



**Hillsborough
County Florida**

**HILLSBOROUGH COUNTY
BOCC LAND USE MEETING AGENDA
July 09, 2024
CHANGES/CORRECTIONS/ADDITIONS**

1. **Agenda Page 08, Item-B-09- Waterset Wolf Creek Phase F (Infrastructure) PI#5502**
A revised report has been added to correct the warranty bond amount on the recommendation
From \$169,816.55 to \$543,226.12.
2. **Agenda Page 09, Item-E-01-PRS-24-0301-Bay Food Brokerage, Inc.**
A revised report has been added to correct the proposed site plan found on page 16.
3. **Agenda Page 13, Item-I-01- Status Report on Live Local Act Development Projects**
Pages 4 and 5 of the LLA Report are being updated. An additional LLA project was recently
submitted. The table and Map now include this new LLA project.

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

1. **COMMISSIONER HAGAN**
Commissioner's Recommended Board Motion: Discuss the applicability of a moratorium on new
development applications submitted under the "Live Local Act"

OFF-THE-AGENDA ITEM

1. None

SUBJECT: Waterset Wolf Creek Phase F (Infrastructure) **PI#5502**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 9, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

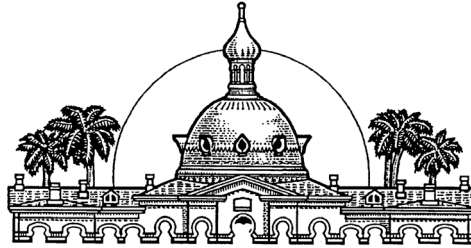
Accept the plat for recording for Waterset Wolf Creek Phase F (Infrastructure), located in Section 34, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and reclaimed water) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$6,912,037.88, a Warranty Bond in the amount of \$543, 226.12 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements.

School Concurrency would not apply as this plat is infrastructure only with no residential units.

BACKGROUND:

On August 15, 2023, Permission to Construct Prior to Platting was issued for Waterset Wolf Creek Phase F (Infrastructure), after construction plan review was completed on July 24, 2023. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is NNP Southbend II, LLC and the engineer is Heidt Design.

HILLSBOROUGH COUNTY
Development Review Division of Development Services Department



Hillsborough County
Florida

Waterset Wolf Creek Phase F (Infrastructure)

Folio# 54244 BOARD DATE July 9, 2024

REPORT INDEX

A1	Location Map
A2	Owner / Developer Agreement
A3	Financial Security

Manager's Signature: _____

PD Modification Application: PRS 24-0301

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: July 9, 2024



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Bay Food Brokerage, Inc.

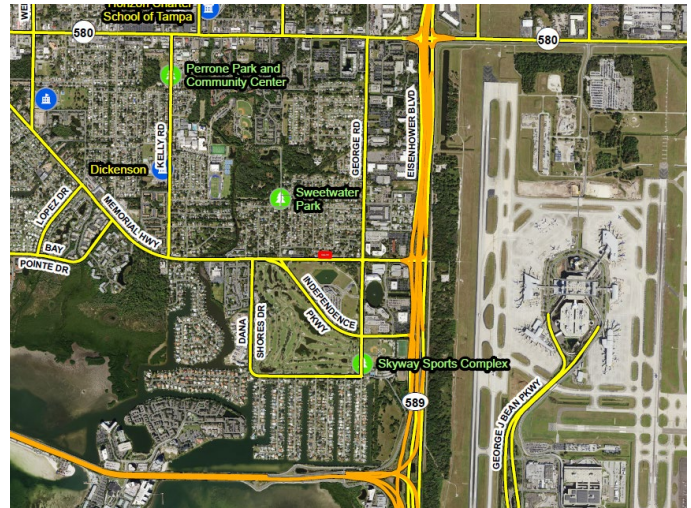
FLU Category: RES-6

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:

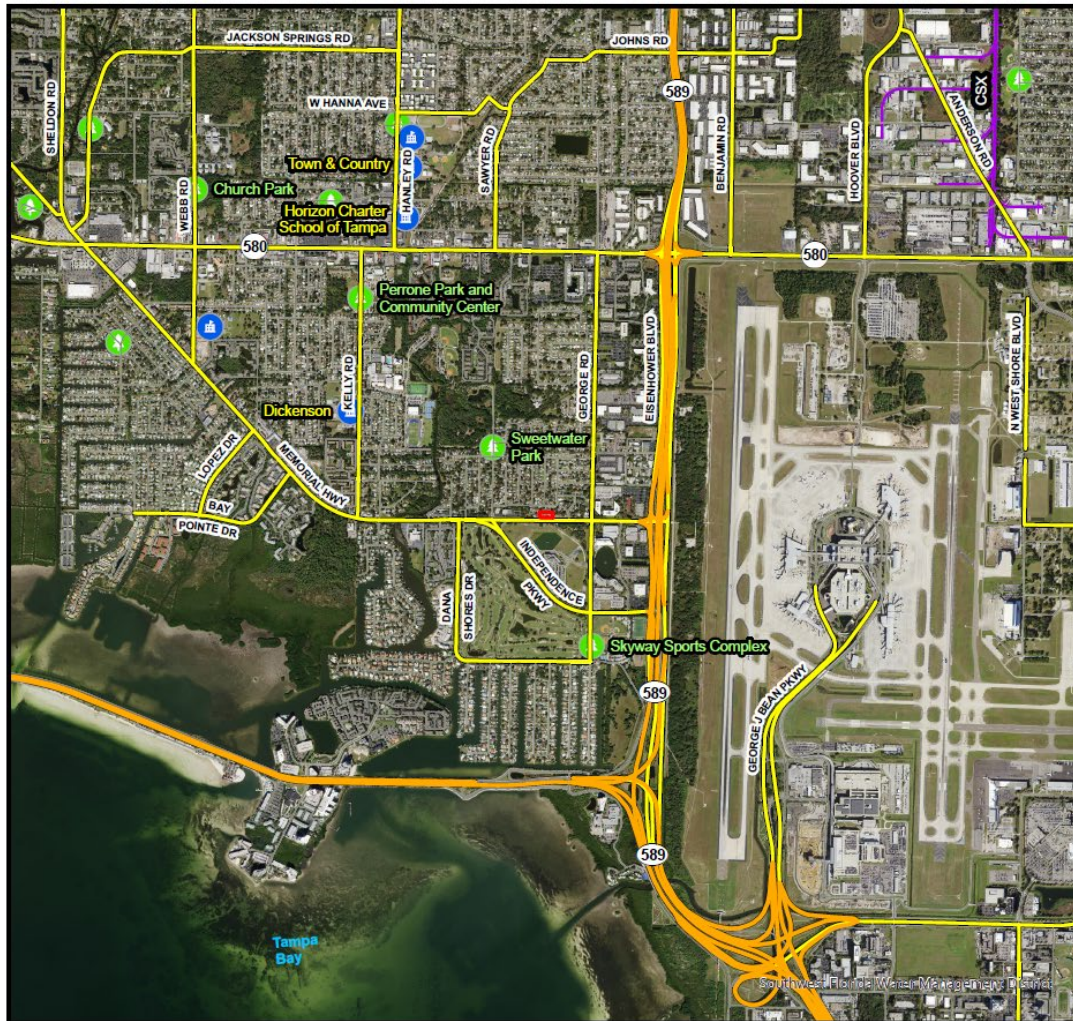
None Requested as part of this application

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



VICINITY MAP

PRS 24-0301

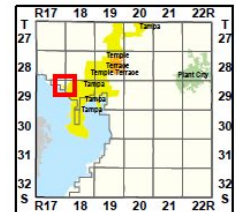
Folio: 9110.0000, 9111.0000, 9112.0000

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



0 0.3 0.6 Miles

STR: 1-29-17



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, or completeness of any of the information provided herein. The map should not be used for any purpose other than the intended purpose of the map. Hillsborough County shall not be liable for any damages, including, without limitation, the indirect or consequential damages of any kind or nature, arising from the use of this map.

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Produced By: Development Services Department

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

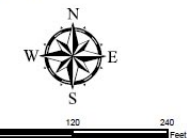


ZONING MAP

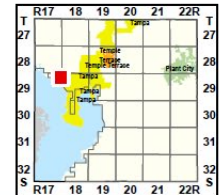
PRS 24-0301

Folio: 9110.0000, 9111.0000, 9112.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS



STR: 1-29-17



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, quantity, quality, or condition of any of the information provided herein. The user should rely on the data provided herein for all purposes. Hillsborough County makes no representation or warranty, including without limitation, the scope, accuracy, or timeliness of the data for a particular purpose. Hillsborough County does not warrant the accuracy of the data.

1. Any errors, omissions, or inaccuracies in the information provided herein shall be the user's responsibility. The user should rely on the data provided herein for all purposes. Hillsborough County makes no representation or warranty, including without limitation, the scope, accuracy, or timeliness of the data for a particular purpose. Hillsborough County does not warrant the accuracy of the data.

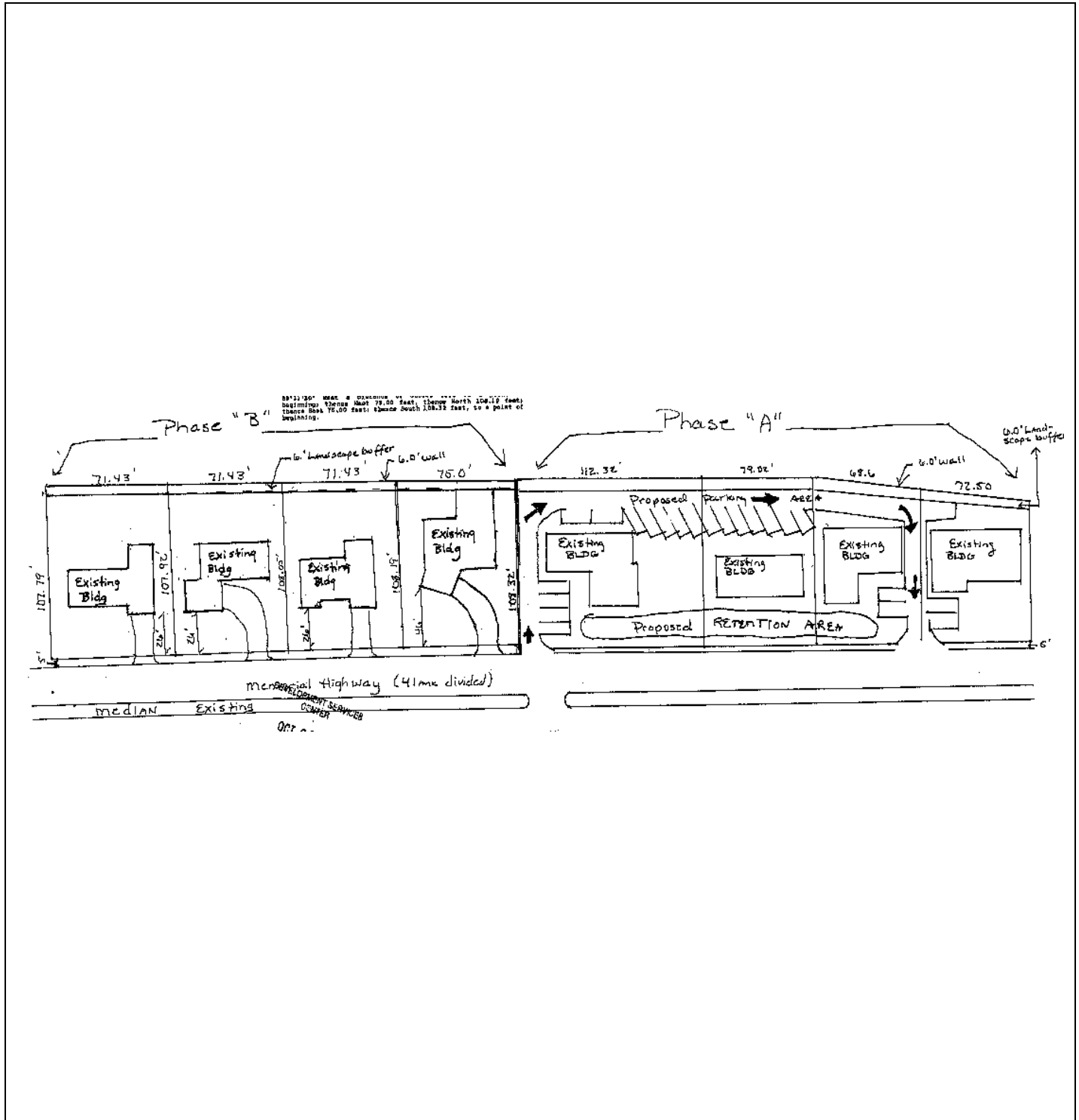
Date: 05/10/2024 Path: G:\ZONING\GIS\Zoning_Map.aprx
Produced By: Development Services Department

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

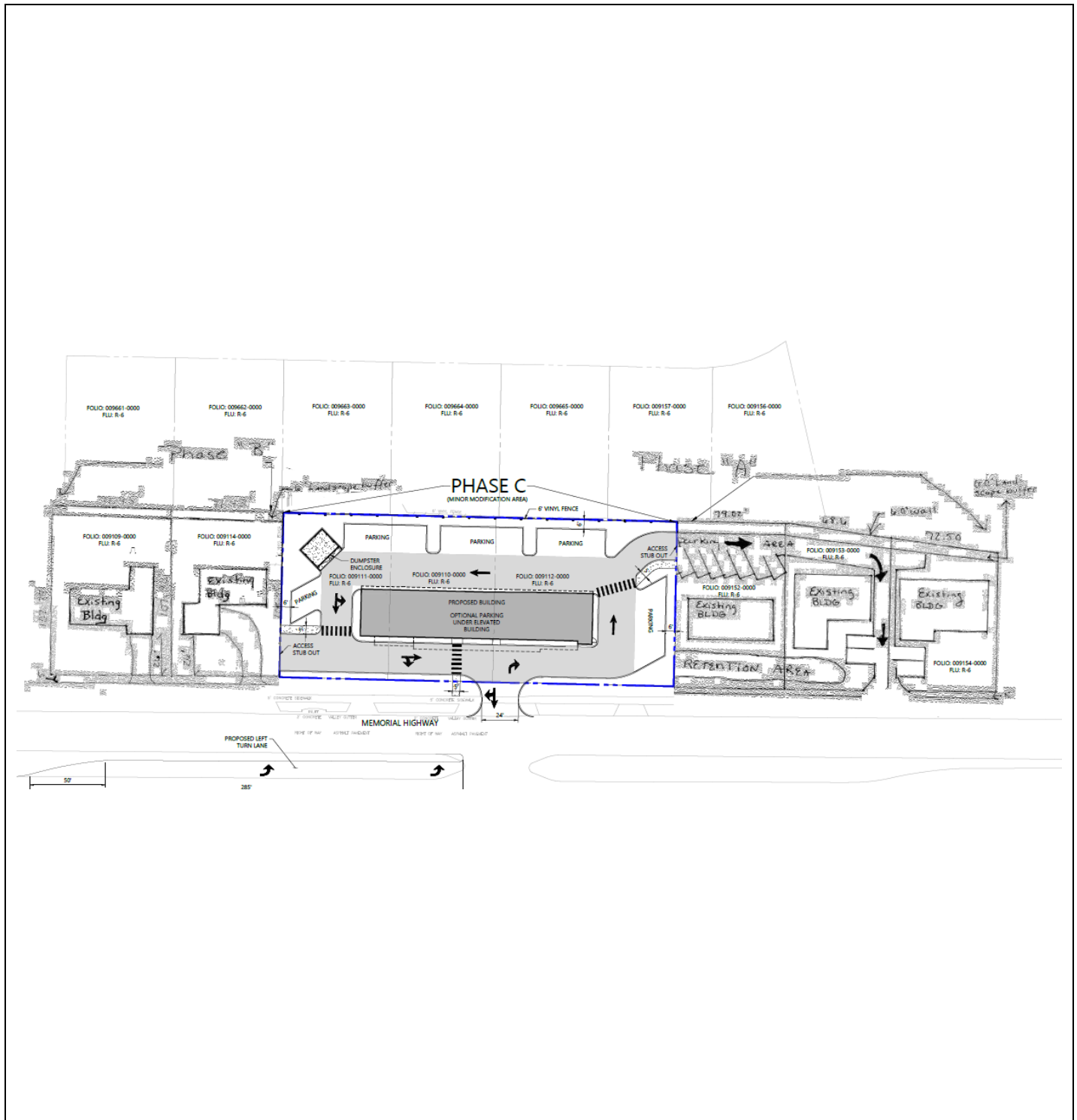
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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"/> 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 checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" 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
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	

APPLICATION NUMBER: PRS 24-0301

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Michelle Heinrich, AICP

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 an eastbound 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:

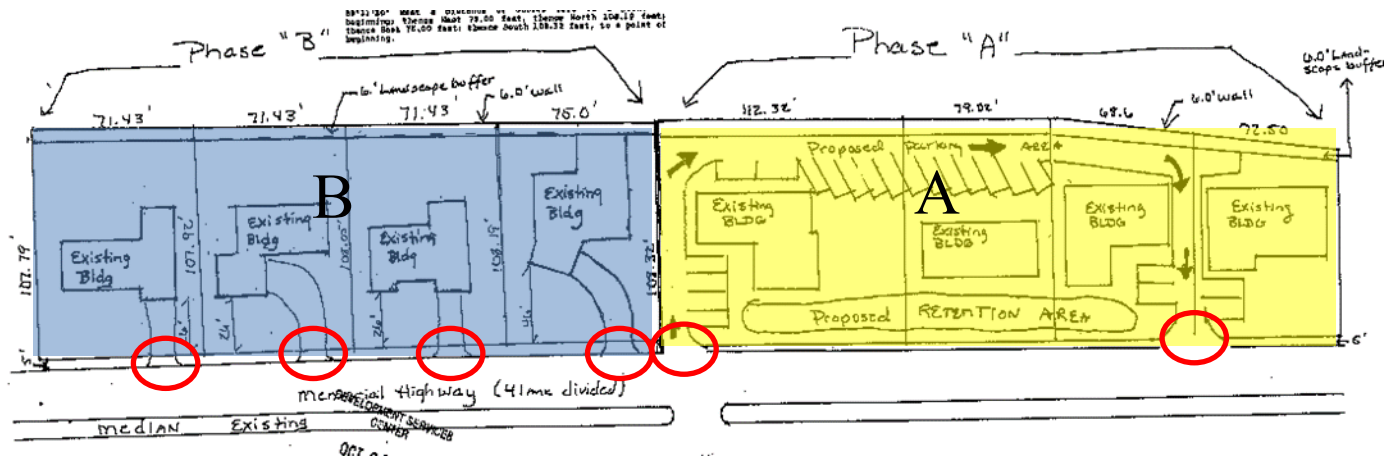
J. Brian Grady

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

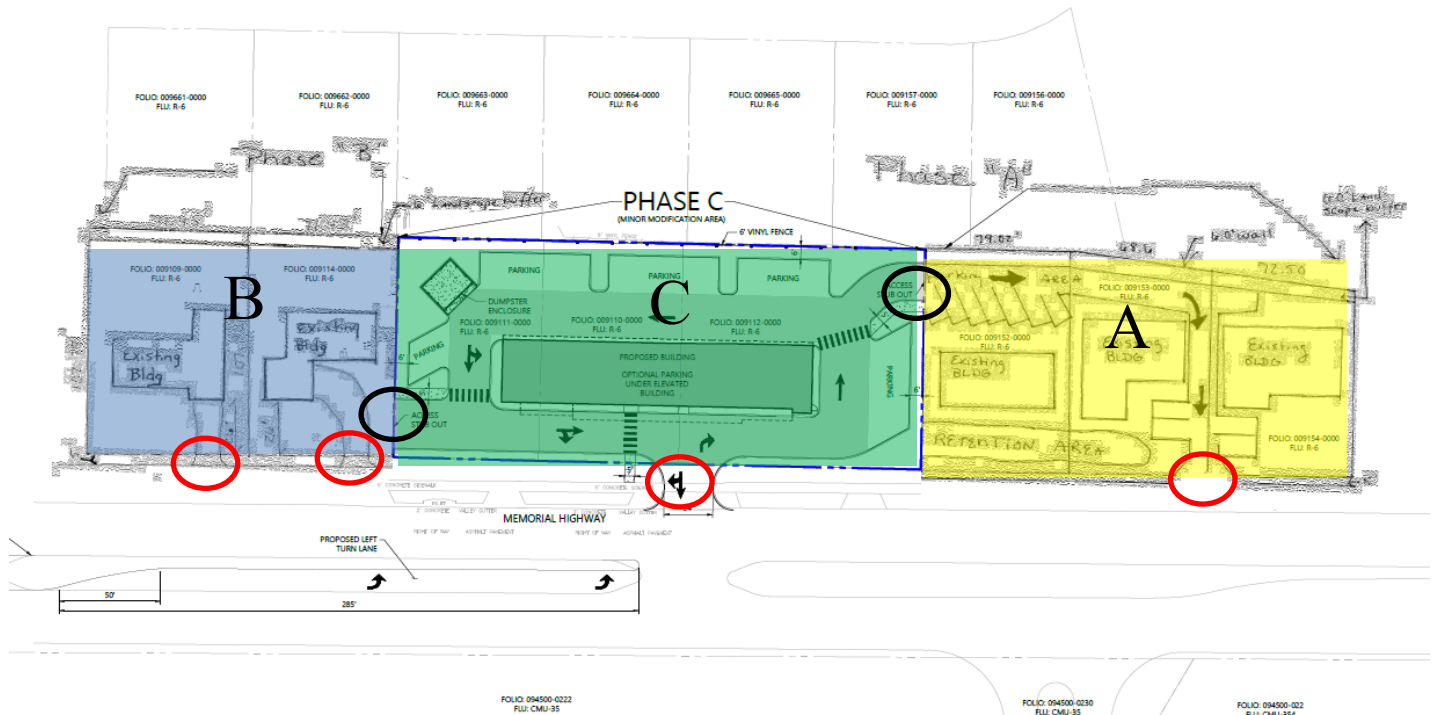
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Existing



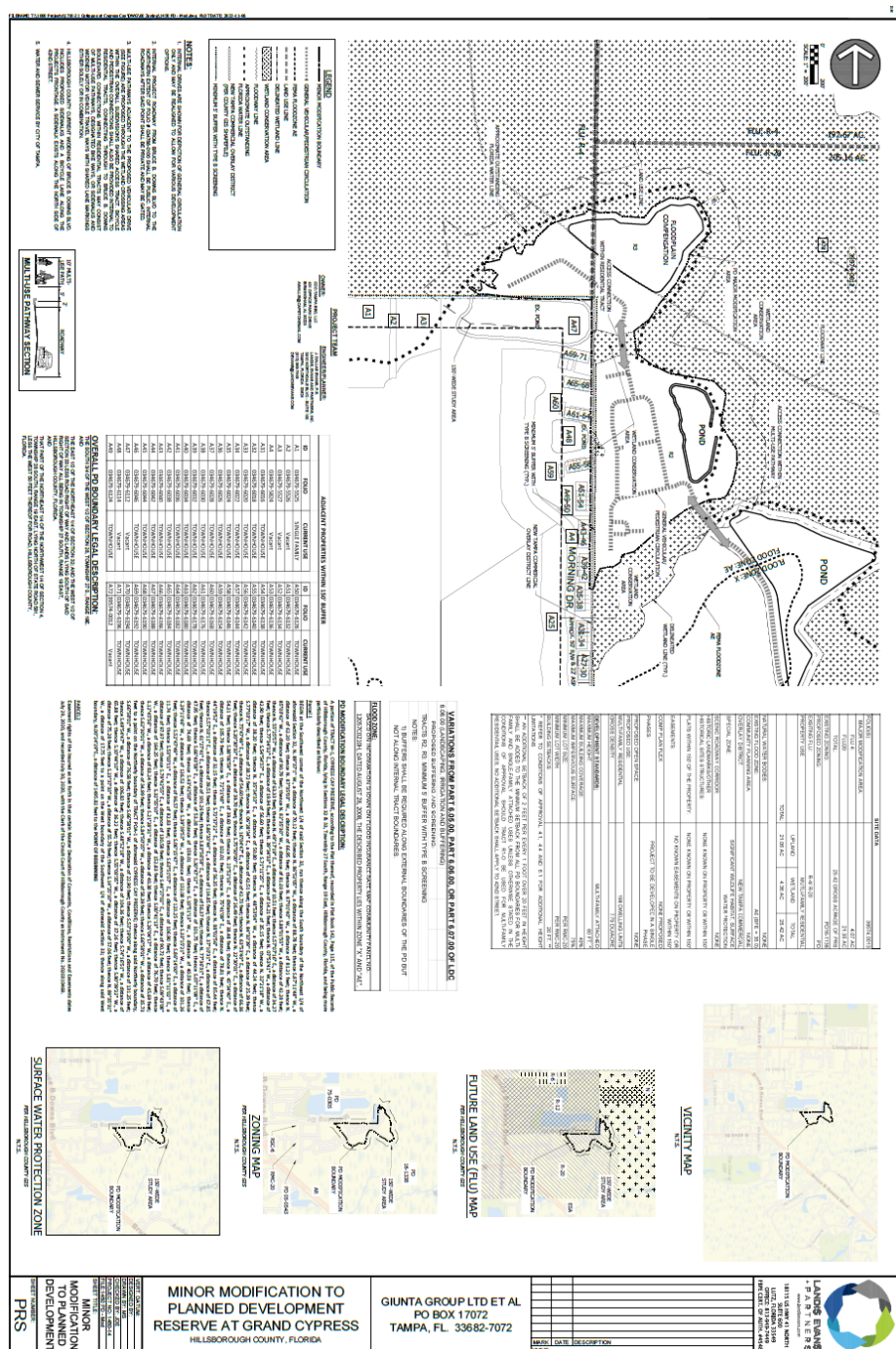
Proposed



Primary Access 
 Cross Access 

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 24-0301

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Michelle Heinrich, AICP

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.
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.	
Project Name/ Phase	Bay Food Brokerage
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.	
Folio Number(s)	009111-0000, 009110-0000, 009112-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
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").	
Name of Person Submitting Request	Vicki Castro, P.E.
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.	
Current Property Zoning Designation	PD
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.	
Pending Zoning Application Number	PRS 24-0301
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.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
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".	



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.

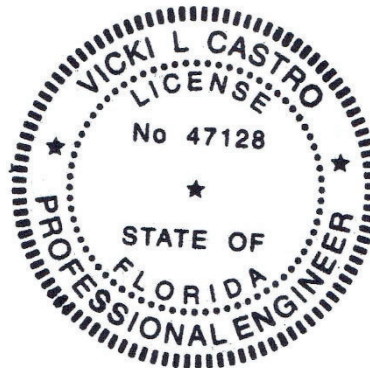
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L
Castro

Vicki L Castro, P.E.
Principal

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.

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

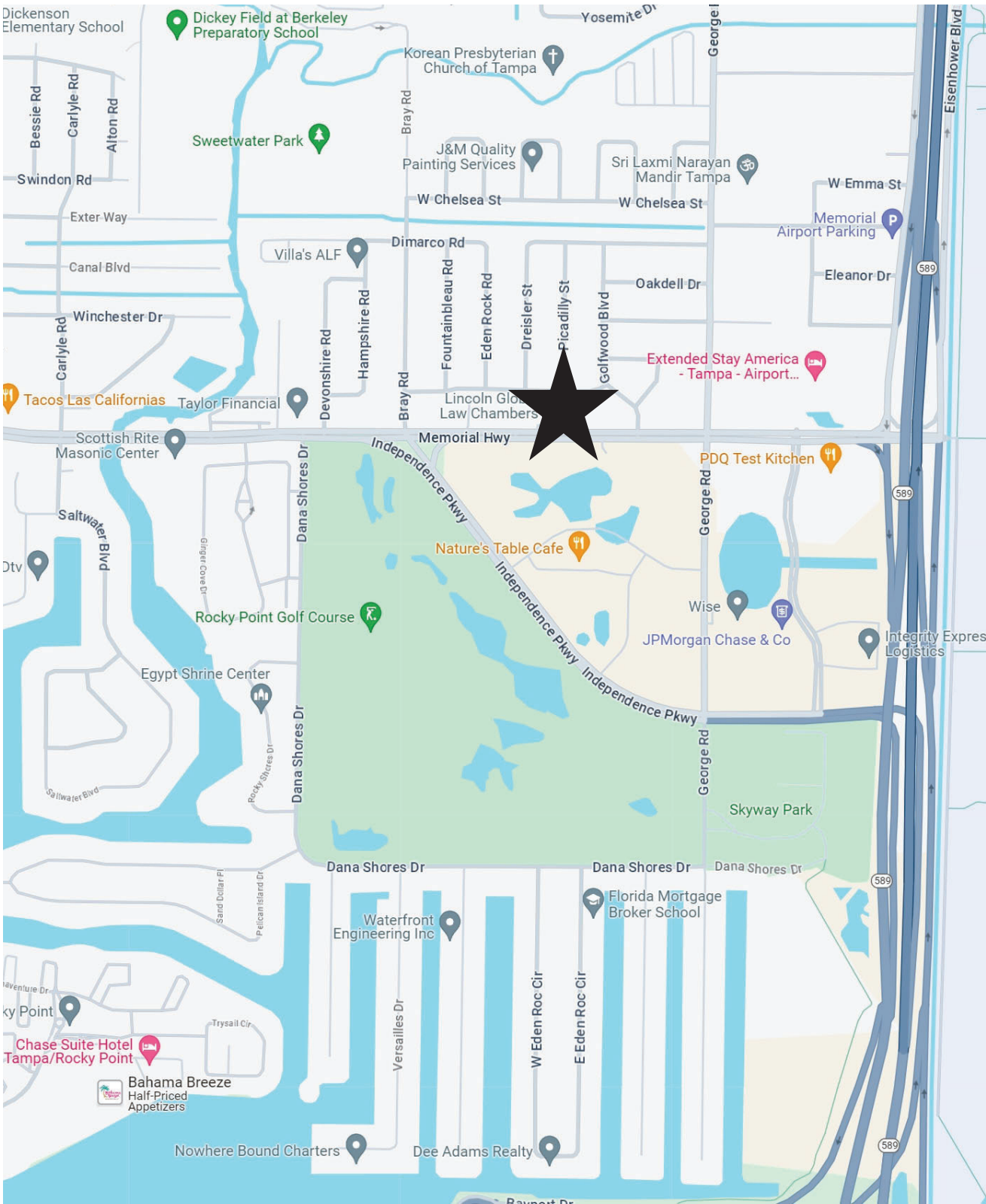
_____ Disapproved _____ Approved with Conditions _____ Approved

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



99.23 Modified PD.dwg
PROJECT DATA TABLE

[illegible]

NOTE: PROPERTY LINES, EASEMENT LINES, AND FOLIOS DERIVED FROM AVAILABLE PROPERTY APPRAISER DATA

Legal Description: Figure 2. Access Spacing

PHASE A:

PHASE A:

5105 MEMORIAL HWY-GOLFWOOD ESTATES UNIT NO
02 LOT 11 LESS W 2.5 FT BLOCK 1

5107 MEMORIAL HWY-GOLFWOOD ESTATES UNIT NO
02 LOT 10 LESS W 1.96 FT AND W 2.5 FT OF LOT 11

BLOCK 1
5109 MEMORIAL HWY-GOLFWOOD ESTATES UNIT NO

02 LOT 9 AND W 1.96 FT OF LOT 10 BLOCK 1

PHASE B:

5117 MEMORIAL HWY-TRACT BEG 1034.88 FT W OF SE
COR OF SE 1/4 AND RUN N 108.05 FT W 71.43 FT S

107.92 FT AND E 71.43 FT TO BEG
5119 MEMORIAL HWY-TRACT BEG 1106.31 FT W OF SE

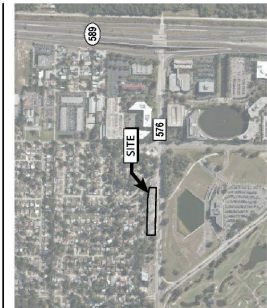
COR OF SE 1/4 AND RUN N 107.92 FT W 71.43 FT S
107.97 FT E 71.43 FT TO BEG

PHASE C:

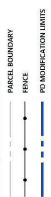
5111 MEM

COR OF SE 1/4 AND RUN N 108.53 FT W 112.99 FT S
108.32 FT AND E 112.33 FT TO BEG

Location Map



Legend



www.bq.com



501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Bay Food Brokerage HQ
Hillsborough County, Florida

[illegible][illegible]

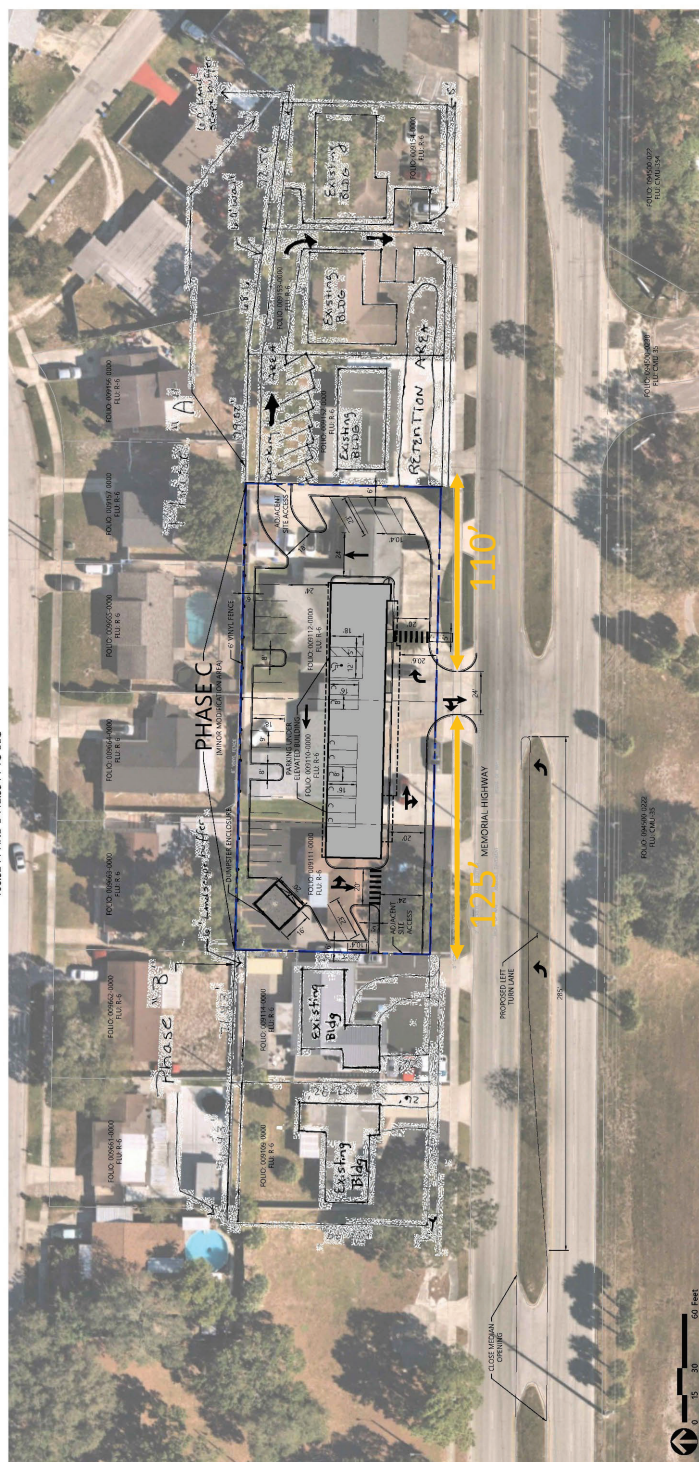
MAY 2023

...and the ...

PD1.0

Project Number

Project Number



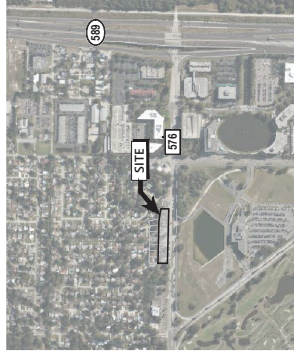
PROJECT DATA TABLE

[illegible]

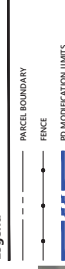
Legal Descriptions

PHASE A:	PHASE C:
5115 MEMORIAL HWY-GOLFWOOD ESTATES UNIT NO.02 LOT 11 LESS W 2.5 FT BLOCK 1	5111 MEMORIAL HWY-TRACT BEG 776.12 FT W OF SE COR OF SE 1/4 AND RUN N 89°32'00" E 112.09 FT W 108.32 FT W AND E 1123.31 FT TO BEG
5107 MEMORIAL HWY-GOLFWOOD ESTATES UNIT NO. 02 LOT 10 LESS W 194 FT AND W 25 FT OF LOT 11 BLOCK 1	5113 MEMORIAL HWY-FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MILBURNOUGH COUNTY, FLORIDA, THENCE NORTH 89°31'20" WEST, 75.00 FEET TO A POINT OF BEGINNING, THE SOUTH BOUNDARY OF SAID SECTION 1, TO A POINT OF BEGINNING, THE SOUTH CONTINUE NORTH 89°31'20" WEST, 75.00 FEET, THENCE NORTH 89°31'20" WEST, 108.32 FEET, TO THE POINT OF BEGINNING.
5119 MEMORIAL HWY-GOLFWOOD ESTATES UNIT NO. 02 LOT 8 AND W 1.96 FT OF LOT 10 TO BLOCK 1	5115 MEMORIAL HWY-TRACT BEG 1038.31 FT W OF SE COR OF SE 1/4 AND RUN N 89°32'00" E 107.27 FT W 107.27 FT AND E 1123.31 FT TO BEG
PHASE B:	PHASE D:
5117 MEMORIAL HWY-TRACT BEG 1038.31 FT W OF SE COR OF SE 1/4 AND RUN N 89°32'00" E 107.27 FT W 107.27 FT AND E 1123.31 FT TO BEG	5119 MEMORIAL HWY-TRACT BEG 108.31 FT W OF SE COR OF SE 1/4 AND RUN N 89°32'00" E 107.27 FT W 107.27 FT AND E 1123.31 FT TO BEG

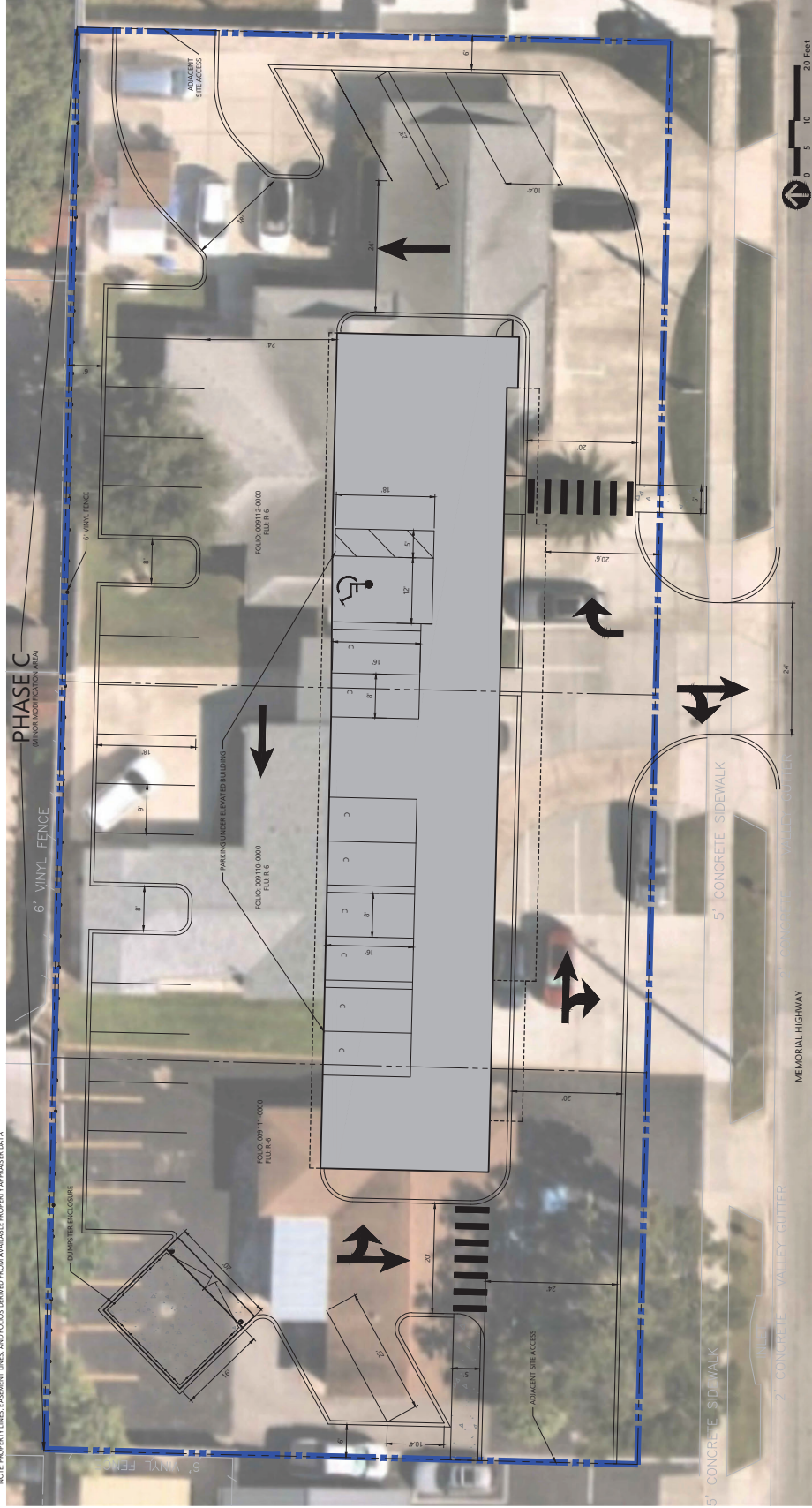
Location Map



Legend



NOTE: PROPERTY LINES, EASEMENT LINES, AND FOLIOS DERIVED FROM AVAILABLE PROPERTY APPRAISER DATA.



Bay Food Brokerage HQ
Hillsborough County, Florida

[illegible]

Received May 20, 2024
Development Services
PD17
Sheet 10
Project Number
66573.00

24-0301

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:		

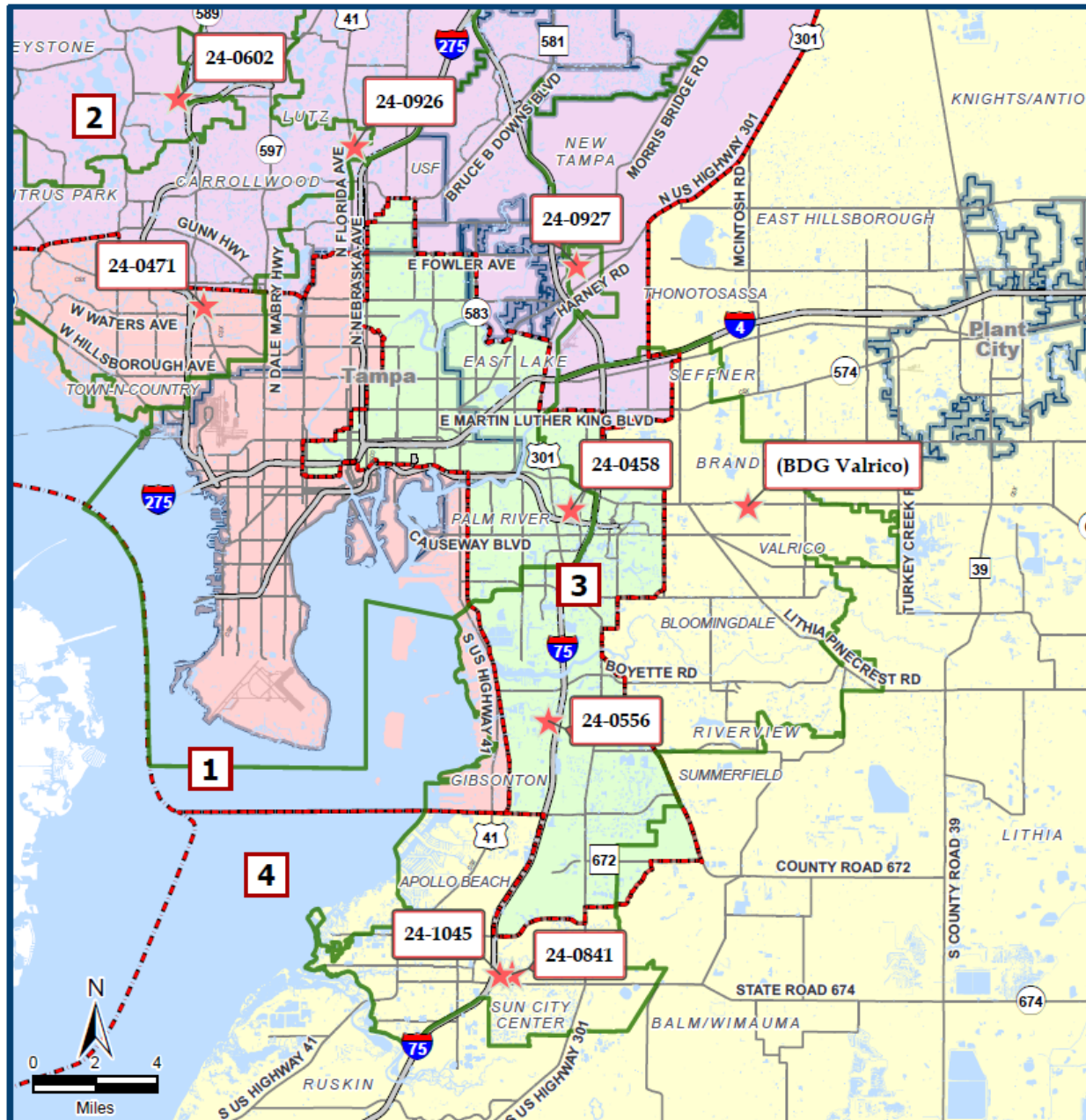
Transportation Comment Sheet

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	

HILLSBOROUGH COUNTY LIVE LOCAL ACT PROJECT STATUS TRACKING TABLE

APPL # OR PROJECT NAME	LOCATION	SITE SIZE (AC)	NUMBER OF UNITS	DENSITY	HEIGHT REQUESTED	ZONING	FLU	ZV LETTER ISSUED (Step 1)	EXECUTED LURA and CONSENT AND SUBORDINATION OF LIENHOLDER w/ AHS (Steps 3-4)	PRELIMINARY OR CONSTRUCTION PLAN REVIEW APPLICATION SUBMITTED (Step 5)	SITE DEVELOPMENT CONSTRUCTION PLANS APPROVALS, NOTIFICATION TO AHS (Step 6)	FULLY EXECUTED AND RECORDED LURA AND CONSENT AND SUBORDINATION OF LIENHOLDER TO CHECKLIST ITEMS BY AHS (PLANNING) FOR RELEASE OF SITE DEVELOPMENT CONSTRUCTION PLANS (Step 8)	SITE CONSTRUCTION WORK COMMENCE	CERTIFICATE OF OCCUPANCY ISSUED (Step 9)
(BDG VALRICO)	2207 E 60 Hwy Valrico, FL 33594	12.8	300	23.4	4 STORIES / 45 ft	PD 03-0644	R-9	N/A	IN PROCESS Original LURA signed but not yet received by AHS. Pending receipt.	YES PI# 6989				
24-0458	Delaney Creek Blvd. Tampa FL 33619	5.27	170	32 DU/AC	4 STORIES	PD 97-0259 MM 17-0483	UMU-20	YES						
24-0471	9001 Corporate Lake Dr. Tampa FL 33634	7.94	218	27.9 DU/AC	63.5 ft	M	LI	YES	YES Original LURA in hand.	YES PI# 7124				
24-0556	9018 Symmes Rd. Gibsonton FL 33534	7.13	249	34.9 DU/AC	4 STORIES / 51 FT	PD 20-0287	R-6, R-9	YES						
24-0602	6720 Van Dyke Rd. Odessa FL 33556	12.96	336	25.9 DU/AC	4 STORIES / 60 FT	PD 86-0132 PRS 91-0018	R-1	YES						
24-0841	Upper Creek Dr @ Cortaro Dr Sun City Center 33573	4.37	110	25.2 DU/AC	5 STORIES / 50 FT	PD 73-0186 PRS 24-0064	CMU-12	YES						
24-0926	16370 N Nebraska Ave. Lutz 33549	4.59	120	26 DU/AC	4 STORIES / 40 FT	BPO; CG	R-4	NO						
24-0927	11102 N 301 Hwy Thonotosassa, FL 33592	4.62	120	25.9 DU/AC	4 STORIES / 40 FT	PD 12-0032	SMU-6	NO						
24-1045	Ruskin, FL 33573	45.9	584	16.1 DU/AC	4 STORIES / 60 FT	PD 73-0186 PRS 24-0064	SMU-6 UMU-12	NO						

HILLSBOROUGH COUNTY LIVE LOCAL ACT (LLA) PROJECT LOCATIONS



Hillsborough County Live Local Act (LLA) Projects

Development Services

Legend

- ★ Live Local Act Projects
- Urban Service Areas
- City Limits
- Roads
 - Highway
 - Major, Principal Arterial
 - Collector
- Hydrology
- Commissioner Districts
 - 1 Cohen At-large 5 Cameron
 - 2 Hagan At-large 6 Kemp
 - 3 Myers At-large 7 Wostal
 - 4 Miller

Location



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Development Services Department

601 E Kennedy Blvd
Tampa, FL 33602

Date: 07/06/2024 Path: G:\2024\GIS\2024\LLA\LLA0824.aprx



Commissioner's Request for Agenda Item

Agenda Item N^o. _____

Requested Meeting Date 7/9/2024

☐ Consent Section

☒ Regular Section

Commissioner Name: Hagan

Date Submitted: 7/9/24

Nature of Request:

(check one)

☐

Action by the BOCC

☒

Identification of issue and referral to staff

☐

Referral to staff for review and scheduling at a subsequent BOCC meeting

Request for Waiver of

Rules due to: (check one)

☐

Health, Safety, or Welfare Emergency

☐

Schedule an off-the-agenda item

☐

Deadline requires action prior to next scheduled BOCC meeting

Commissioner's Recommended Board Motion: Discuss the applicability of a moratorium on new development applications submitted under the "Live Local Act"

Staff Requested for Agenda Item:

☐

County Administrator

☐

County Attorney's Office

☐

Constitutional Officer

☐

Other: _____

Material requested to be provided by staff:

Background:

List Attachments: