



**PD Modification Application:** PRS 22-0357

**Zoning Hearing Master Date:** N/A

**BOCC Land Use Meeting Date:** April 12, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Mark Mariani

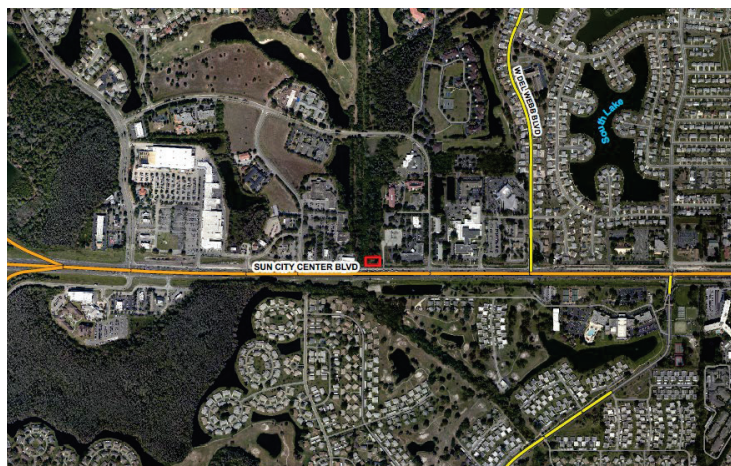
**FLU Category:** RES-6

**Service Area:** Urban

**Site Acreage:** 0.33 +/-

**Community Plan Area:** Sun City Center

**Overlay:** None



**Introduction Summary:**

The subject site is located within PD 73-0186 (Villages at Cypress Creek), as most recently modified by MC (Minor Change) 20-0605. The 198.7 acre PD is approved for residential, office, commercial, recreational and quasi-public uses. The subject site is located on the north side of SR 674 in a parcel allowing Quasi-Public (QP) uses. The request is to change the designation of the parcel to R1 uses, which permits retail/office uses. The purpose of the proposed change is to allow consideration for a billboard on the site which per a settlement agreement between Hillsborough County and Outfront Media allows for the relocating of billboards to property zoned for commercial, industrial or agricultural uses.

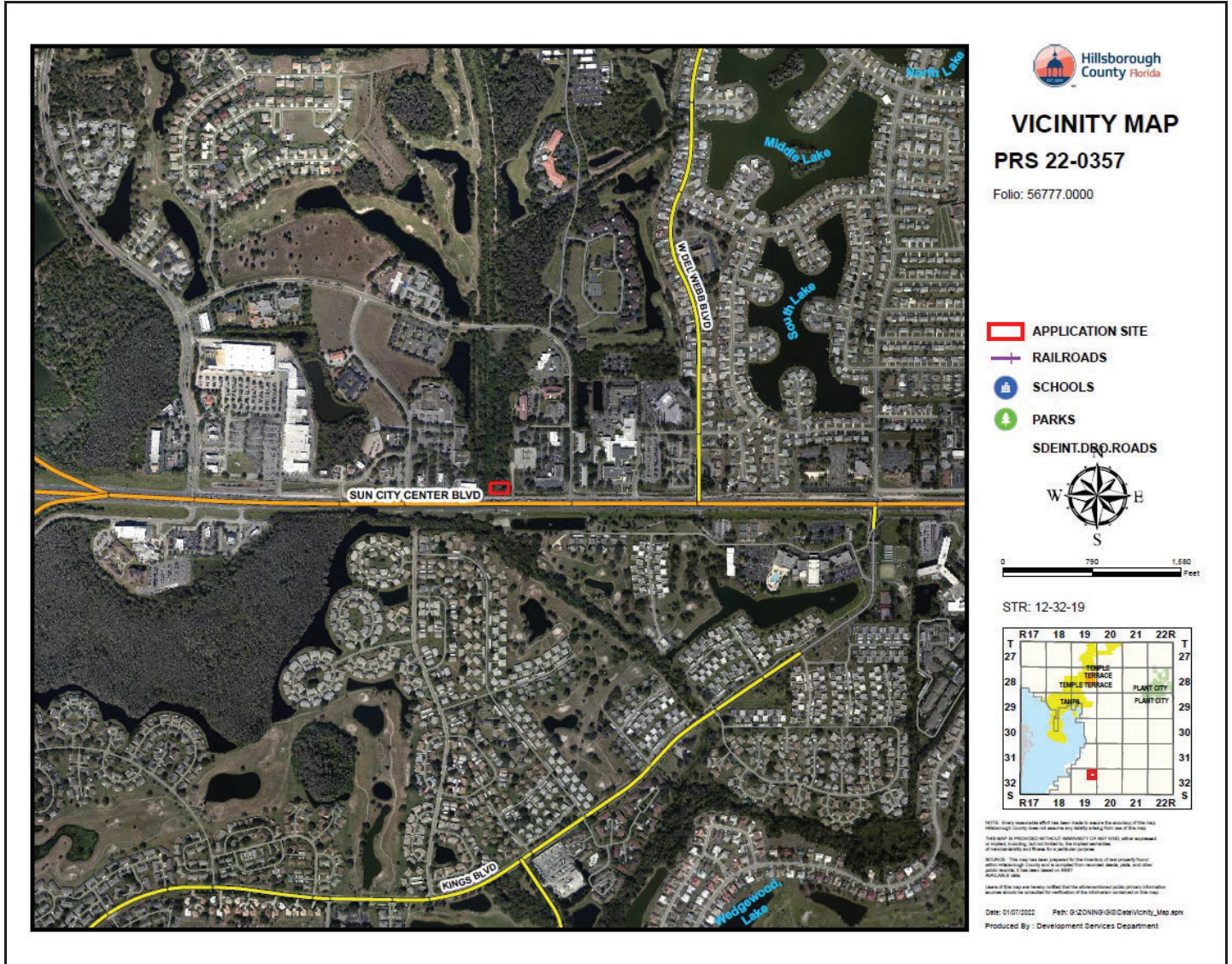
Existing Approval(s):	Proposed Modification(s):
Area approved for QP (Quasi-Public) uses	Area proposed for R1 (Retail Center/Office) uses

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

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

### 2.1 Vicinity Map

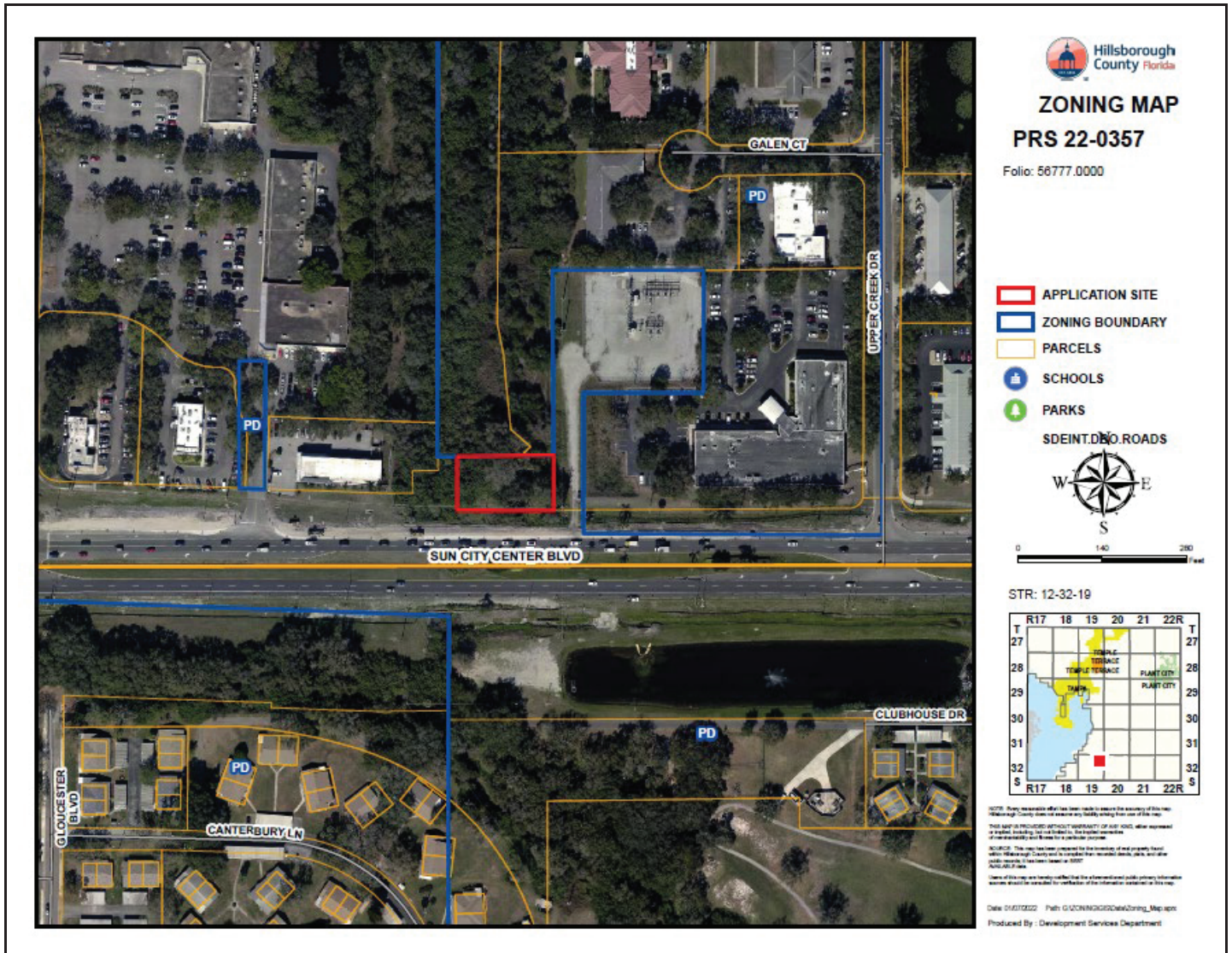


#### Context of Surrounding Area:

The site is located in the Sun City Center community along the SR 674 corridor. The surrounding area is developed with commercial uses, office uses and age-restricted residential developments. I-75 is located approximately 1 mile west of the subject site.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

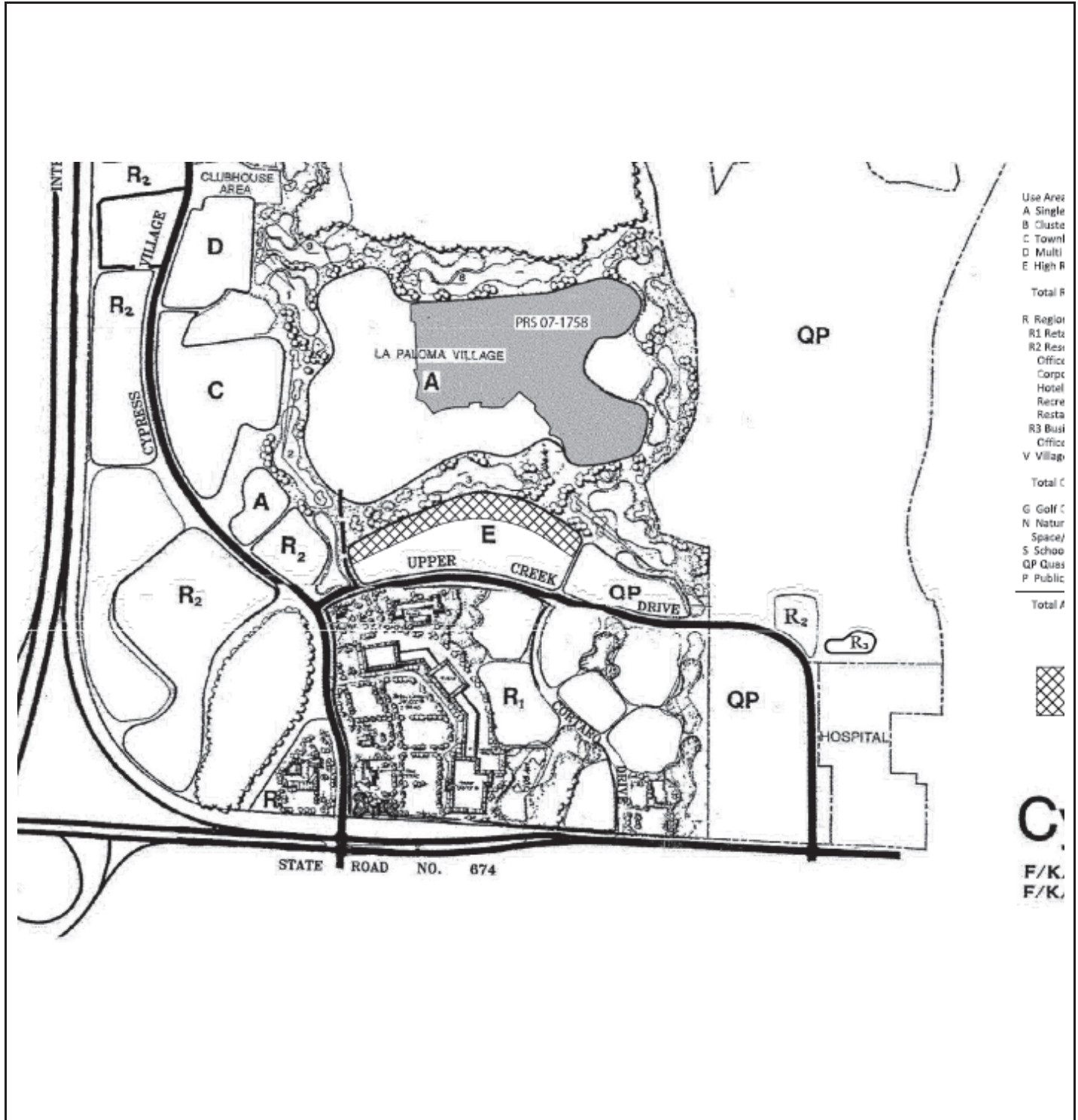


### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 90-0082	87,000 sf of professional, medical, banking and retail uses	Open Space	Open Space/wetlands
South	PD 73-0186	6 units per acre	Residential	Residential and SR 674
East	PD 73-0186	0.25	Public/Quasi Public	Utility Substation
West	PD 73-0186	0.25 FAR	Retail Center/Office Park	Medical Office

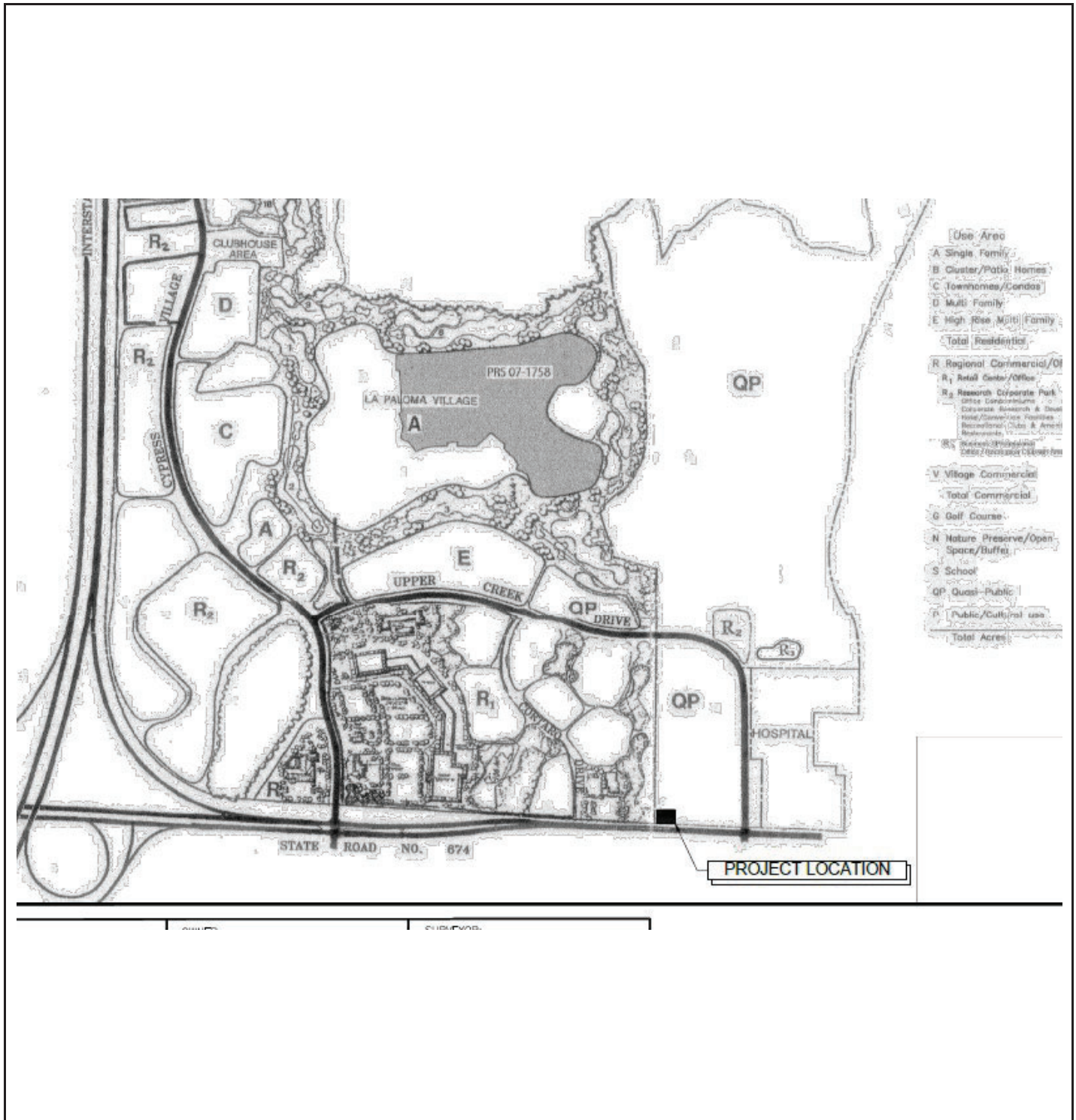
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 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
SR 674	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	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	0	0	0
Proposed	60	6	6
Difference (+/-)	(+) 60	(+) 6	(+) 6

\*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	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	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 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	
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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The subject parcel is located along the primary corridor (SR 674) of the Sun City Center community – a 4-lane divided arterial roadway with service roads to the immediate north and south of the roadway. This segment has been developed with commercial and office uses to serve the Sun City Center residents.

### **5.2 Recommendation**

Staff recommends approval, subject to proposed conditions.

It should be noted that clarification has been added to existing conditions to identify conditions that are specifically applicable to previous modifications to the PD (specifically PRS applications 06-0814, PRS 07-1758 and PRS 13-0465). Condition modifications approved subsequent to PRS 06-0814 were not placed at the conclusion of the conditions added as part of 06-0814. Therefore, it was unclear as to which conditions applied to which modification area/application. To correct this, a statement has been added to the previously approved conditions for clarification purposes.



**6.0 PROPOSED CONDITIONS**

Requirements for Certification:

1. The project area to be identified on the site plan as R1 - see conditions of approval.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 1, 2022.

1. Minimum lot size within Parcel 1 (Ventana Village) shall be 6,500 square feet with 15-foot rear yard and five-foot side yard setback requirements. Minimum front yard setbacks shall be 15 feet. All street-facing garages and carports shall be setback a minimum of 20 feet from the sidewalk. All lots with street facing garages and/or carports shall be setback a minimum of 20 feet from the sidewalk.

- 1.1 The developer can locate within Parcel 1 the required sidewalks five (5) feet off the property/right-of-way line subject to the developer meeting the following requirements:

- 1.1.1 No stormwater, potable water or wastewater lines are located under the sidewalk.
- 1.1.2 The sidewalk is constructed along the property/right-of-way line wherever the reduced setback is not required.
- 1.1.3 If the typical cross section supplied by the developer during the site design process shows the utility easement directly behind the property/right-of-way line reduced to eight (8) feet, rather than the standard ten (10), then the sufficiency of the lesser width needs to be verified with applicable service providers; otherwise, the width shall be ten (10) feet.

2. The proposed restaurant within the golf course clubhouse will function as accessory to the golf course activities.

3. The following additional uses shall be permitted within the undeveloped portion of the R1 (retail/office) development pod located on the west side of Cortaro Drive, south of Upper Creek Drive and the undeveloped portions of the R2 (Research Corporate Park) development pods located on the west side of Cypress Village Boulevard, south of 19<sup>th</sup> Avenue NE:

1. Community Residential Home
2. Professional Residential Facilities
3. Nursing Home
4. Child Care Facility

- 3.1 The density/intensity of these uses shall be limited as follows:

1. A maximum density of 12 units per acre shall be permitted for community residential homes and professional residential facilities. Each placed resident shall constitute 1/5 of a dwelling unit.
2. A maximum FAR of .25 shall be permitted for nursing homes.
3. A maximum FAR of .35 shall be permitted for child care facilities.

- 3.2 These uses shall be subject to the site design standards for each use as outlined in Section 2.6.4 of the Land Development Code (LDC) and all other applicable LDC requirements.

4. The following uses shall be permitted within the development pod "P":

1. Library
2. Public school
3. Parks and recreational facilities with or without lighted fields and courts
4. Fire station
5. Community Center

4.1 The maximum FAR for the development pod “P” shall be 0.35. Maximum height for the “P” development pod shall be limited to 50 feet. With the exception of FAR and maximum height, development standards within development pod P shall be those of the CG zoning district.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 06-0814

5. The village commercial parcel, Parcel V, shall be located as generally shown on the site plan and shall be developed with uses and development standards consistent with the CG (Commercial General) zoning district unless otherwise specified herein. Maximum Floor Area Ratio (FAR) permitted shall be consistent with the Comprehensive Plan category in which the property is located.
6. The following conditions apply to all residential Parcels abutting Interstate 75:
  - 6.1 Any residential type (multi-family, single-family, townhomes/condominiums) that is permitted within the greater planned development shall be permitted subject to the maximum density specified for the parcel as indicated on the site plan.
7. The following conditions shall apply to all parcels designated “R2” that abut Interstate 75.
  - 7.1 The maximum Floor Area Ratio (FAR) permitted within each parcel shall be the maximum FAR permitted by the Future Land Use designation of the property.
  - 7.2 Banks with drive through facilities shall be a permitted use.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 08-0999

8. The parcel designated “R3” shall be permitted business/professional/office/uses and a recreation club with amenities. The maximum Floor Area Ratio (FAR) shall be the maximum FAR permitted by the Future Land Use designation.
  - 8.1 Prior to the General Site Plan Certification, the applicant shall illustrate the changes associated with PRS 08-0814 on the general site plan.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 07-1758 AND PRS 13-0465.

9. Lots within the portion of La Paloma Village addressed by PRS 07-1758 shall be developed with single-family detached units at a density of 4 units per acre.
  - Front Yard Setback 20 feet
  - Side Yard Setback 5 feet
  - Rear Yard Setback 15 feet
  - Maximum Building Height 35 feet
  - Minimum Lot Size 10,600 square feet

The above development standards shall also apply to the following lots that were the subject of PRS 13-0465: La Paloma Village Unit 2, Phase 2, Block 1, Lots 22, 24, 26, 27, 28, 29, 30 and 33 (Plat Book 94, Page 18); La Paloma Village Unit 2, Phase 1, Block 4, Lots 36 and 37 (Plat Book 65, Page 24); and La Paloma Village Unit 2, Phase 1, Block 4, Lot 47 (Plant Book 80, Page 24). Additionally, the homes on said lots in Unit 2, Phase 1, Block 4, shall be restricted to one story; however, this restriction shall not apply if the builder elects to provide a rear setback of 20 feet.

10. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:
- 10.1 Parcel 1 (Recreational Facility – Tract P in Village A of Ventana) shall be developed with a 10 foot buffer and screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 22-0357:

11. The area associated with PRS 22-0357 shall permit Retail Center/Office uses. Maximum Floor Area Ratio (FAR) permitted shall be 100 sf.
- 11.1 Vehicular access shall be limited to (1) one connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
- 11.2 Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 11.3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.
- 11.4 Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001-South County Potable Water Repump Station Expansion and C32011-Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that create additional demand on the system.
- 11.5 The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11.6 Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 11.7 Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 06-0814, PRS 07-1758 AND PRS 13-0465.

- ~~11~~12. Stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- ~~12~~13. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - ~~12~~13.1 Ground Signs shall be limited to Monument Signs.
  - ~~12~~13.2 Billboards, pennants and banners shall be prohibited.
  - ~~12~~13.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions herein.
- ~~13~~. ~~Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.~~
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. If the notes and/or graphics 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 are in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. 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.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the ~~Planning and Growth Management~~ Development Services Department a revised General Development Plan for certification which conforms to 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 site 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.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Mar 28 2022 13:22:19

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

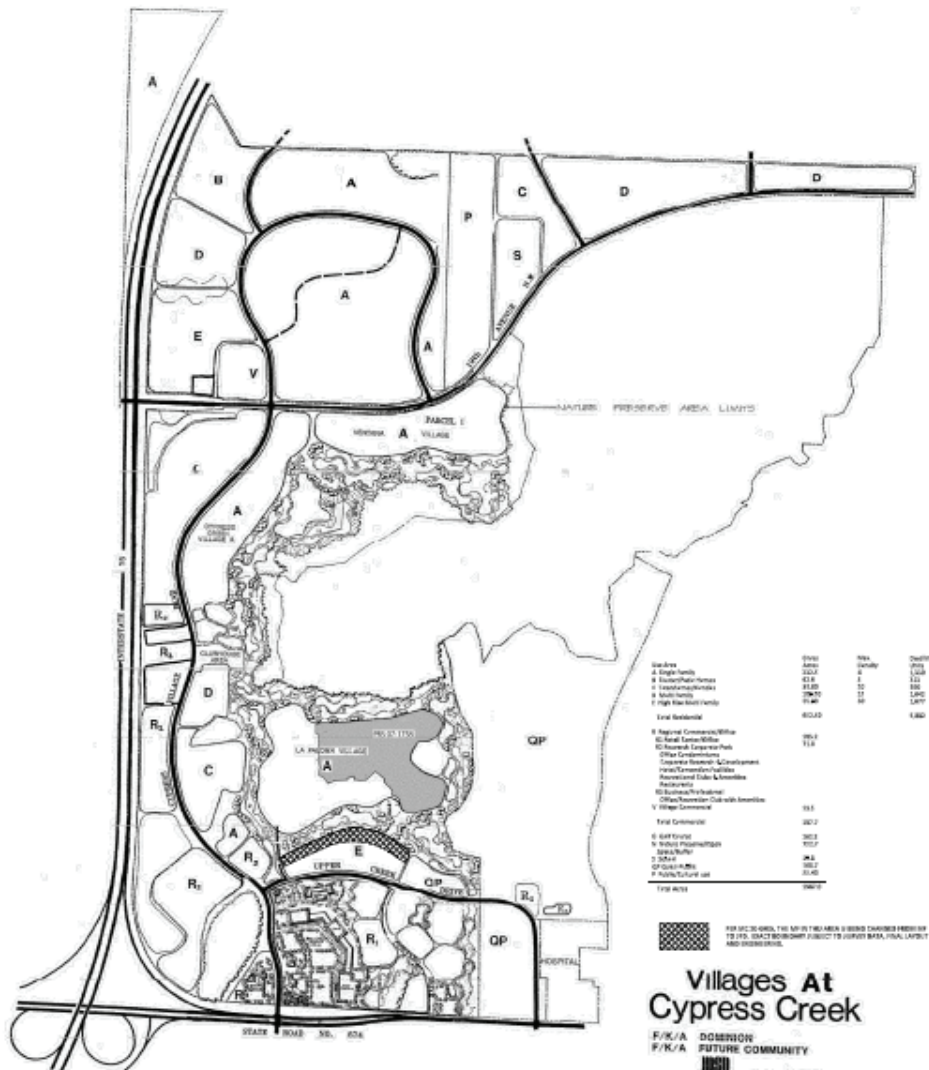
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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**

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



**Villages At Cypress Creek**

F/K/A DOMINION  
 F/K/A FUTURE COMMUNITY



**LAND USE MASTER PLAN**

BY HEPT & ASSOCIATES INC.,  
 MODIFIED BY WILKINSONELLE, INC.,  
 MODIFIED BY GREGOR E. HEINRICH, P.E.,  
 MODIFIED BY DESIGN IT, BUILD IT, INC.,  
 MODIFIED BY CLEARVIEW LAND DESIGN, P.L.

DATE	REV	DESCRIPTION
9-17-02	01	INITIAL DESIGN
10-02	02	REVISIONS
11-02	03	REVISIONS
12-02	04	REVISIONS
1-03	05	REVISIONS
2-03	06	REVISIONS
3-03	07	REVISIONS
4-03	08	REVISIONS
5-03	09	REVISIONS
6-03	10	REVISIONS
7-03	11	REVISIONS
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8-10	96	REVISIONS
9-10	97	REVISIONS
10-10	98	REVISIONS
11-10	99	REVISIONS
12-10	100	REVISIONS



UPPER MC 30400  
 CLEARVIEW  
 PALM 1 OF 2

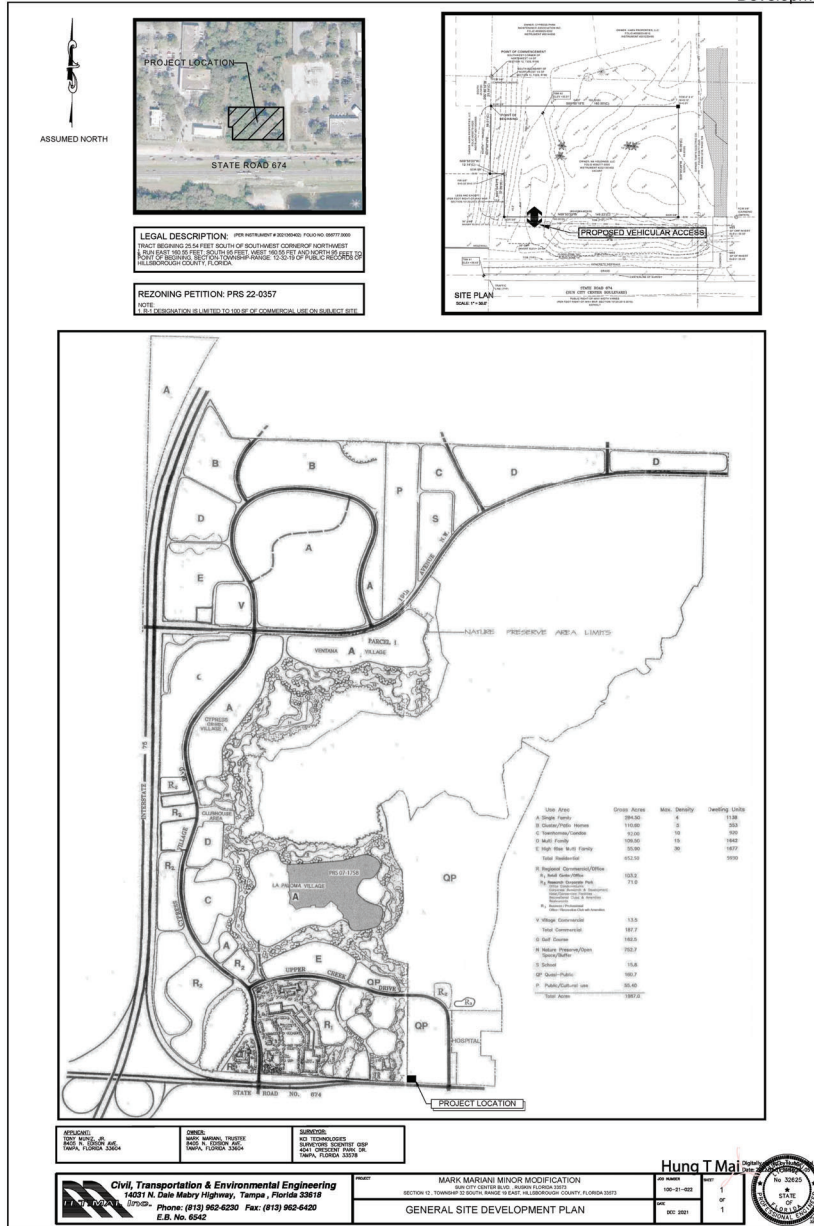
PREPARED BY:  
**CLEARVIEW LAND DESIGN, P.L.**

Engineering Business C.A. No. 28853  
 1213 E. 6th Avenue, Tampa, Florida 33605  
 Office: 813-223-3919 Fax: 813-223-2925

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

Received March 1, 2022  
 Development Services



22-0357



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

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/27/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SCC/ South

PETITION NO: RZ 22-0357

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

### **CONDITIONS OF APPROVAL**

#### *New Conditions*

Conditions applying to folio 56777.0000

1. Vehicular access shall be limited to a one (1) connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
2. Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such cross access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.

### **PROJECT SUMMARY AND TRIP GENERATION**

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 0.34 ac. portion of Planned Development (PD) #73-0186. Staff is unaware of any previous modifications to the PD which apply solely to this particular parcel. The existing PD is approved for a variety of uses, including up to 103.2 acres of R1 designated uses (Retail Center/Office uses); however, while adjacent to this area the subject currently lies within the portion of the site designated QP (Quasi-public). The applicant is proposing to add an access connection to SR 674 and change the designation of the parcel from QP to R1; however, with an additional restriction that development shall be limited to a maximum of up to 100 s.f. of commercial uses. Staff understands that the intent is construct a billboard pursuant to terms of a billboard settlement agreement; however, signs are not regulated by PD zoning districts, and as such staff's analysis is geared towards any potential commercial use of the property.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Given that staff was unable to locate allowable uses or development standards for the QP portions of the project, staff was unable to prepare a true comparison of the number of trips potentially generated under the existing and proposed zoning designations. Given the above, in

order to analyze the potential worst-case scenario, staff assumed that the existing zoning allows 0 trips. Data presented below is based on the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 10<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Indeterminate Quasi-Public Uses	0	0	0

Proposed Zoning (worst-case scenario, i.e. 3-school campus):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 s.f. of Commercial Uses – Assumed to be 1 Food Truck (ITE Code 926)	60	6	6

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 60</b>	<b>(+) 6</b>	<b>(+) 6</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

SR 674 is a 4-lane, divided, arterial roadway, owned and maintained by the Florida Department of Transportation, and is characterized by +/- 12-foot wide travel lanes in above average condition. There are +/- 5-foot wide sidewalks along the north side of SR 674 in the vicinity of the proposed project. There are +/- 6-foot wide bicycle facilities (on paved shoulders) on both sides of SR 674 in the vicinity of the proposed project.

This segment of SR 674 is not on the Hillsborough County Corridor Preservation Plan. As such, no widening of the roadway is anticipated in the future.

**SITE ACCESS AND CONNECTIVITY**

The site currently has no access to SR 674. The applicant is proposing one (1) connection to SR 674, which was conceptually reviewed and approved by FDOT staff, whose comments were uploaded to Optix and incorporated into the zoning case file.

If commercial uses are constructed on the property which are likely to result in the exchange of trips between the subject property and the property to its west, vehicular and pedestrian cross access will be required. Because the property to the east is a TECO substation, cross access along that frontage is note required pursuant to Sec. 6.04.03.Q. of the LDC.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	I-75	US 301	D	C

Source: 2020 Hillsborough County LOS Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	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	0	0	0
Proposed	60	6	6
Difference (+/-)	(+) 60	(+) 6	(+) 6

\*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	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	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 type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**CURRENTLY  
APPROVED**

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 17, 2013.

1. Minimum lot size within Parcel 1 (Ventana Village) shall be 6,500 square feet with 15-foot rear yard and five-foot side yard setback requirements. Minimum front yard setbacks shall be 15 feet. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street facing garages and/or carports shall be setback a minimum of 20 feet from the sidewalk.
  - 1.1 The developer can locate within Parcel 1 the required sidewalks five (5) feet off the property/right-of-way line subject to the developer meeting the following requirements:
    - 1.1.1 No stormwater, potable water or wastewater lines are located under the sidewalk.
    - 1.1.2 The sidewalk is constructed along the property/right-of-way line wherever the reduced setback is not required.
    - 1.1.3 If the typical cross section supplied by the developer during the site design process shows the utility easement directly behind the property/right-of-way line reduced to eight (8) feet, rather than the standard ten (10) feet, then the sufficiency of the lesser width needs to be verified with applicable service providers; otherwise, the width shall be ten (10) feet.
2. The proposed restaurant within the golf course clubhouse will function as accessory to the golf course activities.
3. The following additional uses shall be permitted within the undeveloped portion of the R1 (retail/office) development pod located on the west side of Cortaro Drive, south of Upper Creek Drive and the undeveloped portions of the R2 (Research Corporate Park) development pods located on the west side of Cypress Village Boulevard, south of 19th Avenue NE:
  1. Community Residential Home
  2. Professional Residential Facilities
  3. Nursing Home
  4. Child Care Facility
  - 3.1. The density/intensity of these uses shall be limited as follows:
    1. A maximum density of 12 units per acre shall be permitted for community residential homes and professional residential facilities. Each placed resident shall constitute 1/5 of a dwelling unit.
    2. A maximum FAR of .25 shall be permitted for nursing homes.
    3. A maximum FAR of .35 shall be permitted for child care facilities.
  - 3.2 These uses shall be subject to the site design standards for each use as outlined in Section 2.6.4 of the Land Development Code (LDC) and all other applicable LDC requirements.
4. The following uses shall be permitted within the development pod "P":

1. Library
2. Public school
3. Parks and recreational facilities with or without lighted fields and courts
4. Fire station
5. Community center

- 4.1 The maximum FAR for the development pod "P" shall be 0.35. Maximum height for the "P" development pod shall be limited to 50 feet. With the exception of FAR and maximum height, development standards within development pod P shall be those of the CG zoning district.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 06-0814

5. The village commercial parcel, Parcel V, shall be located as generally shown on the site plan and shall be developed with uses and development standards consistent with the CG (Commercial General) zoning district unless otherwise specified herein. Maximum Floor Area Ratio (FAR) permitted shall be consistent with the Comprehensive Plan category in which the property is located.
6. The following conditions shall apply to all residential Parcels abutting Interstate 75:
  - 6.1 Any residential type (multi-family, single-family, townhouses /condominiums) that is permitted within the greater planned development shall be permitted subject to the maximum density specified for the parcel as indicated on the site plan.
7. The following conditions shall apply to all parcels designated "R2" that abut Interstate 75.
  - 7.1 The maximum Floor Area Ratio (FAR) permitted within each parcel shall be the maximum FAR permitted by the Future Land Use designation of the property.
  - 7.2 Banks with drive through facilities shall be a permitted use.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATION PRS 08-0999

8. The parcel designated "R3" shall be permitted business/professional/office uses and a recreation club with amenities. The maximum Floor Area Ratio (FAR) shall be the maximum FAR permitted by the Future Land Use designation.
  - 8.1 Prior to General Site Plan certification, the applicant shall illustrate the changes associated with PRS 08-0814 on the general site plan.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 07-1758 AND PRS 13-0465.

9. Lots within the portion of La Paloma Village addressed by PRS 07-1758 shall be developed with single-family detached units at a density of 4 units per acre.



- Front Yard Setback 20 feet
- Side Yard Setback 5 feet
- Rear Yard Setback 15 feet
- Maximum Building Height 35 feet
- Minimum Lot Size 10,600 square feet

The above development standards shall also apply to the following lots that were the subject of PRS 13-0465: La Paloma Village Unit 2, Phase 2, Block 1, Lots 22, 24, 26, 27, 28, 29, 30 and 33 (Plat Book 94, Page 18); La Paloma Village Unit 2, Phase 1, Block 4, Lots 36 and 37 (Plat Book 65, Page 24); and La Paloma Village Unit 2, Phase 1, Block 4, Lot 47 (Plat Book 80, Page 24). Additionally, the homes on said lots in Unit 2, Phase 1, Block 4, shall be restricted to one story; however, this restriction shall not apply if the builder elects to provide a rear setback of 20 feet.

10. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:
  - 10.1 Parcel 1 (Recreational Facility - Tract P in Village A of Ventana) shall be developed with a 10 foot buffer with screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.
11. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
12. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 12.1 Ground Signs shall be limited to Monument Signs.
  - 12.2 Billboards, pennants and banners shall be prohibited.
  - 12.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions contained herein.
13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. 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

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 13-0465 SCC

MEETING DATE: June 11, 2013

DATE TYPED: June 17, 2013

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stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

17. 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.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to 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.

20-0605



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/27/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SCC/ South

PETITION NO: RZ 22-0357

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

### **CONDITIONS OF APPROVAL**

#### *New Conditions*

Conditions applying to folio 56777.0000

1. Vehicular access shall be limited to a one (1) connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
2. Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such cross access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.

### **PROJECT SUMMARY AND TRIP GENERATION**

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 0.34 ac. portion of Planned Development (PD) #73-0186. Staff is unaware of any previous modifications to the PD which apply solely to this particular parcel. The existing PD is approved for a variety of uses, including up to 103.2 acres of R1 designated uses (Retail Center/Office uses); however, while adjacent to this area the subject currently lies within the portion of the site designated QP (Quasi-public). The applicant is proposing to add an access connection to SR 674 and change the designation of the parcel from QP to R1; however, with an additional restriction that development shall be limited to a maximum of up to 100 s.f. of commercial uses. Staff understands that the intent is construct a billboard pursuant to terms of a billboard settlement agreement; however, signs are not regulated by PD zoning districts, and as such staff's analysis is geared towards any potential commercial use of the property.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Given that staff was unable to locate allowable uses or development standards for the QP portions of the project, staff was unable to prepare a true comparison of the number of trips potentially generated under the existing and proposed zoning designations. Given the above, in

order to analyze the potential worst-case scenario, staff assumed that the existing zoning allows 0 trips. Data presented below is based on the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 10<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Indeterminate Quasi-Public Uses	0	0	0

Proposed Zoning (worst-case scenario, i.e. 3-school campus):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 s.f. of Commercial Uses – Assumed to be 1 Food Truck (ITE Code 926)	60	6	6

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 60</b>	<b>(+) 6</b>	<b>(+) 6</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

SR 674 is a 4-lane, divided, arterial roadway, owned and maintained by the Florida Department of Transportation, and is characterized by +/- 12-foot wide travel lanes in above average condition. There are +/- 5-foot wide sidewalks along the north side of SR 674 in the vicinity of the proposed project. There are +/- 6-foot wide bicycle facilities (on paved shoulders) on both sides of SR 674 in the vicinity of the proposed project.

This segment of SR 674 is not on the Hillsborough County Corridor Preservation Plan. As such, no widening of the roadway is anticipated in the future.

**SITE ACCESS AND CONNECTIVITY**

The site currently has no access to SR 674. The applicant is proposing one (1) connection to SR 674, which was conceptually reviewed and approved by FDOT staff, whose comments were uploaded to Optix and incorporated into the zoning case file.

If commercial uses are constructed on the property which are likely to result in the exchange of trips between the subject property and the property to its west, vehicular and pedestrian cross access will be required. Because the property to the east is a TECO substation, cross access along that frontage is note required pursuant to Sec. 6.04.03.Q. of the LDC.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
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Source: 2020 Hillsborough County LOS Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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	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	0	0	0
Proposed	60	6	6
Difference (+/-)	(+) 60	(+) 6	(+) 6

\*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	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	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 type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.  
SECRETARY

March 8<sup>th</sup>, 2022

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.  
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL  
AFTER 9/8/2022.**

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

<b>Date:</b> March 8, 2022	<b>State Road #:</b> 674
<b>Time:</b> 11:30 AM	<b>Section ID #:</b> 10 120 000
<b>Applicant:</b> Tu Mai/Hung Mai	<b>Mile Post:</b> 4.015
<b>Project:</b> Billboard Access	<b>Road Class:</b> 5
<b>Location:</b> SR 674 and Cypress Creek	<b>MPH:</b> 45 MPH
<b>County:</b> Hillsborough	<b>DW/Sig Spacing:</b> 245' 1320'
<b>Folio:</b> 56777-0000	<b>Median Spacing:</b> 660' 1320'

Dear Mr. Mai,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following



considerations.

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

#### **Conditions For State Road Access Proposal:**

This project proposes new access to SR 674, a class 5 roadway, with a posted speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 245' driveway spacing, 660' directional, 1320' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered **conforming** in accordance with the rule chapters 1996/97 for connection spacing.

#### **FDOT Recommendations,**

1. Property currently in rezoning for commercial with billboard placement ability.
2. Zoning will allow for a 100 ft<sup>2</sup> building. Applicant does not intend to utilize this option.
3. Access would be very minimal; as maintenance requires.
4. Shared access with TECO driveway to the east would be preferred, but if unable to achieve this, FDOT will allow a driveway to be constructed similar to what is shown in proposed plan.
5. Driveway will need to have a minimum throat depth of 16' wide and a radial design with minimum of 35' radii on both ingress and egress.
6. No pavement striping or signing will need to be added or changed.
7. A double pipe culvert may be necessary. Drainage will review required design.
8. Provide existing and proposed drainage basin maps and a narrative for the work being proposed.
9. Demonstrate that the proposed runoff does not exceed the existing runoff volume.
10. Complete the attached exemption questionnaire and submit it with the permit application.
11. This will require a category "A" access permit (if less than 20 daily trips are anticipated).
12. Will need to obtain an outdoor advertising permit with the Department and/or provide a copy of the existing settlement agreement with application.
13. **Include a copy of this letter in the application submittal.**
14. **Plans shall be per the current Standard Plans/manuals/publications at time of permit approval.**
15. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: [https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)

16. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
17. **All the following project identification information must be on the Cover Sheet of the plans:**
  - a. **All Associated FDOT Permit #'s**
  - b. **SR # (& Local Road Name) and Road Section ID #**
  - c. **Mile Post # and Lt or Rt Roadway**
  - d. **Roadway Classification # and Speed Limit (MPH)**
18. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

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

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

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructability, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

**If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.**

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

*Mecale' Roth*

Permit Coordinator II  
Tampa Operations

Office - 813-612-3237  
M-Th 7 AM- 5:30 PM

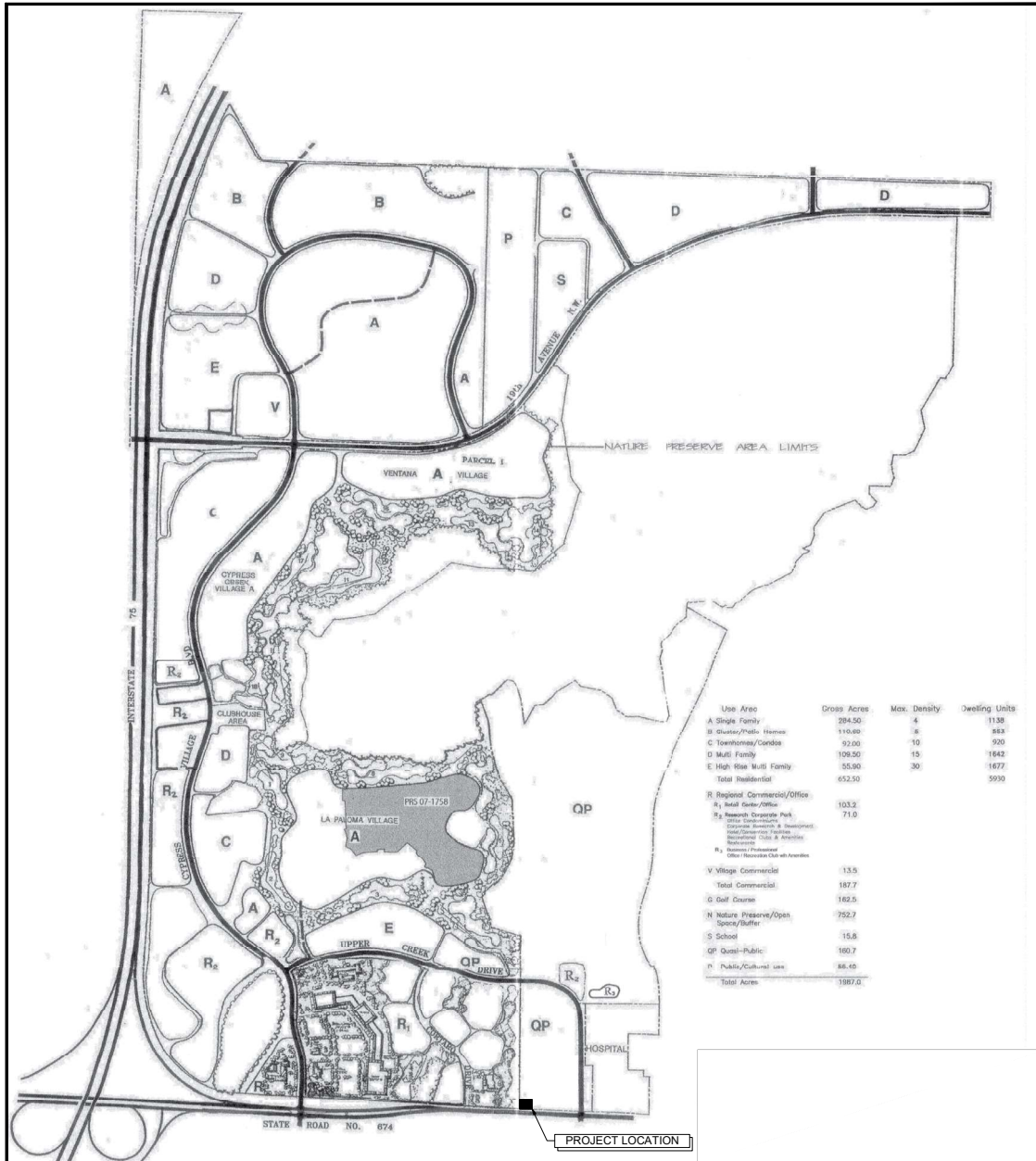
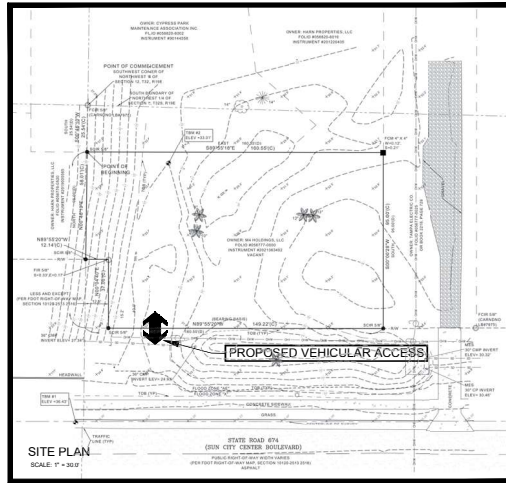
## Meeting Attendees:

<b>Guests-</b>	Hung Mai	<a href="mailto:tkmai@aol.com">tkmai@aol.com</a>
<b>FDOT-</b>	Todd Croft	<a href="mailto:todd.croft@dot.state.fl.us">todd.croft@dot.state.fl.us</a>
	Mecale' Roth	<a href="mailto:mecale.roth@dot.state.fl.us">mecale.roth@dot.state.fl.us</a>
	Holly Champion	<a href="mailto:holly.champion@dot.state.fl.us">holly.champion@dot.state.fl.us</a>
	Dan Santos	<a href="mailto:daniel.santos@dot.state.fl.us">daniel.santos@dot.state.fl.us</a>
	Lindsey Mineer	<a href="mailto:lindsey.miner@dot.state.fl.us">lindsey.miner@dot.state.fl.us</a>
	Antonius Lebrun	<a href="mailto:antonius.lebrun@dot.state.fl.us">antonius.lebrun@dot.state.fl.us</a>
	Ana Zea	<a href="mailto:ana.zea@dot.state.fl.us">ana.zea@dot.state.fl.us</a>



**LEGAL DESCRIPTION:** (PER INSTRUMENT # 202136442) FOLIO NO. 02677.0000  
 TRACT BEGINNING 25.54 FEET SOUTH OF SOUTHWEST CORNER OF NORTHWEST 1/4 RUN EAST 160.55 FEET, SOUTH 95 FEET, WEST 160.55 FEET AND NORTH 95 FEET TO POINT OF BEGINNING, SECTION-TOWNSHIP-RANGE: 12-32-19 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

**REZONING PETITION:** PRS 22-0357  
**NOTE:**  
 1. R-1 DESIGNATION IS LIMITED TO 100 SF OF COMMERCIAL USE ON SUBJECT SITE



**APPLICANT:**  
 TONY MUNIZ, JR.  
 8405 N. EDISON AVE.  
 TAMPA, FLORIDA 33624

**OWNER:**  
 MARK MARIANI, TRUSTEE  
 8405 N. EDISON AVE.  
 TAMPA, FLORIDA 33624

**SURVEYOR:**  
 KCS TECHNOLOGIES  
 SURVEYORS SCIENTIST GSP  
 4041 CRESCENT PARK DR.  
 TAMPA, FLORIDA 33578

**Civil, Transportation & Environmental Engineering**  
 14031 N. Dale Mabry Highway, Tampa, Florida 33618  
 Phone: (813) 962-6230 Fax: (813) 962-6420  
 E.B. No. 6542

**PROJECT:** MARK MARIANI MINOR MODIFICATION  
 SUN CITY CENTER BLVD., RUSKIN FLORIDA 33573  
 SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA 33573

<b>JOB NUMBER:</b>	100-21-022	<b>SHEET:</b>	1
<b>DATE:</b>	DEC 2021	<b>OF:</b>	1

**GENERAL SITE DEVELOPMENT PLAN**



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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> March 8, 2022</p> <p><b>PETITION NO.:</b> 22-0357</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> February 2, 2022</p> <p><b>PROPERTY ADDRESS:</b> Sun City Center Blvd, Sun City Center, FL 33573</p> <p><b>FOLIO #:</b> 056777-0000</p> <p><b>STR:</b> 12-32S-19E</p>
<p><b>REQUESTED ZONING:</b> Minor Mod to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>YES</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>02/02/2022</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>No</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Northwest corner of folio</p>
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/mst

cc: Tu Mai - [tkmai@aol.com](mailto:tkmai@aol.com)

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

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PETITION NO.: PRS22-0357    REVIEWED BY: Randy Rochelle    DATE: 1/10/2022

FOLIO NO.: 56777.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A 16 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the north Right-of-Way of Sun City Center Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A 12 inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the north Right-of-Way of Sun City Center Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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

## Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.