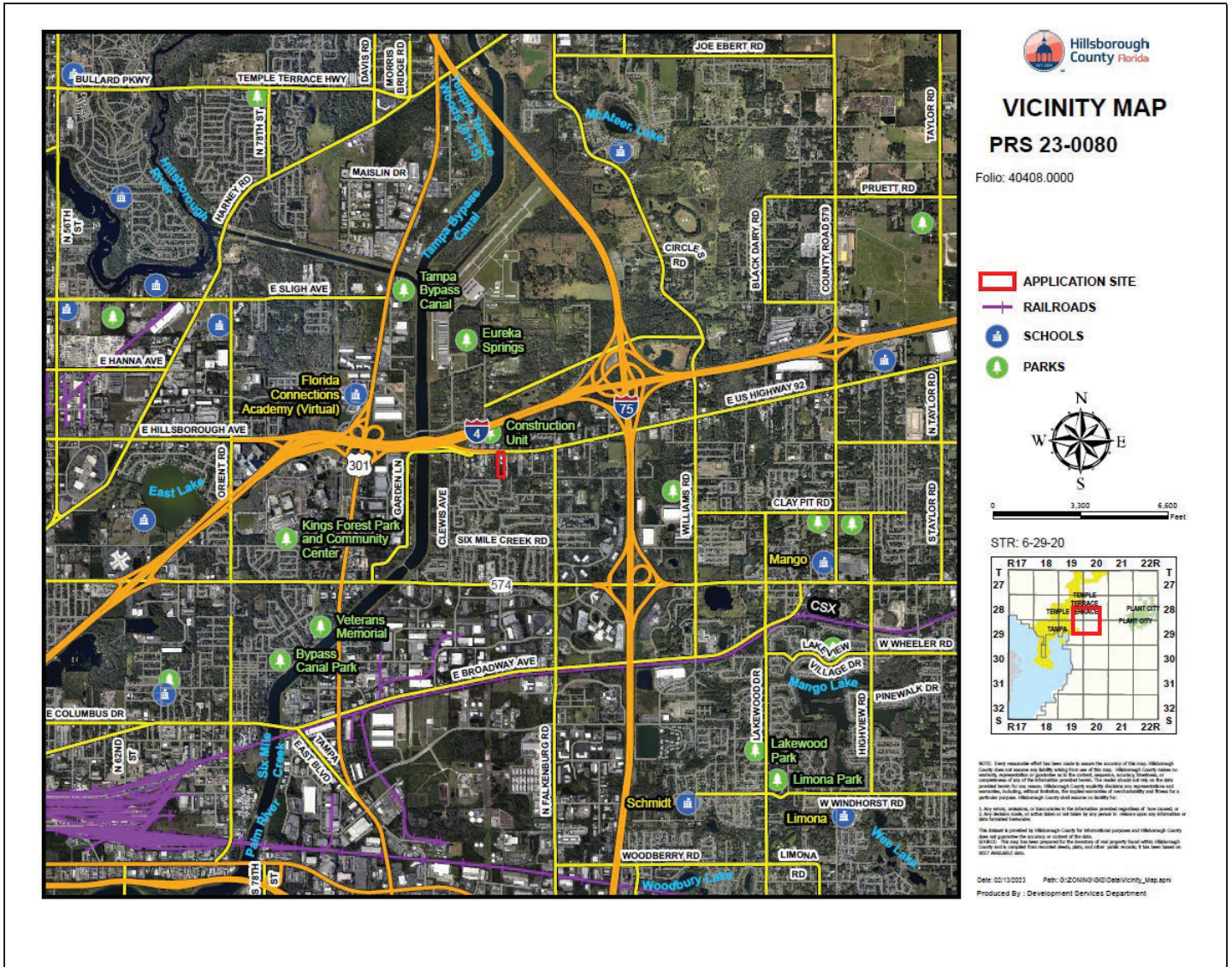
**Additional Information:**

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

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

### 2.1 Vicinity Map

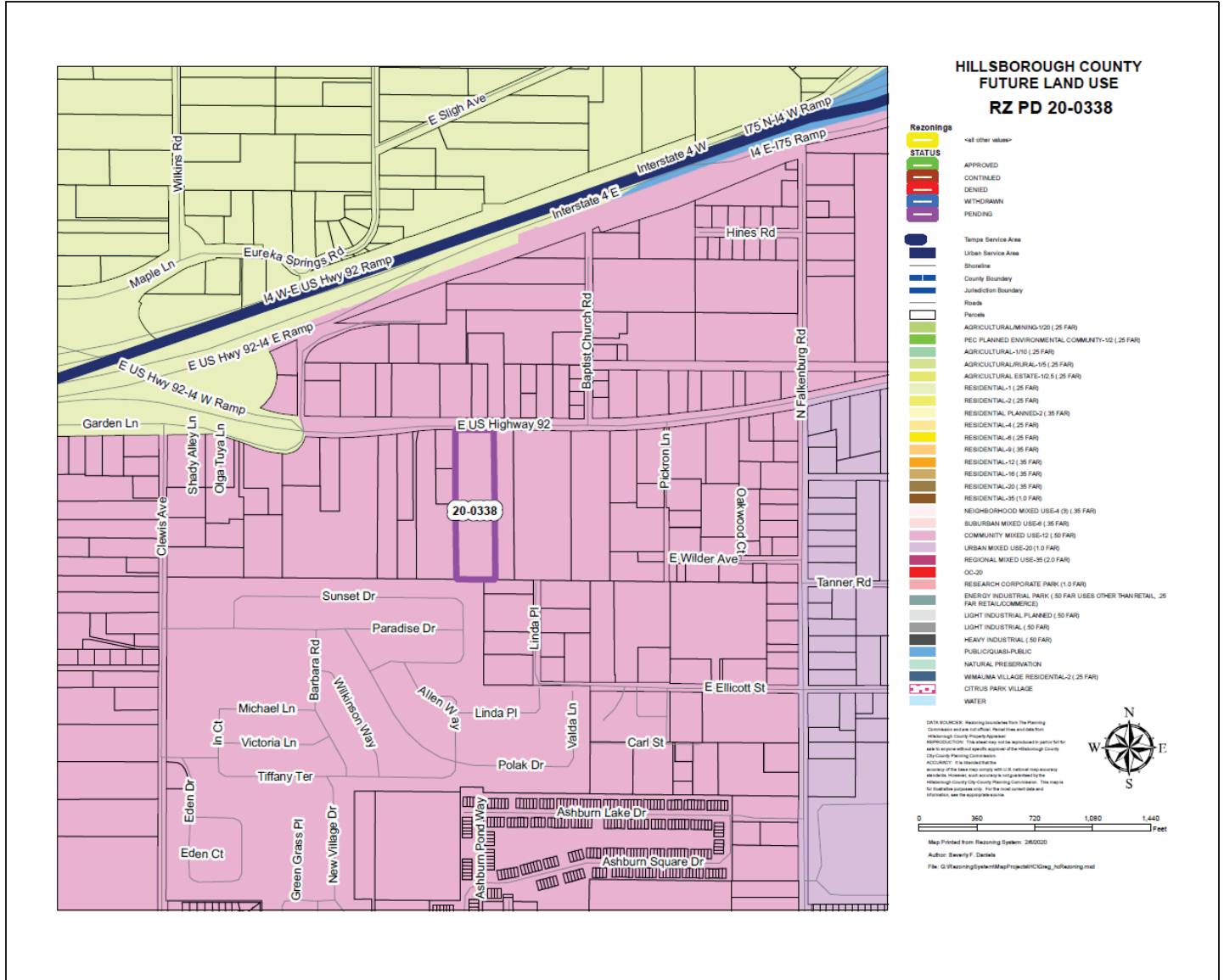


#### Context of Surrounding Area:

The subject site is located on the south side of East US Highway 92 Hillsborough Avenue. The subject property is an existing Contractor’s Office development with commercial uses in the surrounding area to the north, west and east.

2.0 LAND USE MAP SET AND SUMMARY DATA

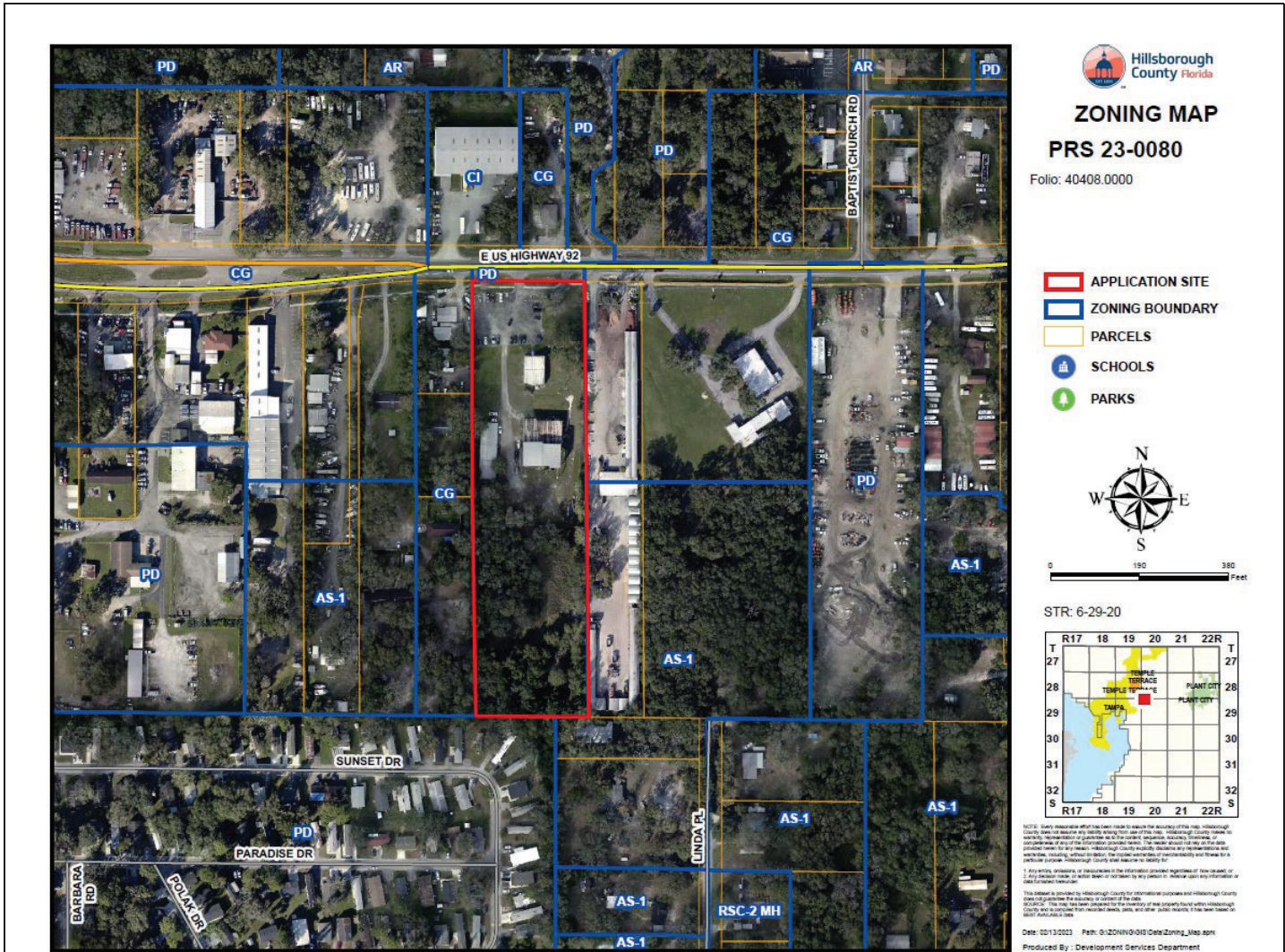
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12, Community Mixed Use -12
Maximum Density/F.A.R.:	0.5 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

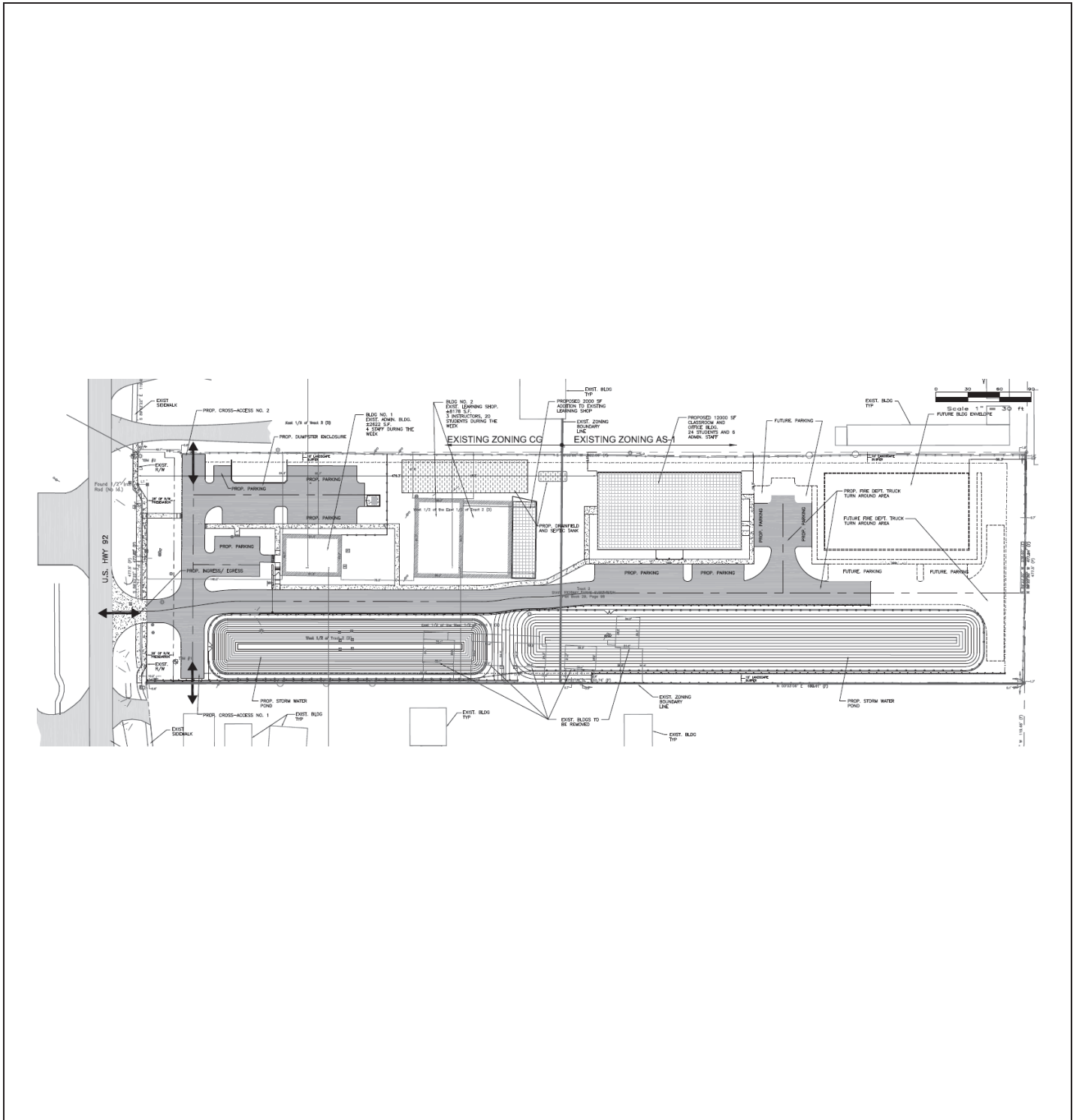


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CI, CG, PD	0.27, 0.3 FAR	Commercial, Light Industrial, Mobile Home Park	Vehicle Rental, Mobile Home Park
South	PD, AS-1	NA	Mobile Home Park, Agricultural Single Family	Mobile Home Park, Agricultural Single Family
East	AS-1, CG	NA, 0.27	Commercial, Agricultural Single Family	Mobile Home Park, Agricultural Single Family
West	CG	0.27	Commercial	Retail, Church

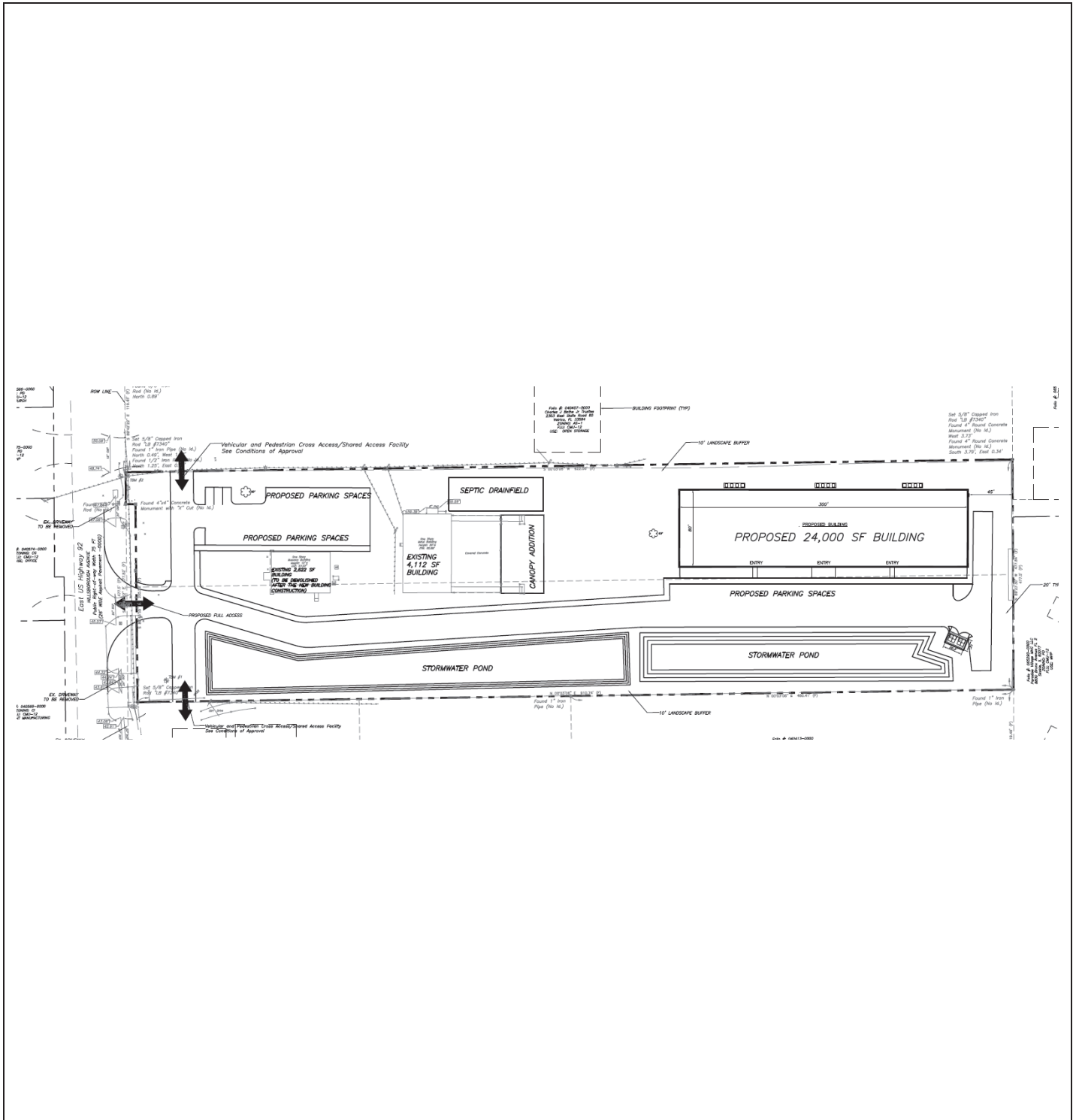
## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 23-0080

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: April 11, 2023

Case Reviewer: Tania C. Chapela

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 92	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	91	9	9
Proposed	57	6	6
Difference (+/1)	-34	-3	-3

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

Connectivity and Cross Access  Not applicable for this request

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

Design Exception/Administrative Variance  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff finds the proposed request to be compatible with the surrounding development pattern. The requested setback reduction from a 55-foot to a 45-foot setback along the southern boundary will still exceed typical minimum setbacks (20 feet) that would be required for non-residential buildings with a maximum building height of 20 feet. With the reduction in building square footage and maximum number of students the overall intensity of the project will be reduced. Therefore, this minor modification will have little effect on the general character of the subject site, zoned PD today.

### 5.2 Recommendation

Staff recommends approval, subject to conditions.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 2, 2020.

*Prior to Site Plan Certification* Please show 28 feet of right-of-way preservation along the frontage of US Highway 92 and label as "28' of Right-of-Way Preservation"

1. The project shall be developed with a technical school and related office uses, with a maximum ~~36,800~~ 30,734 sq. ft. of building space. Maximum number of students shall be ~~79~~ 50.
2. Development standards shall be as indicated on the site plan. A minimum of ~~55~~ 45 feet of building setback shall be maintained along the south PD line.
  - 2.1 Structures higher than 20 feet are subject to the Land Development Code (LDC) Section 6.01.01, footnote 8, for additional building setbacks.
3. Buffer and screening shall be in accordance with the Land Development Code (LDC) Part 6.06.06. A 10-foot, Type A buffer and screening shall be provided along the east PD line, adjacent to the AS-1 zoned parcel. A 20-foot, Type B buffer and screening shall be provided along the south PD line.
4. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
5. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Article 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.

6. ~~As shown on the site plan, the developer shall provide a cross access stub-outs to the west property and east property for future connectivity. The developer shall construct the access connection to US Highway 92 as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. Said shared access facility shall connect to, and be constructed as a stubout to, the adjacent properties to the east and west (folios # 40407.0000 and 40410.0000). If the site is gated, said gates shall be located south of the shared access connections to the east and west. Notwithstanding anything shown in the PD site plan, internal sidewalks shall connect and stubout to the adjacent properties at the shared access connection points.~~

7. ~~As E US Highway 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve at least 28 feet of right-of-way along its E US Highway 92 frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line. However, since US Highway 92 is an FDOT Road, any improvements shall be reviewed, evaluated and approved by FDOT.~~


7. As shown on the PD site plan, existing driveways not being utilized shall be eliminated. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored.

8. Parking shall be in accordance with the regulations found in the Land Development Code Part 6.05.00.

9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

**Zoning Administrator Sign Off:**

*IntegrISign*  
Desktop  
  
J. Brian Grady  
Thu Mar 30 2023 07:56:24

**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**





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

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** ELOP/Central

**DATE:** 3/23/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 23-0080

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

**CONDITIONS OF ZONING APPROVAL**

New Conditions:

- As shown on the PD site plan, existing driveways not being utilized shall be eliminated. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored.

Revised Conditions:

6. ~~As shown on the site plan, the developer shall provide a cross access stub outs to the west property and east property for future connectivity.~~ The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. Said shared access facility shall connect to, and be constructed as a stubout to, the adjacent properties to the east and west (folios # 40407.0000 and 40410.0000). If the site is gated, said gates shall be located south of the shared access connections to the east and west. Notwithstanding anything shown in the PD site plan, internal sidewalks shall connect and stubout to the adjacent properties at the shared access connection points.

*[FDOT is requiring the establishment of shared access connections.]*

7. ~~As E US Highway 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve at least 28 feet of right of way along its E US Highway 92 frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. However, since US Highway 92 is an FDOT road, any improvements shall be reviewed, evaluated and approved by FDOT.~~

*[Staff confirmed with FDOT that the corresponding PD&E for future improvements to this segment of US Hwy 92 indicates that the right-of-way preservation is not required along the subject property.]*



**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to amend PD 20-0338 to reconfigure the lot layout, reduce the number of students, reduce total building area and rear building setback. The PD is approved for a trade school. The subject site future land use designation is Commercial Mixed Use 12 (CMU-12).

***Trip Generation Analysis***

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 79-Student, Trade School (ITE LUC 540)	<b>91</b>	<b>9</b>	<b>9</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 50-Student, Trade School (ITE LUC 540)	<b>57</b>	<b>6</b>	<b>6</b>

**Trip Generation Difference:**

DIFFERENCE (+/-)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	<b>-34</b>	<b>-3</b>	<b>-3</b>

The proposed rezoning results in a decrease in trips potentially generated by development of the subject site, by -34 daily trips, -3 a.m. peak hour trips, and -3 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project is located on the south side of E US Highway 92, approximately 585 feet west of the intersection of Baptist Church Road and E US Highway 92.

E US Highway 92 is 2-lane undivided arterial state-owned roadway characterized by +/- 12-foot lanes. Pavement is in fair condition. E US Highway 92 lies within a +/- 78-foot wide right-of-way. There are paved shoulders and 5-foot sidewalks, but no bicycle lanes in the vicinity of the proposed project.

US Highway 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. The PD is currently approved with +/-28 feet of right-of-way preservation. However, staff had confirmed with the FDOT that the adopted PD&E (project number#435749-1) for future improvements to US Hwy 92 indicates that the ROW preservation currently dedicated is not needed to make the future 6-lane improvement as the design for this segment of the corridor will only require acquisition of right-of-

way from property on the north side of the roadway. As such, the applicant’s proposed PD site plan removes the corridor preservation area and staff is recommending to delete condition of approval # 7 related to corridor preservation.

**SITE ACCESS**

There are two existing access points and a third paved curb cut (with no connecting driveway) to E US Highway 92.

The proposed access to the property will be via a single full access connection on E US Highway 92, as reviewed, evaluated and approved by FDOT.

Existing driveways not being used will need to be removed up to the existing edge of pavement. Original right-of-way profile needs to be restored. Culverts under driveways can be removed and ditch line can be restored.

FDOT issued comments, dated November 25, 2021 and reissued on February 9, 2023, requiring that the cross access connections be designated as shared access facilities. As shown on the proposed PD site plan, the applicant is proposing cross access/shared access facilities stubbing out to the eastern and western property boundary for future connectivity. Furthermore, FDOT indicated that if the site is gated that the location of the gates shall be set back from US Hwy 92 such that the shared access facilities will not be obstructed. As such, staff is recommending a revision to the existing cross access condition of approval to memorialize the shared access facilities required by FDOT.

**ROADWAY LEVEL OF SERVICE (LOS)**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US HWY 92	US HWY 301	FALKENBURG RD	D	C

Source: 2022 Hillsborough County MMLOS Report

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
US Hwy 92	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <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	91	9	9
Proposed	57	6	6
Difference (+/-)	-34	-3	-3

\*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC

Notes: Shared access facility required per FDOT.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	See report.

**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 2, 2020.

1. The project shall be developed with a technical school and related office uses, with a maximum 36,800 sq. ft. of building space. Maximum number of students shall be 79.
2. Development standards shall be as indicated on the site plan. A minimum of 55 feet of building setback shall be maintained along the south PD line.
  - 2.1 Structures higher than 20 feet are subject to the Land Development Code (LDC) Section 6.01.01, footnote 8, for additional building setbacks.
3. Buffer and screening shall be in accordance with the Land Development Code (LDC) Part 6.06.06. A 10-foot, Type A buffer and screening shall be provided along the east PD line, adjacent to the AS-1 zoned parcel. A 20-foot, Type B buffer and screening shall be provided along the south PD line.
4. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
5. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Article 6 “Design standards and Improvements Requirements”, interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
6. As shown on the site plan, the developer shall provide a cross access stub outs to the west property and east property for future connectivity.
7. As E US Highway 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve at least 28 feet of right-of-way along its E US Highway 92 frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line. However, since US Highway 92 is an FDOT Road, any improvements shall be reviewed, evaluated and approved by FDOT.
8. Parking shall be in accordance with the regulations found in the Land Development Code Part 6.05.00.
9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
10. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** ELOP/Central

**DATE:** 3/23/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 23-0080

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---

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

**CONDITIONS OF ZONING APPROVAL**

New Conditions:

- As shown on the PD site plan, existing driveways not being utilized shall be eliminated. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored.

Revised Conditions:

6. ~~As shown on the site plan, the developer shall provide a cross access stub outs to the west property and east property for future connectivity.~~ The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. Said shared access facility shall connect to, and be constructed as a stubout to, the adjacent properties to the east and west (folios # 40407.0000 and 40410.0000). If the site is gated, said gates shall be located south of the shared access connections to the east and west. Notwithstanding anything shown in the PD site plan, internal sidewalks shall connect and stubout to the adjacent properties at the shared access connection points.

*[FDOT is requiring the establishment of shared access connections.]*

7. ~~As E US Highway 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway, the developer shall preserve at least 28 feet of right of way along its E US Highway 92 frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right of way. The right of way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right of way line. However, since US Highway 92 is an FDOT road, any improvements shall be reviewed, evaluated and approved by FDOT.~~

*[Staff confirmed with FDOT that the corresponding PD&E for future improvements to this segment of US Hwy 92 indicates that the right-of-way preservation is not required along the subject property.]*

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to amend PD 20-0338 to reconfigure the lot layout, reduce the number of students, reduce total building area and rear building setback. The PD is approved for a trade school. The subject site future land use designation is Commercial Mixed Use 12 (CMU-12).

***Trip Generation Analysis***

As the project generates fewer than 50 peak hour trips, a letter providing the trip generation calculations was submitted with the zoning application. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 79-Student, Trade School (ITE LUC 540)	<b>91</b>	<b>9</b>	<b>9</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 50-Student, Trade School (ITE LUC 540)	<b>57</b>	<b>6</b>	<b>6</b>

**Trip Generation Difference:**

DIFFERENCE (+/-)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	<b>-34</b>	<b>-3</b>	<b>-3</b>

The proposed rezoning results in a decrease in trips potentially generated by development of the subject site, by -34 daily trips, -3 a.m. peak hour trips, and -3 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project is located on the south side of E US Highway 92, approximately 585 feet west of the intersection of Baptist Church Road and E US Highway 92.

E US Highway 92 is 2-lane undivided arterial state-owned roadway characterized by +/- 12-foot lanes. Pavement is in fair condition. E US Highway 92 lies within a +/- 78-foot wide right-of-way. There are paved shoulders and 5-foot sidewalks, but no bicycle lanes in the vicinity of the proposed project.

US Highway 92 is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. The PD is currently approved with +/-28 feet of right-of-way preservation. However, staff had confirmed with the FDOT that the adopted PD&E (project number#435749-1) for future improvements to US Hwy 92 indicates that the ROW preservation currently dedicated is not needed to make the future 6-lane improvement as the design for this segment of the corridor will only require acquisition of right-of-



way from property on the north side of the roadway. As such, the applicant’s proposed PD site plan removes the corridor preservation area and staff is recommending to delete condition of approval # 7 related to corridor preservation.

**SITE ACCESS**

There are two existing access points and a third paved curb cut (with no connecting driveway) to E US Highway 92.

The proposed access to the property will be via a single full access connection on E US Highway 92, as reviewed, evaluated and approved by FDOT.

Existing driveways not being used will need to be removed up to the existing edge of pavement. Original right-of-way profile needs to be restored. Culverts under driveways can be removed and ditch line can be restored.

FDOT issued comments, dated November 25, 2021 and reissued on February 9, 2023, requiring that the cross access connections be designated as shared access facilities. As shown on the proposed PD site plan, the applicant is proposing cross access/shared access facilities stubbing out to the eastern and western property boundary for future connectivity. Furthermore, FDOT indicated that if the site is gated that the location of the gates shall be set back from US Hwy 92 such that the shared access facilities will not be obstructed. As such, staff is recommending a revision to the existing cross access condition of approval to memorialize the shared access facilities required by FDOT.

**ROADWAY LEVEL OF SERVICE (LOS)**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US HWY 92	US HWY 301	FALKENBURG RD	D	C

Source: 2022 Hillsborough County MMLOS Report

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
US Hwy 92	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <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	91	9	9
Proposed	57	6	6
Difference (+/-)	-34	-3	-3

\*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC

Notes: Shared access facility required per FDOT.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	See report.



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED W. PERDUE, P.E.  
SECRETARY

**MEMORANDUM**

DATE: February 9, 2023  
TO: Patricia Ortiz, Ortiz Planning Solutions  
FROM: Lindsey Mineer, FDOT  
COPIES: Daniel Santos, FDOT  
Joel Provenzano, FDOT  
Richard Perez, Hillsborough County  
SUBJECT: PRS 23-0080, 9711 E US 92, Tampa

This project is on a state road, US 92.

This site was reviewed at Pre-Application meetings with FDOT on 9/24/19 and 5/25/21.  
The FDOT Pre-Application Findings are attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Findings



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.  
SECRETARY

May 25, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.  
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER  
11/25/2021.**

**Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST**

<b>Date:</b> May 25, 2021	<b>State Road#:</b> 600
<b>Time:</b> 9:30 AM	<b>Section ID #:</b> 10 030 000
<b>Applicant:</b> Steve Boggs	<b>Mile Post:</b> 6.614
<b>Project:</b> Millwrights Training Center	<b>Road Class:</b> 5
<b>Location:</b> 9711 US Hwy 92 Tampa, 33604	<b>MPH:</b> 50 MPH
<b>County:</b> Hillsborough	<b>DW/Sig Spacing:</b> 440' / 2640'
<b>Folio#:</b> 040408-0000	<b>Median Spacing:</b> 660' / 2640'

Dear Mr. Boggs,

The Pre-application review of the subject project was conducted by your request. The purpose of the Pre-application review is to educate both the applicant and the Department of the project, the scope of work being proposed, and the requirements to obtain a permit for allowed development or modification to connections within the state Right of Way. After discussing the project and doing a thorough review of the documentation presented, the following comments are to be considered in the final design and we have determined that

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.
- We are prepared to continue the review of the concept as presented with the following considerations.

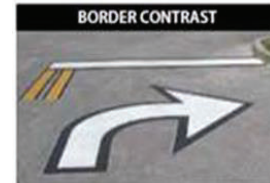
**Conditions and Comments:**

This project proposes modifying access to SR 600, a class 5 roadway, with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

**FDOT Recommendations,**

1. Proposed full access to US-92.
2. PD&E for this this section of US-92 shows taking R/W from the north; PD&E also shows installing a median on US-92.
3. Construction is currently scheduled for 2030. Project is in Hillsborough County's LRTP for 2045.
4. Site plan has been flipped from what was proposed previously. At the original meeting, the Department requested that the driveway be shifted to the western end of the frontage. The currently proposed plan shows the driveway on the east side of the property due to the west end being the low point and was intended for stormwater retention.
5. The Department has since agreed that the driveway can be located at the eastern side of the property.
6. Cross-access to the east and west will need to be provided. Access must be labeled on plans as a "Shared Access Facility". The Department expects this to be a shared access.
7. Property is still proposed to be gated. Gate will be behind cross-access, at least 75' off the edge of travel line.
8. FDOT will only require a minimum 50' throat depth to the cross-access road. The Department will support Hillsborough County if they have more stringent requirements as part of a zoning condition.
9. Sidewalk connection to the state road will be required that ties into the sidewalk connecting to all the buildings onsite.
10. No curb is allowed on this type of roadway. Redesign to show paved shoulder that wraps around and ties into the to the R/W.
11. Existing driveways not being used will need to be removed up to the existing EOP. Original R/W profile needs to be restored. Culverts under driveways can be removed and ditch line can be restored.
12. Will need to verify property lines and survey information accuracy.
13. Minimum driveway radii of 35'. 50' is preferred.
14. 24' minimum driveway width.
15. Applicant has questions about maintenance responsibilities and what needs to be constructed under their development. The Department has advised them to discuss with Hillsborough County. The Department will support the direction of Hillsborough County.
16. All other comments from original pre-app still need to be reconsidered.
17. FDOT would be amenable to a "reverse frontage road" as in, allowing this driveway to remain until a neighboring property redevelops, at which time this property will give up its driveway and use their driveway via the shared access facility, instead of the other using their driveway.

18. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
19. All typical driveway details to be placed properly:
  - a. 6' wide, high emphasis, ladder style crosswalk straddling the (RED) detectable warning mats.
  - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
  - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
  - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
  - e. Double yellow 6" lane separation lines.
  - f. Directional arrow(s) 25' behind the stop bar.
  - g. Warning mats to be red in color unless specified otherwise.
  - h. All markings on concrete are to be high contrast (white with black border).
  - i. All striping within and approaching FDOT R/W shall be thermoplastic.
20. **Make a note in the plans** stating that vegetation control, maintenance and restoration is the responsibility of the UAO or Contractor for the duration of the work being done in the ROW for six months after work is complete or until restored vegetation is well established.
21. **Include a copy of this letter in the application submittal.**
22. **Plans shall be per the current Standard Plans and FDM.**
23. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: [https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)
24. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
25. Any project that falls within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
26. **All the following project identification information must be on the Cover Sheet of the plans:**
  - a. **All Associated FDOT Permit #'s)**
  - b. **SR # (& Local Road Name) and Road Section ID #**
  - c. **Mile Post # and Lt or Rt Roadway**
  - d. **Roadway Classification # and Speed Limit (MPH)**
27. All Plans and Documents submitted in OSP need to be **signed and sealed**.
28. The following FDOT Permits may additionally be required:
  - a. Access Permit / Construction Agreement
  - b. Drainage Permit or Exemption
  - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).



d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation  
2822 Leslie Rd.  
Tampa, Fl. 33619  
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would likely be denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

*Mecale' Roth*

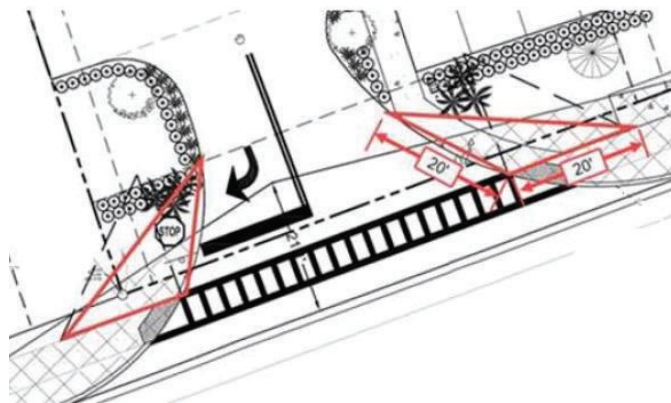
Permit Coordinator II  
Tampa Operations  
Office - 813-612-3237  
Cell- 813-460-1121

## Meeting Attendees:

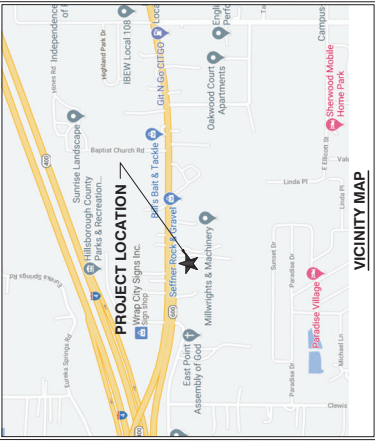
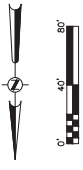
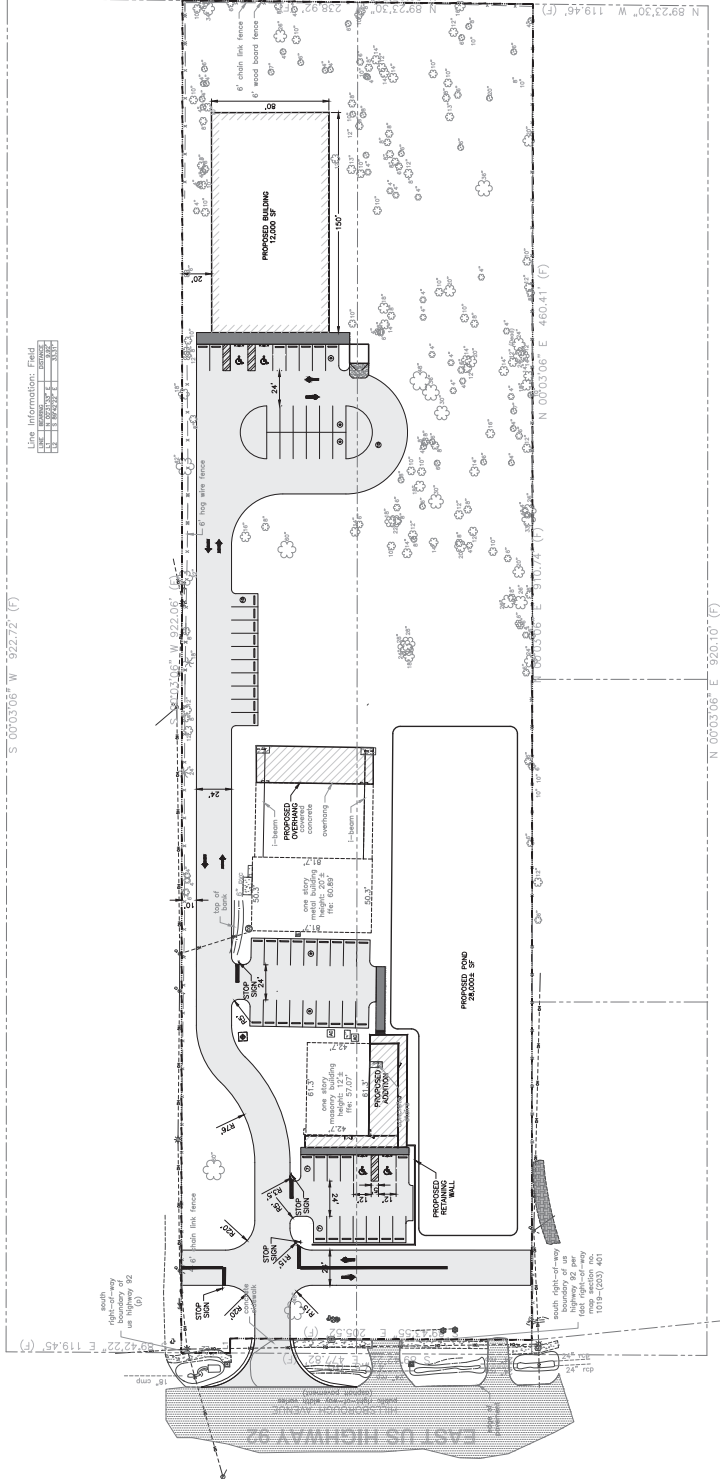
<b>Guests-</b>	Steve Boggs Guest Unknown	<a href="mailto:sboggs@boggseng.com">sboggs@boggseng.com</a>
<b>FDOT-</b>	Matt Campbell Todd Crosby Mecale' Roth Joel Provenzano Ryan Bogan Lindsey Mineer Dan Santos Antonius Lebrun Amanda Serra	<a href="mailto:matthew.campbell@dot.state.fl.us">matthew.campbell@dot.state.fl.us</a> <a href="mailto:douglas.crosby@dot.state.fl.us">douglas.crosby@dot.state.fl.us</a> <a href="mailto:mecale.roth@dot.state.fl.us">mecale.roth@dot.state.fl.us</a> <a href="mailto:joel.provenzano@dot.state.fl.us">joel.provenzano@dot.state.fl.us</a> <a href="mailto:ryan.bogan@dot.state.fl.us">ryan.bogan@dot.state.fl.us</a> <a href="mailto:lindsey.miner@dot.state.fl.us">lindsey.miner@dot.state.fl.us</a> <a href="mailto:daniel.santos@dot.state.fl.us">daniel.santos@dot.state.fl.us</a> <a href="mailto:antonius.lebrun@dot.state.fl.us">antonius.lebrun@dot.state.fl.us</a> <a href="mailto:amanda.serra@dot.state.fl.us">amanda.serra@dot.state.fl.us</a>

### Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)







**SITE DATA**

1. SITE ADDRESS  
9711 E. U.S. HWY 92  
TAMPA, FL 33604
2. OWNER  
MILLWRIGHT LOCAL UNION TRAINING FACILITY EXTENSION
3. FOLIO  
940408-0000
4. PROPERTY AREA  
5.06 ACRES
5. EX ZONING  
PD
6. TOTAL PARKING SPACES REQUIRED = 65 SPACES
7. TOTAL PARKING SPACES PROVIDED = 67 SPACES
8. BUILDING SETBACKS  
FRONT (NORTH) = 20 FT  
SIDE (WEST) = 0 FT  
SIDE (EAST) = 10 FT  
REAR (SOUTH) = 55 FT
9. LANDSCAPE BUFFERS  
FRONT (NORTH) = 8 FT  
SIDE (EAST, WEST) = 10 FT  
REAR (SOUTH) = 20 FT

DO NOT SCALE THIS DRAWING. THE DRAWING WAS  
PREPARED BY MEASUREMENT WITHOUT THE BENEFIT OF A PROPER  
SURVEY.

Section 6, Township 29 South, Range 20 East  
Hillsborough County, Florida

SHEET NO.  
**6.0**

**B-BOGGS ENGINEERING, LLC**  
607 S. Alexander Blvd., Suite 101  
Tampa, FL 33603  
Phone: 813-279-9100  
www.boggseng.com | boggseng.com

**MILLWRIGHTS LOCAL UNION TRAINING FACILITY EXTENSION**  
9711 U.S. HIGHWAY 92  
TAMPA, FL 33604

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: [Redacted]  
DRAWN BY: [Redacted]  
DATE: 1/1/21  
PROJECT NO: 18052  
811  
DESIGNED BY: [Redacted]  
DRAWN BY: [Redacted]  
DATE: 1/1/21  
PROJECT NO: 18052

DRAWING TITLE:  
**OVERALL SITE PLAN**

NO.	DATE	REVISION DESCRIPTION

**B-BOGGS**  
**ENGINEERING, LLC**  
 607 S. Alexander Street, Suite 101  
 Tampa, FL 33604  
 Phone: 813-247-9100  
 Fax: 813-247-9101  
 www.boggseng.com | info@boggseng.com  
 CMAA-2599

MILLWRIGHTS LOCAL UNION TRAINING FACILITY EXTENSION  
 9711 U.S. HIGHWAY 92  
 TAMPA, FL 33604

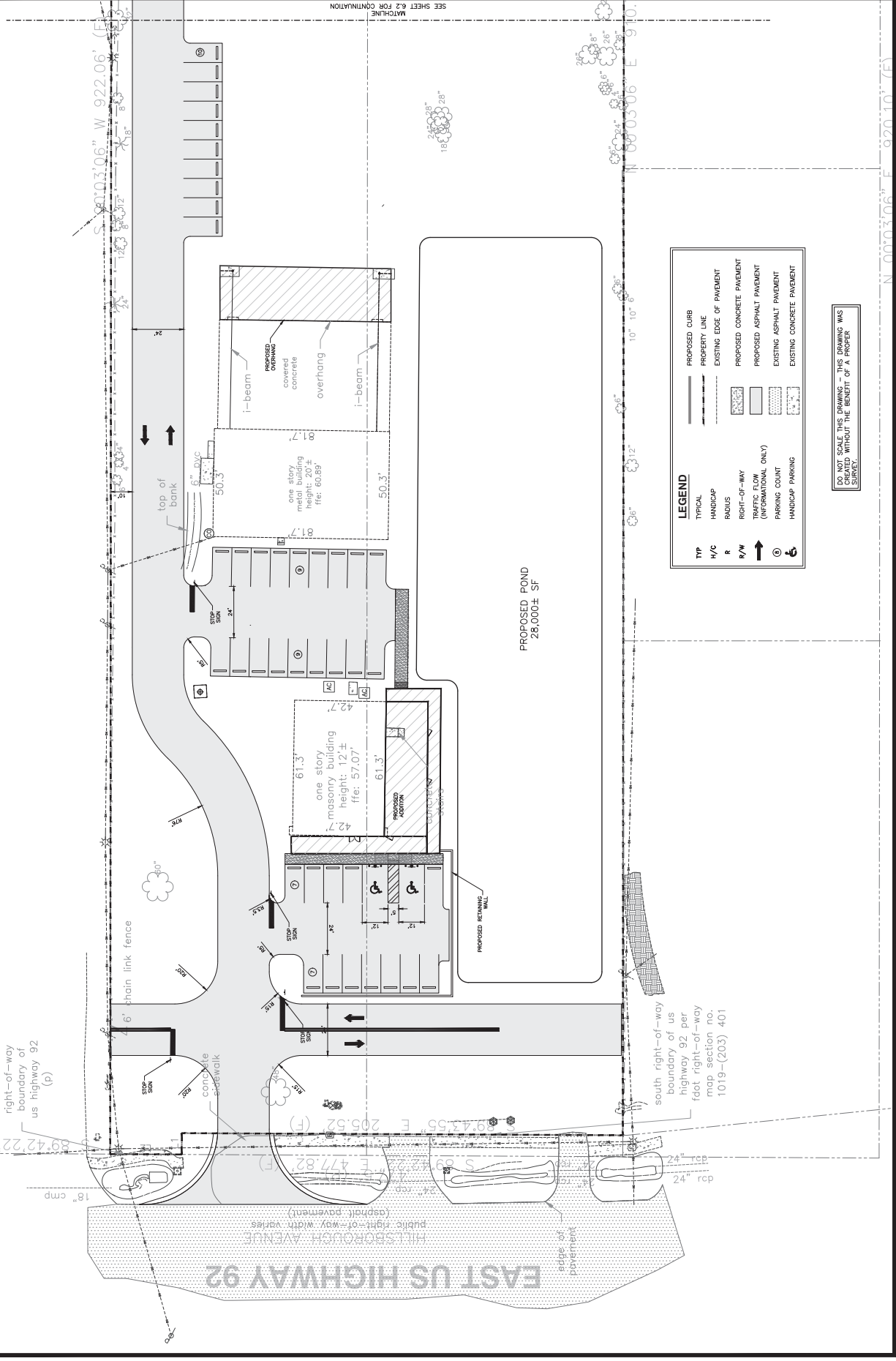
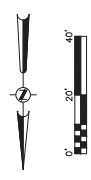
DATE: 11/21  
 DESIGNED BY: WJS  
 DRAWN BY: WJS  
 CHECKED BY: WJS

PROJECT NO:  
**18052**

**811**  
 STATE OF FLORIDA  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. 100765  
 www.flsos.com

DRAWING TITLE:  
**ENLARGED SITE PLAN A**

SHEET NO:  
**6.1**



**LEGEND**

TYP	TYPICAL	PROPOSED CURB
H/C	HANDICAP	PROPERTY LINE
R	RADIUS	EXISTING EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY (INFORMATIONAL ONLY)	PROPOSED CONCRETE PAVEMENT
↑	TRAFFIC FLOW	PROPOSED ASPHALT PAVEMENT
⊕	PARKING COUNT	EXISTING ASPHALT PAVEMENT
Ⓢ	HANDICAP PARKING	EXISTING CONCRETE PAVEMENT

DO NOT SCALE THIS DRAWING - THIS DRAWING WAS CREATED WITHOUT THE BENEFIT OF A PROPER SURVEY.

NO.	DATE	REVISION DESCRIPTION

**B-BOGGS**  
ENGINEERING, LLC

607 S. Alexander Street, Suite 101  
Pine City, TN 37363  
Phone: 615-749-9100  
www.boggseng.com | info@boggseng.com  
COA-25809

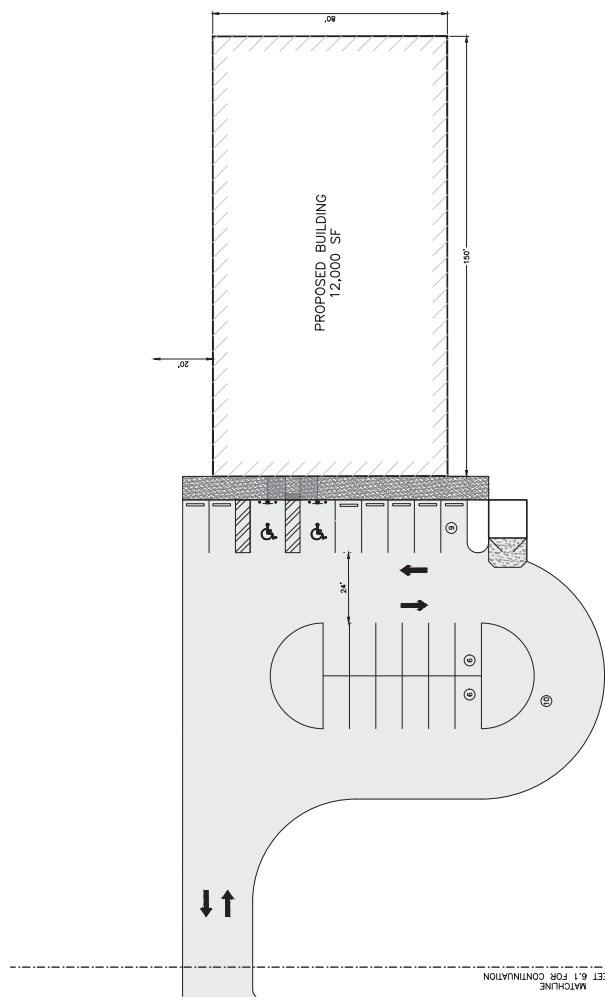
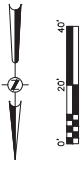
MILLWRIGHTS LOCAL UNION TRAINING FACILITY EXTENSION  
TAMPA, FL 33604  
9711 U.S. HIGHWAY 92

PROJECT NO: 18052  
DATE: 7/21  
DESIGNED BY: JMS  
DRAWN BY: JMS  
CHECKED BY: JMS

**811**  
CALL BEFORE YOU DIG  
1-800-4-A-DIG  
www.callbeforeyoudig.com

DRAWING TITLE:  
**ENLARGED SITE PLAN B**

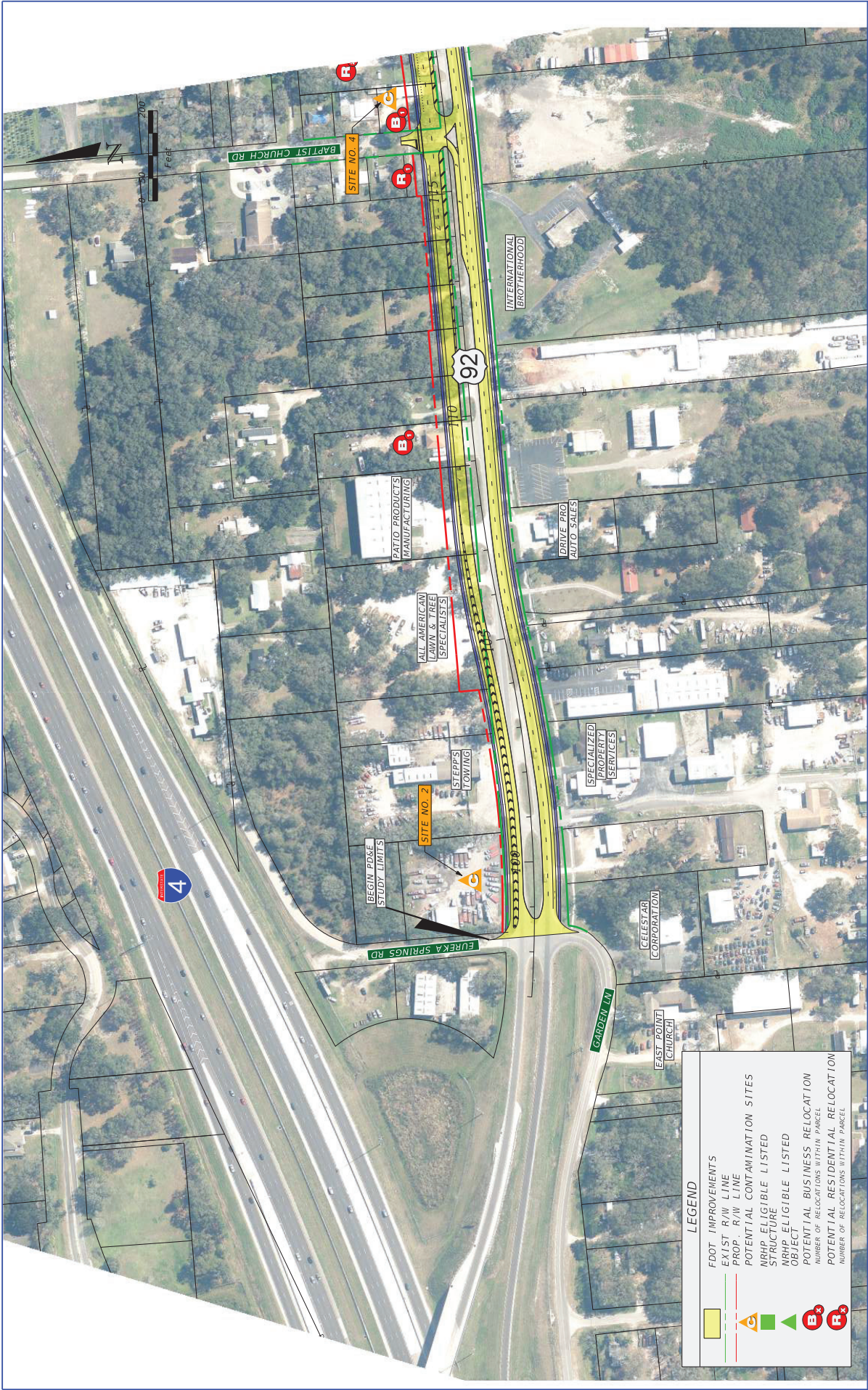
SHEET NO: **6.2**



**LEGEND**

TYP	TYPICAL	PROPOSED CURB
H/C	HANDICAP	PROPERTY LINE
R	RADIUS	EXISTING EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY	PROPOSED CONCRETE PAVEMENT
↑	TRAFFIC FLOW (INFORMATIONAL ONLY)	PROPOSED ASPHALT PAVEMENT
⊙	PARKING COUNT	EXISTING ASPHALT PAVEMENT
♿	HANDICAP PARKING	EXISTING CONCRETE PAVEMENT

DO NOT SCALE THIS DRAWING. THE DRAWING WAS  
DESIGNED AND PLANNED WITHOUT THE BENEFIT OF A PROPER  
SURVEY.



**LEGEND**

- FOOT IMPROVEMENTS
- EXIST R/W LINE
- PROP R/W LINE
- POTENTIAL CONTAMINATION SITES
- WRAP ELIGIBLE LISTED STRUCTURE
- WRAP ELIGIBLE LISTED OBJECT
- POTENTIAL BUS/MESS RELOCATION
- POTENTIAL RESIDENTIAL RELOCATION
- NUMBER OF RELOCATIONS WITHIN PARCEL
- NUMBER OF RELOCATIONS WITHIN PARCEL

DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

ENGINEER OF RECORD Derek D. Dean, PE PE No. 51905 Inwood Consulting Engineers, Inc. Certificate of Authorization No. 7074 3000 Dovers Drive P. 407.971.8850		ROAD NO. 600 COUNTY HILLSBOROUGH FINANCIAL PROJECT ID 4357491-22-01	DEPARTMENT OF TRANSPORTATION US 92 / SR 600 PLAN SHEETS SEG 1 PREFERRED ALIGNMENT	SHEET NO. 9
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8/8/2017 11:52:21 AM F:\Projects\0717-02-01\Voasawa\Preferred\_PlanSet\VALR001\_Prefere.dwg



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

11201 N. McKinley Drive  
Tampa, FL 33612

KEVIN J. THIBAUT,  
P.E. SECRETARY

Sept 24, 2019

**THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR  
PERMIT APPROVAL AFTER  
03/24/2020 extended  
THIS DOCUMENT IS NOT A PERMIT APPROVAL**

**Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST**

Property Name:	State Road #: 600
Location: 9711 E.US 92	Section ID #: 10 030 000
Applicant: Jim Zinner, PE	Mile Post: 6.527 to 6.977
County: Hillsborough	Road Class #: 5
Permit Category:	Posted Speed Limit: 50 MPH

Dear: Mr.Zinner,

A Pre-application Review of the subject project was conducted at your request. The purpose of the Pre-application Review is to establish the permit category, number, type, general location and associated features of access connections for the applicant's property to the state road. We have given the plans, as presented, a thorough review and our comments or findings are as follows:

- We disapprove the concept as presented with the following considerations
- We approve the concept as submitted and we invite you to submit a permit application package to the District Office with engineering drawings that reflect the concept approved here.
- We approve the concept as presented with the following conditions/considerations
- We are prepared to continue the review of the concept with the District Variance Committee
- We are prepared to continue the review of the concept as presented with the following considerations

**Conditions/Comments:**

This project proposes to modify access and eliminate existing access to SR 600, a Class 5 roadway, with a posted speed limit of 50 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 440' driveway spacing, 660' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance to the rule chapter 1996/97 for connection spacing.

**FDOT recommendations,**

1. This project does not require a traffic study.
2. PD&E for widening US 92 affects property to the North in this area and does not appear to impact this property.
3. Proposes to eliminate both driveways on the far ends of the property.
4. Cross access to both adjacent properties will be required.
5. FDOT will allow middle driveway to be shifted to align with main aisle.
6. Minimum 35' radius, preferably 50' radius (if possible) and 24' min. to 36' max. driveway width.
7. Gate will need to be set back (approx..75') from EOTL to accommodate full length tractor-trailer clearance.
8. Must maintain 5' distance from MES to edge of driveway.
9. Match existing ditch surrounding driveways that are to be removed.
10. Existing utilities within FDOT ROW shall not be impacted.
11. Reconstruction of driveway must be complete through shoulder tying into existing travel lane.
12. A crosswalk will be required per FDOT spec.
13. Sidewalk may be relocated closer to US 92.
14. A Sidewalk connection to the State Road is required, as well as, a sidewalk connection from each building that ties into it allowing access to the State Road.
15. Applicant will need to contact FDOT Drainage Department or apply for a Drainage Permit.
16. When you are ready to submit the permit application, follow the Rule Chapter 14-96.005 Check List attachment for reference and attach a copy of this letter in submittal.
17. When applying on-line at <http://osp.fdot.gov>, you must designate a project name (in parenthesis) next to name of applicant that will be used throughout the permitting process to upload documentation.
18. Plans shall be per Standard Plans and FDM. Permit #, SR #, Road Section ID, Mile Post, Roadway Class, and Posted MPH must be on the plans Key Sheet.
19. All Plans and Documents shall be electronically signed and sealed in OSP.
20. The following FDOT Permits will / may be required:
  - a. **Connection Permit / Construction Agreement**
  - b. **Drainage Permit or Waiver** (Please contact Antonius Lebrun ([Antonius.Lebrun@dot.state.fl.us](mailto:Antonius.Lebrun@dot.state.fl.us)) should you have any questions.)
  - c. **Utility Permit** – for any utility connections within the FDOT R/W (Except those exempt from permitting by the 2017 FDOT Utility Accommodation Manual.
21. Please include a copy of this letter with your request for continued pre-application review or permit application in O.S.P.
22. All permit application packages are to be submitted to:

**Florida Department of Transportation  
2822 Leslie Rd.  
Tampa, Fl. 33619  
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within Six months, to the Department for permit processing. When permit requests are submitted subsequently to a Pre-application Review, Department staff reviews the design plans in terms of standards, compliance and constructability. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the design proposal would likely be denied.

If you don't agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, Joel Provenzano at 813-975-6755.

Sincerely,

*Mecale' Roth*

Permits Coordinator II  
813-612-3237

# Pre-App Sign In Sheet

Date: 9/24/2019  
 Time: 11:00 AM  
 Project Name: Tampa Millwrights Hall

Location: US 92 E. of Eureka Spgs./I-4 Crossover  
 Road Section: 10 030 000  
 State Road: 600  
 Mile Post: Between 6.527 to 6.977  
 Roadway Classification: 5  
 Posted Speed Limit: 50 MPH  
 Driveway/Signal Spacing: 440'/2640'  
 Median Opening: Full-2640'/Directional-660'

Name	Department/Agency Company/Title	Phone # & Email
Reebie Simms P.E.	FDOT Operation Program Engineer	813-612-3313
		Reebie.Simms@dot.state.fl.us
Matt Campbell <i>MC</i>	FDOT Permits Manager	813-612-3318
		Matthew.Campbell@dot.state.fl.us
Joel Provenzano <i>JP</i>	FDOT District Access Management Administrator	813-975-6755
		Joel.Provenzano@dot.state.fl.us
Daniel Santos <i>DS</i>	FDOT Growth Management Analysis	813-975-6429
		Daniel.Santos@dot.state.fl.us
Lindsey Mineer <i>LM</i>	FDOT Growth Management Analysis	813-975-6922
		Lindsey.Mineer@dot.state.fl.us
Mecale' Roth	FDOT Permit Coordinator II	813-612-3237
		Mecale.Roth@dot.state.fl.us
Dave Skrelunas	FDOT District Permit Engineer	813-975-6723
		David.Skrelunas@dot.state.fl.us
Holly Champion	FDOT Permit Coordinator I	813-612-3365
		Holly.Champion@dot.state.fl.us



# Pre-App Sign In Sheet

Name	Department/Agency Company/Title	Phone # & Email
Robert Valdez	Jacobs Consultant	813-416-1870 <a href="mailto:Robert.valdez@dot.state.fl.us">Robert.valdez@dot.state.fl.us</a>
Jim Zinner, P.E.	<i>Jim Zinner P.E. LLC</i>	<a href="mailto:jimzinner@gmail.com">jimzinner@gmail.com</a>
Cliff Tucker	<i>Cliff Tucker</i>	<a href="mailto:ctucker@ssmrc4070.org">ctucker@ssmrc4070.org</a>
David Edmunds, P.E.		<a href="mailto:davidedmunds29@hotmail.com">davidedmunds29@hotmail.com</a>
Jimmie Jordan	<i>Jimmie Jordan</i>	<a href="mailto:jjordan@fcttf.org">jjordan@fcttf.org</a>
Guy D CARTER	<i>Guy D Carter</i>	<a href="mailto:GCarter@fcttf.org">GCarter@fcttf.org</a>



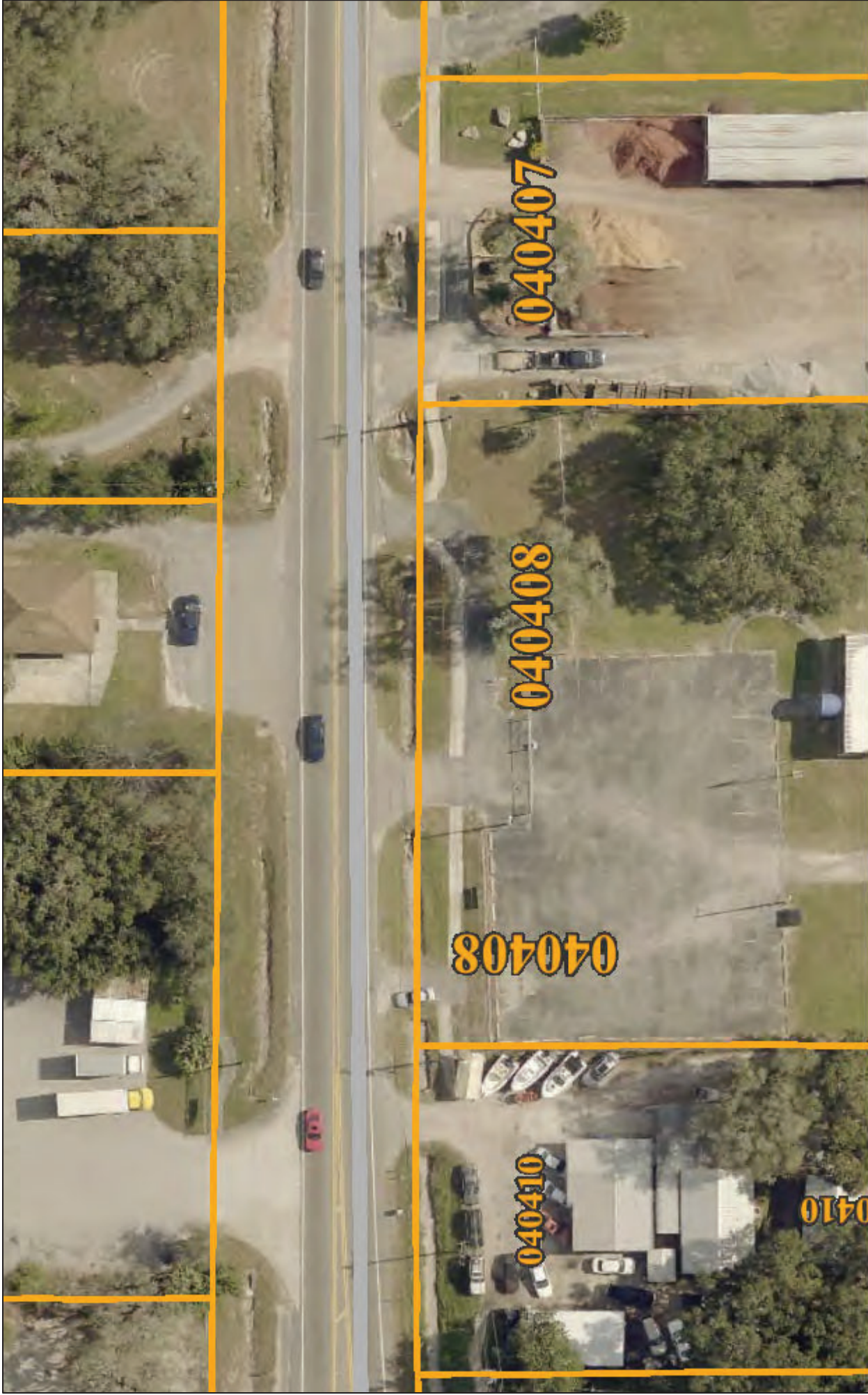
March 5, 2019



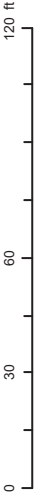
**Bob Henriquez, CFA**

Hillsborough County Property Appraiser  
This map is for assessment purposes only.  
It is not a survey.

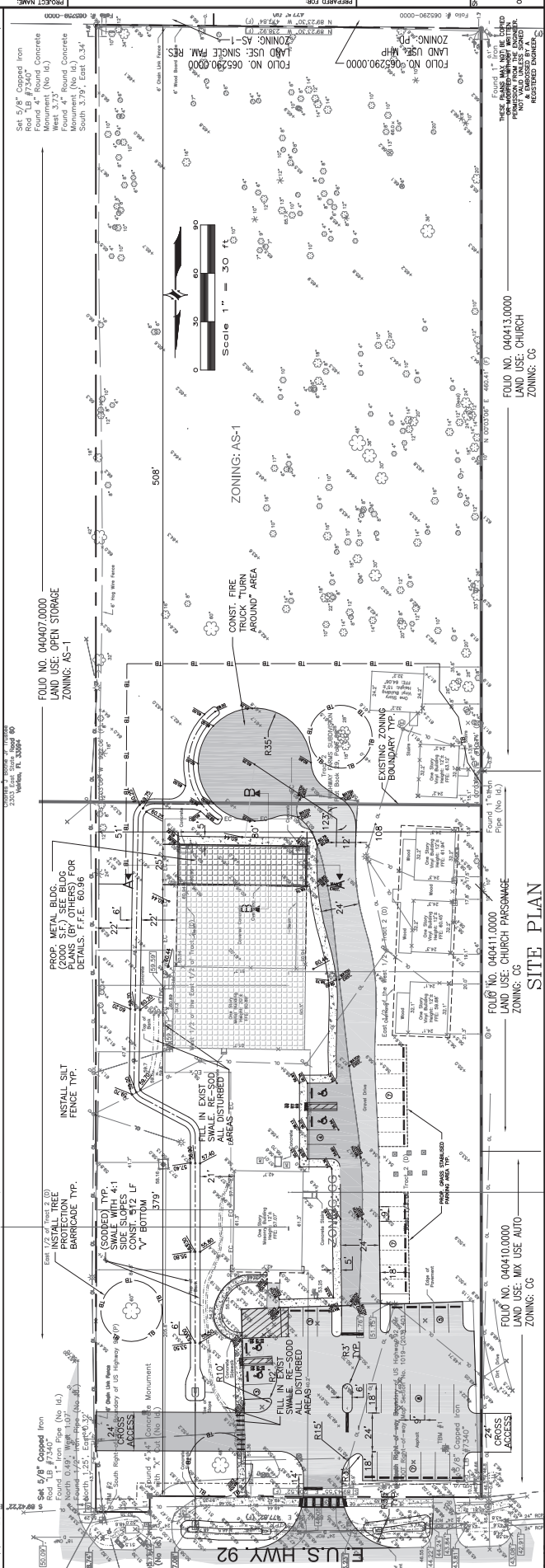
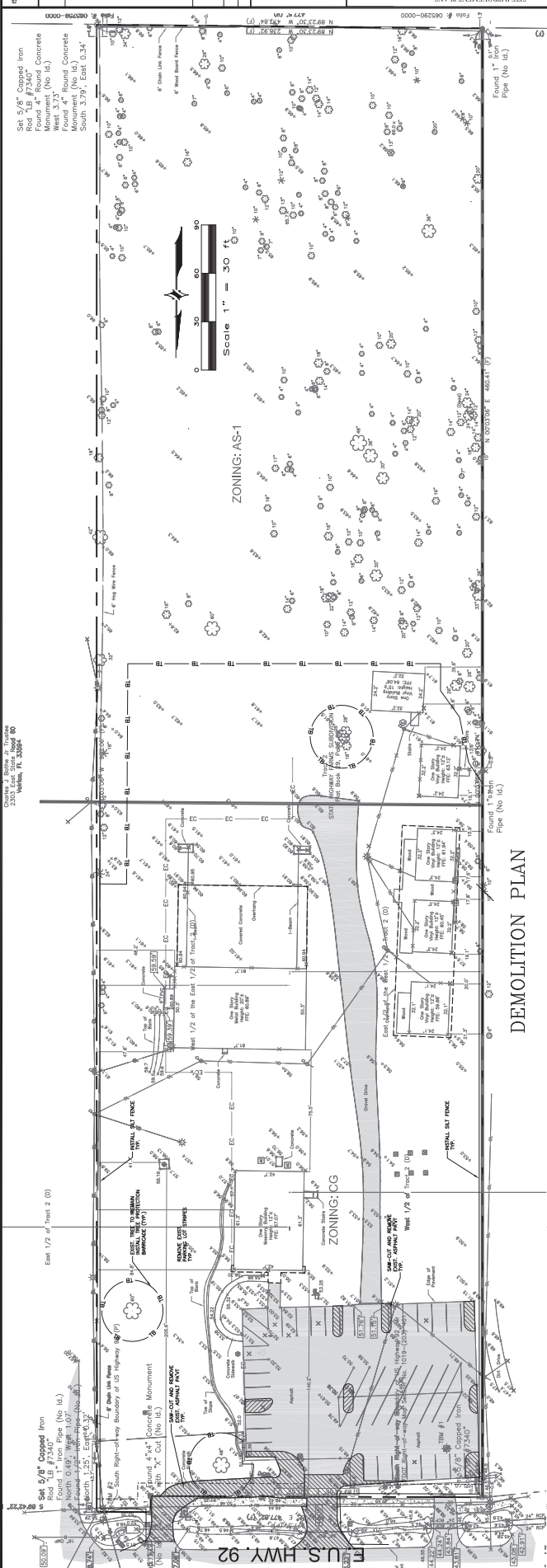
Millwrights Union 1000



September 3, 2019



Bob Henriquez, CFA  
Hillsborough County Property Appraiser  
This map is for assessment purposes only.  
It is not a survey.



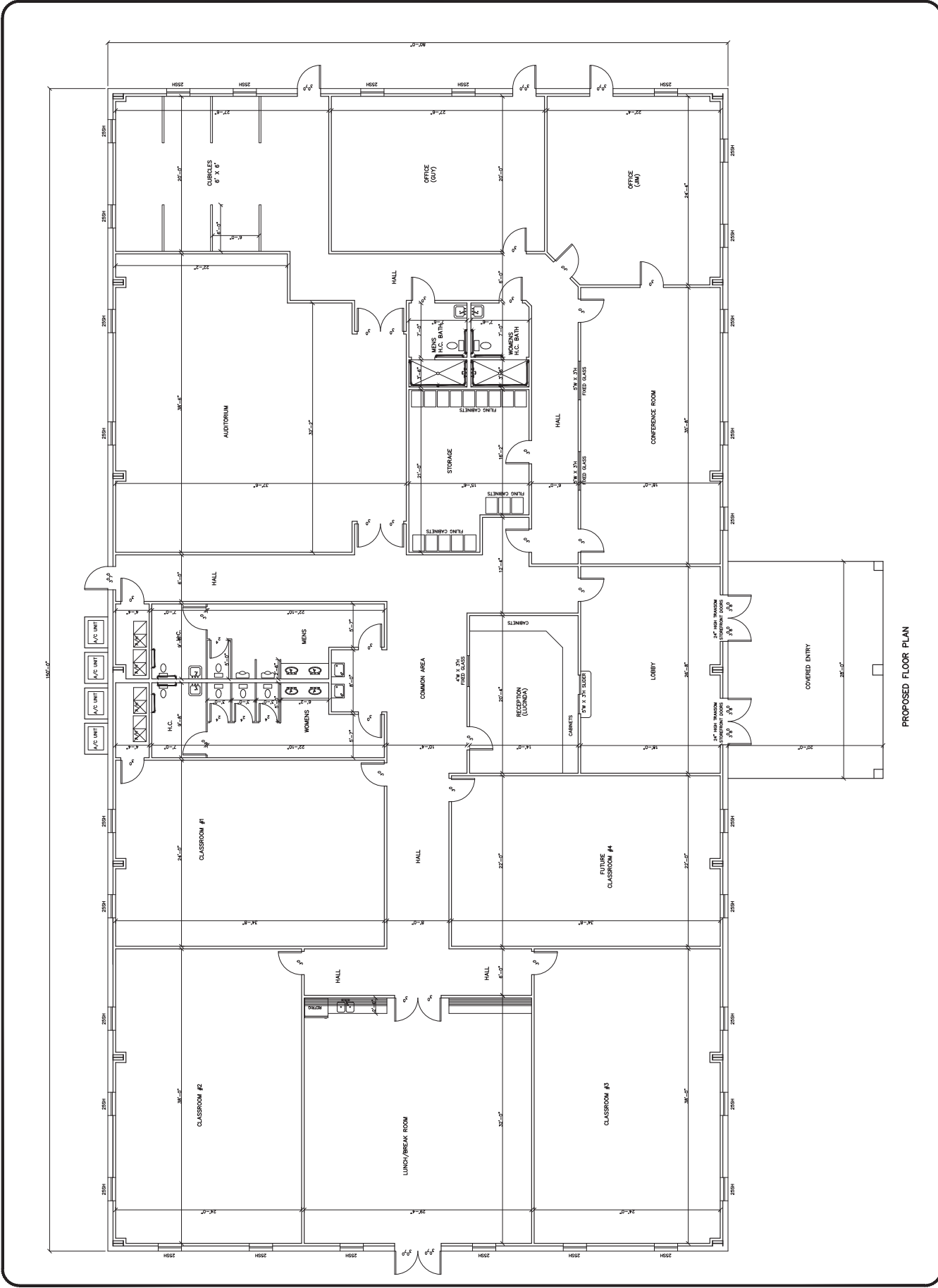
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PHONE: (813) 752-2772  
FAX: (813) 752-5799  
1906 W. THONOTOSASSA ROAD, PLANT CITY, FLORIDA 33563

PRELIMINARY PLAN

EDUCATIONAL OFFICE  
LOCAL 1000 SOUTHERN STATES MILLWRIGHTS  
9711 U.S. HIGHWAY 92 EAST, TAMPA FL

DRAWN: J.L.R.  
SCALE: 3/16" = 1'-0"  
CHECKED & APPROVED:  
18-155  
SHEET 2



PROPOSED FLOOR PLAN

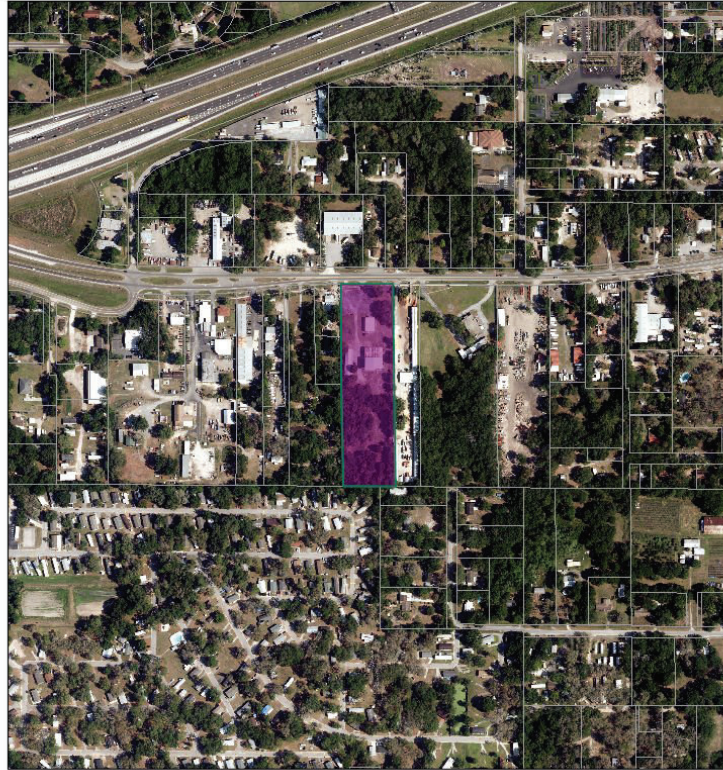




# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Commercial/Office/Industr
Zoning	CG
Description	Commercial - General
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	East Lake Orient Park
Community Base Planning Area	East Lake Orient Park
Census Data	Tract: 012103 Block: 3001
Future Landuse	CMU-12
Urban Service Area	USA
Water Interlocal	City of Tampa Water
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	50' AMSL
Aviation Authority Height Restrictions	70' AMSL
Aviation Authority	Landfill Notification Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 40408.0000



September 6, 2019



PS

Hillsborough County Florida

**Folio: 40408.0000**  
**PIN: U-06-29-20-1ME-000000-00002.1**  
**MILLWRIGHTS LOCAL UNION 1000**  
**Mailing Address:**  
 9711 E US HIGHWAY 92  
 TAMPA, FL 33610-5929  
**Site Address:**  
 9711 E 92 HWY  
 TAMPA, FL 33610  
**SEC-TWN-RNG: 06-29-20**  
**Acreage: 5.18**  
**Market Value: \$659,359.00**  
**Landuse Code: 7700 INSTITUTIONAL**

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 1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.  
 Or

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

**COMMISSION**

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 Pat Kemp VICE-CHAIR  
 Ken Hagan  
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 Sandra L. Murman  
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**DIRECTORS**

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 EXECUTIVE DIRECTOR

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 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> April 11, 2023  <b>PETITION NO.:</b> PRS 23-0080  <b>EPC REVIEWER:</b> Kelly M. Holland  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222  <b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	<b>COMMENT DATE:</b> March 8, 2023  <b>PROPERTY ADDRESS:</b> 9711 East U. S. Highway 92  <b>FOLIO #:</b> 0404080000  <b>STR:</b> 12-29S-19E
<b>REQUESTED ZONING:</b> Personal Appearance	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	02/21/2020
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	N/A
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.  Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

kmh / app