



Hillsborough
County Florida

HILLSBOROUGH COUNTY BOCC LAND USE MEETING AGENDA July 21, 2026 CHANGES/CORRECTIONS/ADDITIONS

1. **Agenda Page 4, Item B-02-RZ-PD 26-0217 75BB, LLC**

Revisions to condition #1 to provide consistency in terminology with the site plan.

1. The development consists of 3 Villages which shall permit the following uses:

- Village A: 80 single family attached, townhome or duplex dwelling units, or 35 single family detached dwelling units, All platted or unplatted.
- Village B: 380 multifamily dwelling units, one-story garages
- Village C: Agriculture (with accessory vehicle equipment and storage), Beekeeping, Passive Recreational uses, and Recreational Vehicles, Private Pleasure Crafts, and Utility Trailer Storage for up to 20 total vehicles

2. **Agenda Page 11, Item E-01-PRS 26-0173 MARK BENTLEY, ESQ, B.C.S, AICP**

Additional Party of Records have been added to the backup.

3. **Agenda Page 12, Item E-03-PRS 26-0868 PARESH JOSHI / BUILD WELL LLC**

Additional Party of Records have been added to the backup.

4. **Agenda Page 14, Item F-01-RZ-PD 26-0338 RICHMOND AMERICAN HOMES**

Revised staff report to correct scrivener's error to acreage and maximum unit for existing zoning districts.

Zoning:	Existing		Proposed
District(s)	RSC-6	ASC-1 R (10-0811)	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only), Agriculture	Single-Family Residential (Conventional Only)
Acreage	1.95 <u>6.52</u> +/-	1.95 <u>4.91</u> +/-	11.43 +/-
Density/Intensity	6 DU per GA/ FAR: NA	1 DU per GA (<u>10-0811</u>)/ FAR: NA	4.3 DU per GA/ FAR: NA (49 units)
Mathematical Maximum*	6 DU per GA (44 <u>39</u> units)	1 DU	6 DU per GA (68 units)

Correction of roadway names for condition 15.

15. If PD 26-0338 is approved, the County Engineer will approve the Design Exception (dated April 30, 2026 and found approvable on May 11, 2026), for Williams Rd. substandard road improvements. As Williams Rd. is a substandard roadway, the developer will be required

to construct a minimum 5-foot-wide sidewalk along the east side of ~~Willimas~~ Williams Rd.
from the project to Broadway Center Blvd., consistent with the Design Exception.

5. **Agenda Page 16, Item G-01-A-RZ-PD 25-1386 HIGHLAND HOMES**

Revised Planning Commission report cover page and Future Land Use map to correct scrivener's error to include folio 79525.0250.

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

1. None

OFF-THE-AGENDA ITEM

1. None

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Tuesday, July 14, 2026 5:29 PM
To: Hearings
Cc: Rivas, Keshia
Subject: PRS 26-0173 July Hearing.pdf
Attachments: PRS 26-0173 July Hearing.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 hearing. Ronald E. Scaglione will be speaking via Zoom. Thank you.

C. Yvonne Scaglione
Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

DESK: 813 . 600 . 5323

Email: yscaglione@mac.com

The content of this email and its attachments are confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without written consent of the sender. If you received this message by mistake, please reply to this message and please delete the email.

Good morning, Commissioners. My name is Ronald Scaglione, and I am here in opposition to PRS 26-0173 as currently presented.

I am not asking the Board to decide a private dispute today. I am asking the Board not to approve another modification that increases reliance on unresolved access, roadway, addressing, parking, and traffic assumptions before the County resolves conditions that were already approved for this area.

My concern is that the County is being asked to approve another modification while the access and roadway framework for this area remains unresolved. The prior Board-approved conditions in PRS 19-0778 RV and MM 23-0414, specifically 7.2 (attached) required dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed, together with necessary drainage easements. Those conditions also recognized future driveway connections consistent with Hillsborough County Access Management regulations which provide connectivity to the Applicant's parcel noted in PRS 26-0173. Such Exhibit A is attached hereto and should be made part of the public record.

On February 6, 2025, I submitted a written request asking the County to commence acceptance of Alafia Preserve Avenue and Fern Hill Drive. On August 26, 2025, Moore, Bowman & Reese sent a formal demand on our behalf again requesting that the County initiate the roadway turnover process in accordance with the approved conditions. To date, this issue remains unresolved.

The problem is that the County's continued inaction leaves private infrastructure carrying traffic and liability that was supposed to be addressed through public roadway dedication. The lack of the dedication provides no public access to the Applicant's property.

The staff report itself confirms that additional transportation analysis is still required, including review of queue spillback, left-turn sufficiency, median-opening impacts, stop-control changes, and possible additional access improvements. If those items remain unresolved, then the Board should not approve a modification that further locks in the site plan and shifts the burden onto adjacent owners and private roads.

On behalf of Alafia Crossing Acquisitions LLC and Alafia Complex Association, Inc. the owners of the private roadways that are the sole access to Applicant's property, I respectfully submit this statement regarding PRS 26-0173.

Our objection has never been directed toward the proposed development itself. We support responsible development and appreciate the efforts of County Administration and the Applicant to move this project forward. Our sole concern has been the continued reliance upon privately owned roadway infrastructure that has long been contemplated for acceptance into the Hillsborough County roadway system for the sole access to the Applicant's property.

Following the filing of our objection, I participated in a meeting with County Administration, Mike Williams and Adam Gormly, to discuss a practical resolution. Those discussions were productive, and County Administration indicated its agreement in principle with the proposal outlined below. We appreciate the County's willingness to work collaboratively toward a resolution that protects all parties while allowing the project to proceed.

Accordingly, we respectfully request that the Board approve PRS 26-0173 subject to the following condition and confirm that understanding on the record.

Requested for Amended Final Conditions of Approval

Prior to, or simultaneously with, the effectiveness of PRS 26-0173, and prior to the issuance of any permits for construction of the project, Hillsborough County or within 6 months of the approval at this hearing shall accept into

the County roadway system, without further conditions or roadway improvement obligations imposed upon the current owners, the following privately owned roadway parcels as public rights-of-way:

- Alafia Preserve Avenue;
- Fern Hill Drive; and
- The North-South Access Parcel providing access from Alafia Preserve Avenue to Upper Alafia Court.

Upon such acceptance, Hillsborough County shall assume full ownership, operation, maintenance, repair, liability, and all public roadway responsibilities associated with these roadway parcels.

As an additional safeguard and to eliminate any future misunderstanding, we respectfully request that the County Attorney state on the record during this hearing that the County's acceptance of these roadway parcels is not contingent upon any future roadway improvements, construction obligations, financial contributions, additional dedications, reimbursements, or any other conditions to be performed by Alafia Crossing Acquisitions LLC, Alafia Complex Association, Inc., or their successors or assigns or adjacent owners.

The intent of this condition is that the County's acceptance of these roadway parcels constitutes a complete and final assumption of all public roadway responsibilities, without any continuing obligations on the part of the current owners.

Upon the Board's approval of this condition and the County Attorney's confirmation of the foregoing on the record, Alafia Crossing Acquisitions LLC and Alafia Complex Association, Inc. shall immediately and voluntarily withdraw their objection to PRS 26-0173 and support approval of the requested zoning modification.

We believe this resolution serves the public interest by resolving the issues of access to adjacent Applicant's property, ownership, maintenance responsibility, liability, emergency access, and long-term public roadway management while allowing the proposed development to proceed without further delay.

We appreciate the professionalism and cooperation of County Administration in working toward this resolution and respectfully request the Board's confirmation of these terms during today's hearing.

Respectfully submitted,

Ronald E. Scaglione
Manager for :

Alafia Crossing Acquisitions LLC

Alafia Complex Association Inc.

Exhibit "A"

To be included in the public record.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

(813) 272-5600

November 15, 2023

RE: MM 23-0414

Riverview Hotel Investment Group, LLC

Alafia Preserve Ave. & Magnolia View Ct.

76324.0005, 76324.0006, 76324.0010, 76343.1000

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Pat Kemp

Gwendolyn "Gwen" Myers

Michael Owen

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

FINAL CONDITIONS
OF APPROVAL

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 28, 2023.

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

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FINAL CONDITIONS
OF APPROVAL

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
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be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: _____

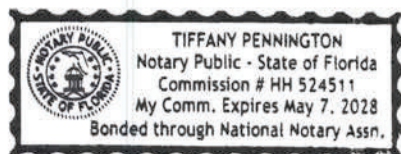
Ronald E. Scaglione
President

Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP



Signature of Notary Public

Print Name

Date

2/6/25

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

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and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

TAMPA CIVIL DESIGN

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Tuesday, July 14, 2026 5:37 PM
To: Hearings
Subject: PRS 26-0173
Attachments: PRS 26-0173 July Hearing.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 hearing. Ronald E. Scaglione will be speaking via Zoom. Thank you.

C. Yvonne Scaglione
Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

DESK: 813 . 600 . 5323

Email: yscaglione@mac.com

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Good morning, Commissioners. My name is Ronald Scaglione, and I am here in opposition to PRS 26-0173 as currently presented.

I am not asking the Board to decide a private dispute today. I am asking the Board not to approve another modification that increases reliance on unresolved access, roadway, addressing, parking, and traffic assumptions before the County resolves conditions that were already approved for this area.

My concern is that the County is being asked to approve another modification while the access and roadway framework for this area remains unresolved. The prior Board-approved conditions in PRS 19-0778 RV and MM 23-0414, specifically 7.2 (attached) required dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed, together with necessary drainage easements. Those conditions also recognized future driveway connections consistent with Hillsborough County Access Management regulations which provide connectivity to the Applicant's parcel noted in PRS 26-0173. Such Exhibit A is attached hereto and should be made part of the public record.

On February 6, 2025, I submitted a written request asking the County to commence acceptance of Alafia Preserve Avenue and Fern Hill Drive. On August 26, 2025, Moore, Bowman & Reese sent a formal demand on our behalf again requesting that the County initiate the roadway turnover process in accordance with the approved conditions. To date, this issue remains unresolved.

The problem is that the County's continued inaction leaves private infrastructure carrying traffic and liability that was supposed to be addressed through public roadway dedication. The lack of the dedication provides no public access to the Applicant's property.

The staff report itself confirms that additional transportation analysis is still required, including review of queue spillback, left-turn sufficiency, median-opening impacts, stop-control changes, and possible additional access improvements. If those items remain unresolved, then the Board should not approve a modification that further locks in the site plan and shifts the burden onto adjacent owners and private roads.

On behalf of Alafia Crossing Acquisitions LLC and Alafia Complex Association, Inc. the owners of the private roadways that are the sole access to Applicant's property, I respectfully submit this statement regarding PRS 26-0173.

Our objection has never been directed toward the proposed development itself. We support responsible development and appreciate the efforts of County Administration and the Applicant to move this project forward. Our sole concern has been the continued reliance upon privately owned roadway infrastructure that has long been contemplated for acceptance into the Hillsborough County roadway system for the sole access to the Applicant's property.

Following the filing of our objection, I participated in a meeting with County Administration, Mike Williams and Adam Gormly, to discuss a practical resolution. Those discussions were productive, and County Administration indicated its agreement in principle with the proposal outlined below. We appreciate the County's willingness to work collaboratively toward a resolution that protects all parties while allowing the project to proceed.

Accordingly, we respectfully request that the Board approve PRS 26-0173 subject to the following condition and confirm that understanding on the record.

Requested for Amended Final Conditions of Approval

Prior to, or simultaneously with, the effectiveness of PRS 26-0173, and prior to the issuance of any permits for construction of the project, Hillsborough County or within 6 months of the approval at this hearing shall accept into

the County roadway system, without further conditions or roadway improvement obligations imposed upon the current owners, the following privately owned roadway parcels as public rights-of-way:

- Alafia Preserve Avenue;
- Fern Hill Drive; and
- The North-South Access Parcel providing access from Alafia Preserve Avenue to Upper Alafia Court.

Upon such acceptance, Hillsborough County shall assume full ownership, operation, maintenance, repair, liability, and all public roadway responsibilities associated with these roadway parcels.

As an additional safeguard and to eliminate any future misunderstanding, we respectfully request that the County Attorney state on the record during this hearing that the County's acceptance of these roadway parcels is not contingent upon any future roadway improvements, construction obligations, financial contributions, additional dedications, reimbursements, or any other conditions to be performed by Alafia Crossing Acquisitions LLC, Alafia Complex Association, Inc., or their successors or assigns or adjacent owners.

The intent of this condition is that the County's acceptance of these roadway parcels constitutes a complete and final assumption of all public roadway responsibilities, without any continuing obligations on the part of the current owners.

Upon the Board's approval of this condition and the County Attorney's confirmation of the foregoing on the record, Alafia Crossing Acquisitions LLC and Alafia Complex Association, Inc. shall immediately and voluntarily withdraw their objection to PRS 26-0173 and support approval of the requested zoning modification.

We believe this resolution serves the public interest by resolving the issues of access to adjacent Applicant's property, ownership, maintenance responsibility, liability, emergency access, and long-term public roadway management while allowing the proposed development to proceed without further delay.

We appreciate the professionalism and cooperation of County Administration in working toward this resolution and respectfully request the Board's confirmation of these terms during today's hearing.

Respectfully submitted,

Ronald E. Scaglione
Manager for :

Alafia Crossing Acquisitions LLC

Alafia Complex Association Inc.

Exhibit "A"

To be included in the public record.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

November 15, 2023

**RE: MM 23-0414
Riverview Hotel Investment Group, LLC
Alafia Preserve Ave. & Magnolia View Ct.
76324.0005, 76324.0006, 76324.0010, 76343.1000**

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

FINAL CONDITIONS
OF APPROVAL

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 28, 2023.

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

PETITION NUMBER: MM 23-0414
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FINAL CONDITIONS
OF APPROVAL

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
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be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.

February 6, 2025

PRS 26-0173

Max Montel
Hillsborough County
Capital Programs Department, Construction Services
2310 Regional Water Lane
Tampa, FL 33619

Dear Mr. Montel:

I am requesting the County to take the roadway portion only of Alafia Preserve Ave and Fern Hill Drive under the Parcel ID# U-19-30-20-ZZZ-000003-00130.1 or Folio# 076343-1010. This project was constructed to meet the County's minimum standards for structural components. The current owner is Alafia Complex Association Inc. In addition, we have provided the Original Construction Record Drawings as well as the Original Construction Testing Report for the roadways.

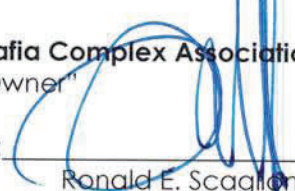
If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Sincerely,



Ronald E. Scaglione
President

Alafia Complex Association, Inc.
"Owner"

By: 
Its: Ronald E. Scaglione
President

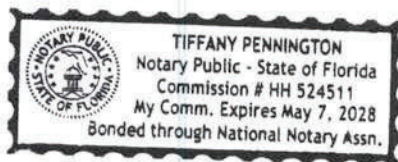
Address: 8870 N Himes Ave PMB 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

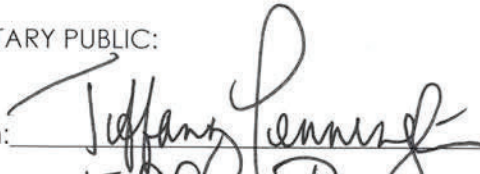
The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 6 day of February, 2025, by Ronald E. Scaglione, as President of Alafia Complex Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation and as Manager of . He X is personally known to me or produced his Florida driver's license as identification.

NOTARY PUBLIC:

(SEAL)



Sign:



Print:

Tiffany Pennington

My Commission Expires:

5/7/28

26-0173

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

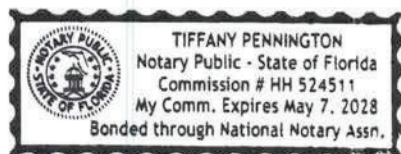
Ronald E. Scaglione
President

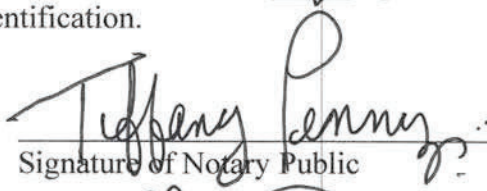
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
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941.365.3800
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ST. PETERSBURG

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TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

TAMPA CIVIL DESIGN

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

From: Jeffrey Hinds <JeffreyH@blhtlaw.com>
Sent: Monday, July 20, 2026 9:11 AM
To: matthew
Cc: Hearings; Paresh Joshi
Subject: Re: Public Comment - PRS 26-0868 (Modification of PD 20-0392) - Danger Tree and Invasive Species on Shared Boundary

External email: Use caution when clicking on links, opening attachments or replying to this email.

Thank you, Matt!

In my communications with the owner, he has said those trees would be removed (after some initial confusion as to whether they needed to be preserved as protected pine trees, or whether they were indeed Australian exotics), but it was a question of timing.

My request is that the timing of the removal be advanced (as in asap) rather than at the time of lot development. The trees have sent damaging suckers and roots under my neighbor's back yard pavers and all the way up to the foundation of my house.

Let me say for the County's record that in his dealings with me, PJ (owner) has never been resistant to having the trees removed ASAP, but the site plan shows them as protected.

As long as the site plan is being modified to include the wall, my position is that it should also be modified to require removal of those trees asap.

Thanks to all involved.

Jeff

Jeffrey L. Hinds | Attorney
[Bartlett Loeb Hinds & Thompson, PLLC](#)

1001 Water Street, Suite 475
Tampa, Florida 33602
813-223-3888

Paralegal
Kathryn Daley

The page(s) comprising this e-mail transmission contain(s) CONFIDENTIAL INFORMATION from Bartlett Loeb Hinds & Thompson, PLLC. This information is intended solely for the use by the individual entity named as recipient hereof. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this message in error, please notify the sender immediately by telephone (813-223-3888) or by return e-mail to the sender.

IRS Circular 230 Disclosure. New Treasury Regulations require us to inform you of the following: to ensure compliance with requirements imposed by the Internal Revenue Service, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, by any person for the purpose of (i) avoiding tax-related penalties or (ii) promoting, marketing or recommending to another person any transaction or matter addressed in this communication. To obtain penalty protection, the new Regulations require attorneys, accountants and other tax advisors to perform increased due diligence to verify all relevant facts and to format the written tax advice in a lengthy number of separately enumerated sections with numerous disclosures. If you would like written tax advice designed to provide penalty protection, please contact us and we will need to discuss the matter with you in more detail.

On Jul 20, 2026, at 7:56 AM, Matthew Campo <matthew@campoengineering.com> wrote:

Jeffrey, just to confirm I have communicated with the owner doing the project that the trees in question will be removed included the oak that appears to be dead. I believe they still need to complete this under a tree removal permit. Since the hearing is July 21, 2026, I wanted to confirm this with you.

PJ, can you confirm this to Jeffrey as well.

Matthew Campo, P.E.
Campo Engineering, Inc.
1725 East 5th Avenue
Tampa, FL 33605
Phone 813.215.7372
Cell 813.470.0872
Fax 813.902.8782
www.campoengineering.com
"The Client's Engineering Solution"

From: Jeffrey Hinds <JeffreyH@blhtlaw.com>
Sent: Thursday, July 9, 2026 9:37 AM
To: Matthew Campo <matthew@campoengineering.com>; hearings@hcfl.gov
Subject: RE: Public Comment - PRS 26-0868 (Modification of PD 20-0392) - Danger Tree and Invasive Species on Shared Boundary

Matt – yes, confirmed. Thank you!

Jeffrey L. Hinds | Attorney
Bartlett Loeb Hinds & Thompson, PLLC
1001 Water Street, Suite 475
Tampa, FL 33602
813-223-3888

Paralegal
Kathryn Daley

<image001.png>

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From: Matthew Campo <matthew@campoengineering.com>
Sent: Thursday, July 9, 2026 9:15 AM
To: Jeffrey Hinds <JeffreyH@blhtlaw.com>; hearings@hcfl.gov
Subject: RE: Public Comment - PRS 26-0868 (Modification of PD 20-0392) - Danger Tree and Invasive Species on Shared Boundary

Jeff, thanks for the message. We looked at the plan and agree the Australian pines can and will be removed. I do want to confirm the oak tree in question. I believe this is the oak tree immediate south of the Australian pines, and what I highlighted in yellow. Can you confirm that? Thank you.

<image002.png>

Matthew Campo, P.E.
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Tampa, FL 33605
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Cell 813.470.0872
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"The Client's Engineering Solution"

From: Jeffrey Hinds <JeffreyH@blhtlaw.com>

Sent: Thursday, July 9, 2026 8:20 AM

To: hearings@hcfl.gov

Cc: matthew@campoengineering.com

Subject: Public Comment – PRS 26-0868 (Modification of PD 20-0392) – Danger Tree and Invasive Species on Shared Boundary

Good morning,

I write to offer public comment on Application No. PRS 26-0868, a modification of PD 20-0392. I own one of the properties immediately west of the PD.

The site plan submitted with the application misidentifies the trees along our shared boundary, and the error is of substantial import to my neighbor and me. What is shown on the site plan (annotated with a green arrow, attached to this email) as “pine” is Australian pine (*Casuarina* spp.), a Category I invasive species. That cluster has sent suckers as far as the foundation of my house and also my neighbor’s house, and it will continue to spread if left in place. Separately, the oak identified on the site plan is dead and presents a hazard to the adjoining properties. It should be treated as a danger tree.

Accordingly, I ask that the County (1) require the site plan to be corrected to reflect the actual species and condition of the boundary trees, and (2) condition any approval of the modification on the applicant's prompt removal of the Australian pine cluster and the dead oak identified on the attached site plan.

These are existing conditions on the applicant's side of the line that are causing damage on mine. I believe approval of the requested modification is the appropriate point to address them.

My understanding from a conversation directly with the Applicant is that the Applicant has no objection to removal of the trees in question.

Thank you for your consideration. I am happy to provide photographs or to arrange an inspection.

Sincerely,

Jeff Hinds
10709 Stallgate Dr
Tampa, FL 33624

Jeffrey L. Hinds | Attorney
Bartlett Loeb Hinds & Thompson, PLLC
1001 Water Street, Suite 475
Tampa, FL 33602
813-223-3888

Paralegal
Kathryn Daley

<image001.png>

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From: carolina cely <carolinacely2@hotmail.com>
Sent: Monday, July 20, 2026 10:12 AM
To: Hearings
Subject: Public Comment - PRS 26-0868 (Modification of PD 20-0392) - Danger Tree and Invasive Species on Shared Boundary

No suele recibir correo electrónico de carolinacely2@hotmail.com. [Por qué es esto importante](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good Morning,

I write a comment in reference to application No PRS 26-0868 (Modification of PD 20-0392).

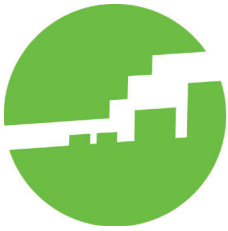
The site plan submitted with the application has invasive tree species located within the proposed construction site along our shared boundary line which are right now marked **as protected trees**. These trees are caused considered damaged to our property and my neighbor's. Questioned trees are called Australian pine Category as invasive species, its roots keep damaging our property, it also they are spreading out into our property, and we need to keep cutting to prevent massive infestation.

Additionally, Separately, there is an oak tree identified on the site plan **is dead** and presents a hazard and It should be treated as a danger tree, no as protected tree

Please I ask the County to request the property owner of this property to remove those trees as soon as possible to avoid more damaging on our property and to prevent someone get hurt by the dead tree especially during Huracan season.

Thank you very much for your consideration

Carolina Cely
10711 Stallgate dr Tampa Fl 33624
813-532-9208



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: March 23, 2026 Report Prepared: March 12, 2026	Case Number: PD 25-1386 Folio(s): 79672.0000, 79525.0200, 79525.0300, 79672.0150, 79682.0000, 79682.0750, 79682.0758, 79673.0010, 79673.0000, 79679.0000 & 79525.0250 General Location: East of West Lake Drive and west of County Road 579
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	SouthShore Areawide Systems
Rezoning Request	Planned Development (PD) and Agricultural Rural (AR) to Planned Development (PD 18-1048) to allow a residential community featuring four distinct housing types.
Parcel Size	634 ± acres
Street Functional Classification	West Lake Drive – County Collector County Road 579 – County Collector
Commercial Locational Criteria	N/A

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 25-1386

Rezoning
STATUS



PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

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

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

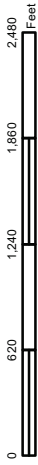
PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for legal purposes without the approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the map be used for informational purposes only. The map is for illustrative purposes only. For the most current data and information, use the appropriate source.



Map Printed from Rezoning System: 7/9/2026
Author: A. Cone
File: G:\Rezoning\System\MapProjects\HCU\Hwy_1386\Rezoning.mxd

