

**1.0 APPLICATION SUMMARY**

**Applicant:** John Falkner  
**FLU Category:** Residential - 4 (RES-4)  
**Service Area:** Urban  
**Site Acreage:** 8.99 MOL  
**Community Plan Area:** Wimauma  
**Overlay:** Wimauma Downtown Subdistrict C  
 – Downtown West



**Introduction Summary:**  
 The subject site is located within PD 89-0097 which consists of approximately 1,384 acres and multiple parcels. PD 89-0097 as most recently modified by MM 18-1052 is approved to allow for 4,228 dwelling units, 447,047 square feet of commercial development and 40,000 square feet of office development. If approved, a portion of Parcel A-1 would allow the commercial component to be permitted the same height threshold at 60' or 4 stories as the residential/multi-family permitted in Parcel A-1.

Existing Approval(s):	Proposed Modification(s):
The PD is approved for 4,228 dwelling units, 447,047 square feet of commercial development and 40,000 square feet of office development. Parcel A-1 is permitted maximum height of 35 feet, 2 stories for commercial and 60 feet, 4 stories for multi-family.	Allow the commercial component to be permitted the same height threshold as the residential/multi-family at 60' or 4 stories within only a certain portion of parcel A-1

**Additional Information:**

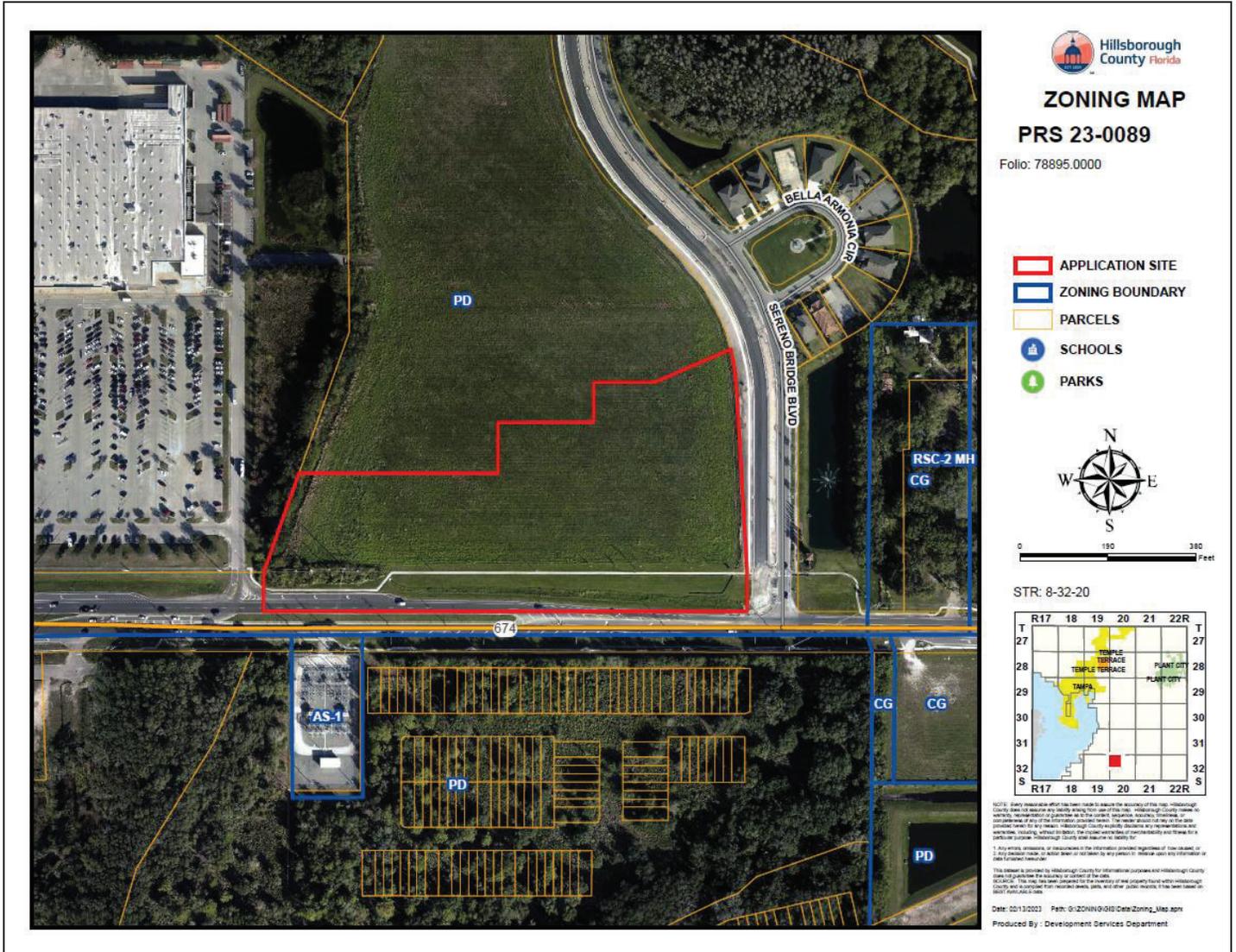
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

<b>Planning Commission Recommendation:</b> N/A	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
---	---



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

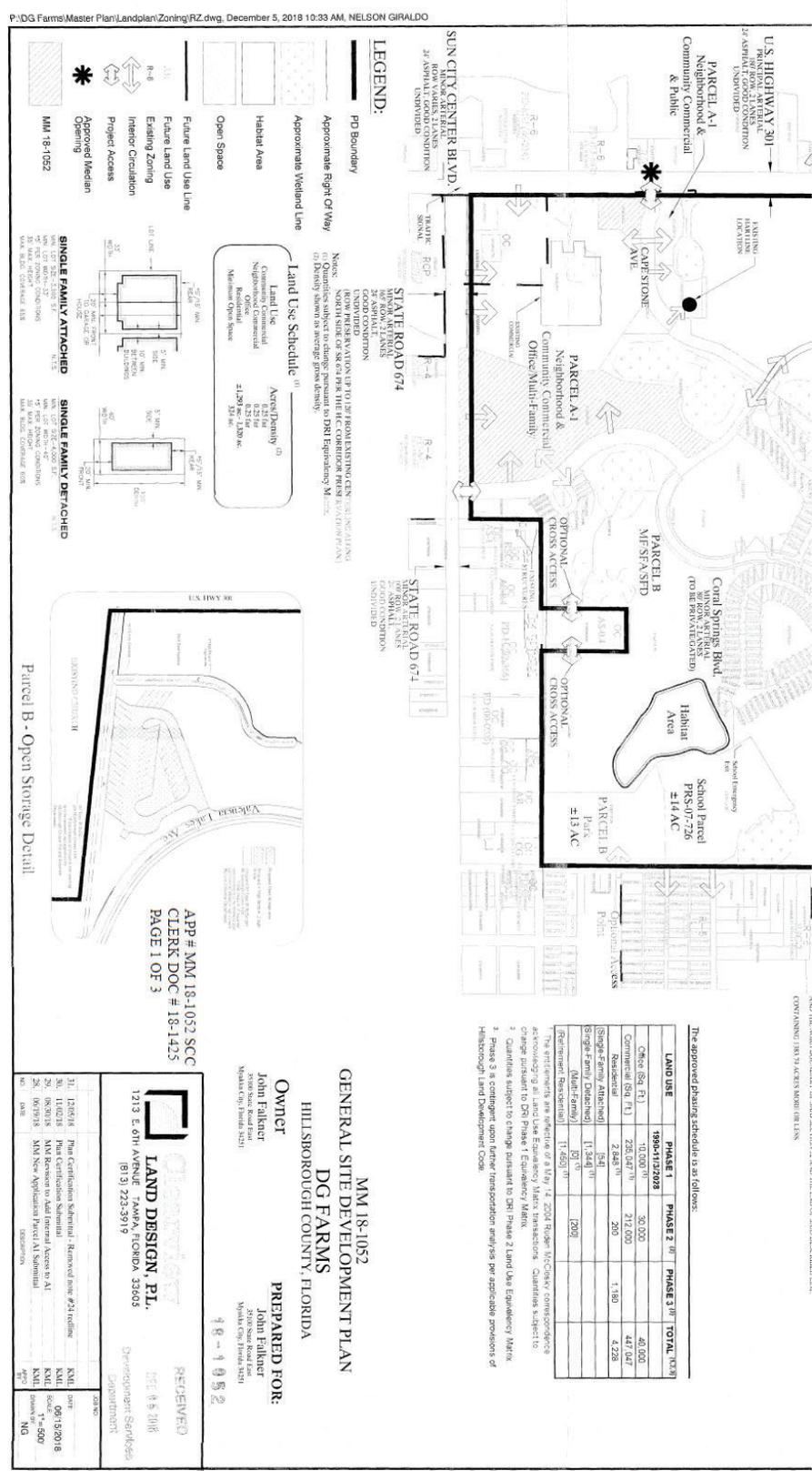


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 89-0097	Per PD 89-0097	Neighborhood & Community Commercial Office/Multi-Family	Vacant
South	AS-1, PD 1110	AS-1: 1 du per ga, Per PD 1110	Single-Family Residential/Agricultural, Single-Family Residential	Utility Station, Single-Family Residential
East	PD 89-0097	Per PD 89-0097	Neighborhood & Community Commercial Office/Multi-Family	Pond
West	PD 89-0097	Per PD 89-0097	Commercial	Commercial

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 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 Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Sereno Bridge Blvd	County Local - Urban	4 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**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

**Design Exception/Administrative Variance**  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**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands present.
Natural Resources	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The subject application requests to allow the commercial component within Parcel A-1 of PD 89-0097 to be permitted the same height threshold, at 60 feet or 4 stories, as the residential/multi-family use which is permitted within the same development parcel. The modification would apply to folio # 78895.0000 within Parcel A-1. No changes are proposed to the entitlements or site plan layout for PD 89-0097. Staff has not identified any compatibility issues related to the request.

### **5.2 Recommendation**

Based on the above considerations, staff recommends approval subject to the proposed conditions.

## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~June 19, 2018~~ March 23, 2023.

1. Development within the PD-MU project is approved for 4,228 dwelling units, 447,047 square feet of commercial development, 40,000 square feet of office development, subject to the Equivalency Matrixes as outlined in the Development Order for DRI #194. Interim agricultural uses shall be permitted.

1.1 Residential acreage for the PD shall range from 1,293 to 1,320. Residential areas may include recreation and other amenities, including but not limited to clubhouse(s)/recreation facilities, common greens, parks, and passive recreation. Limited residential support uses, such as a restaurant, post office, realty office, business center and similar intensity uses shall be permitted for internal use by residents of the project.

The residential portion of the PD (Parcel B) shall be permitted an area for the open storage of private pleasure craft and recreational vehicles in the location north of Folio 78011.0100 as shown on Open Storage Exhibit dated November 6, 2008. Said exhibit shall be included on the general site plan submitted for certification. The storage area shall be for the use of residents only and shall be screened in accordance with the Open Storage Exhibit. The storage areas shall be permitted a waste dump station subject to meeting applicable regulations.

1.2 In the event that Retirement Residential uses are selected, the Developer shall, as soon as practicable but not later than five (5) years from the date that a certificate of occupancy has been issued for a Retirement Residential unit, provide documentation that the area to be developed for Retirement Residential purposes has been registered as a facility for older persons with the Florida Commission on Human Relations. Thereafter, evidence of current registration shall be provided with each annual report filed with Hillsborough County, if required, in accordance with Section 380.06(18), Florida Statutes (2018) (as set forth in Chapter 2018-158, Laws of Florida).

In the event that Retirement Residential uses implemented through the approved Equivalency Matrix are not utilized for Retirement Residential uses, then the Developer shall be required to submit revised cumulative land use totals and remaining allowable quantities. In the event that the revised cumulative land use totals exceed land use totals permitted pursuant to the approved Equivalency Matrix, the Developer shall be required to undergo further review under Section 380.06, Florida Statutes, for transportation with respect to such exceedances, or shall take steps to reduce cumulative land use totals to allowable quantities consistent with the approved DRI Development Order.

2. Development shall proceed in accordance with the phasing schedule provided in the Development Order. Project tract sizes are approximate and may be modified to implement the Equivalency Matrixes as outlined in the Development Order for DRI #194.

3. Uses permitted within the tracts designated for single family development shall be restricted to detached and attached single family conventional residential units and their related accessory uses unless otherwise specified herein. The attached units shall only be permitted in the areas designated in Parcel B.

4. Within Parcel B, the minimum lot size for single family detached residential units shall be 4,000 square feet. Parcel B shall be limited to a maximum of 2,848 dwelling units. Within Parcel B, the minimum lot size for single family attached residential units shall be 3,500 square feet.

5. Uses permitted within the tracts designated for multi-family development shall be restricted to multi-family conventional residential units with related accessory uses such as swimming pools, club houses, and laundry facilities, unless otherwise specified herein.
6. For single family detached residential units, the minimum setbacks shall be 20 feet for front yards, 5 feet for side yards, 15 feet for rear yards and 15 feet for front yards that function as side yards. Maximum lot coverage shall be 60 percent. Maximum height shall be 35 feet. On corner lots, the street frontage that does not contain the front entrance to the house shall be considered a side yard.  
  
For single family attached residential units, the minimum setbacks shall be 20 feet for front yards (garage or house, whichever is closest to the street), 5 feet for side yards, 10 feet minimum distance between buildings, 15 feet for rear yards, and 15 feet for front yards that function as side yards. Maximum lot coverage shall be 65 percent. Maximum height shall be 35 feet. On corner lots, the street frontage that does not contain the front entrance to the house shall be considered a side yard.  
  
For all single-family lots, attached and detached, within the Retirement Residential development areas, which abut a lake tract, conservation area, buffer tract, or other open space, the minimum rear yard setback may be reduced to 5 feet. For all single-family lots within the PD, screened patio enclosures with no solid roof (with or without a pool), the minimum setback to the rear property line shall be 3 feet.
7. Subject to LDC Sections 6.11.62 and 10.01.05, except as referenced herein, subdivision approvals of 299 lots or less shall be permitted a maximum of five (5) model dwelling units and one sales/design center and subdivision approvals of 300 lots or more shall be permitted a maximum of ten (10) model dwelling units and one sales/design center. The existing master model centers identified as Valencia Lakes Phase 1, Lots 20-31 of Block 1 are not subject to above referenced restrictions. The developer may replace such master model center with another master model center within Parcel B consisting of not more than twelve (12) model homes and one sales/design center, provided that no more than one master model center be in operation at one time.
8. Incremental development may occur in phases inclusive of land development and/or infrastructure as approved by Hillsborough County.
9. Development Pockets shall be located as shown on the site plan. Prior to Preliminary Plan for any Pocket, the developer shall provide documentation on the total amount of development, residential and/or non-residential development currently approved within the project to ensure compliance with the development thresholds identified herein.
10. Along the external project boundaries all structures shall be set back from the tract boundary two feet for every one foot of structure height over 20 feet.
11. The maximum Floor Area Ratio (FAR) shall be 0.25 for the proposed commercial portions of the project. Commercial uses shall be consistent with the uses permitted in the Commercial Neighborhood Zoning District and the Commercial Intensive Zoning District.
12. A maximum height of 35 feet or 2 stories, whichever is more restrictive, shall be allowed for the commercial portion of the project. Within Parcel A-1, a maximum height of 60 feet (4-stories) shall be allowed for multi-family uses, and for folio number 78895.0000 within Parcel A-1, the maximum height for commercial structures shall be 60 feet or 4 stories.

13. The maximum Floor Area Ratio (FAR) shall be 0.25 for the office portions of the project. Within Parcel A-1, a maximum density of 20 DU/GA shall be permitted.
14. The maximum height of 45 feet or 3 stories, whichever is more restrictive, shall be permitted for the office portions of the project.
15. Buffering and screening shall be in accordance with the Land Development Code. In addition, a twenty foot buffer shall be provided between multi-family and single family detached developments. Along the U.S. 301 Parcel B project boundary a 30 foot buffer shall be provided. Along the Bill Tucker Road (northern project boundary) and the West Lake Drive Parcel B project boundaries (eastern project boundary) a 25 foot buffer shall be provided. Within these buffers the following screening shall be provided:
  - A berm with a minimum height of 4 feet (3.5 feet along West Lake Drive) and a maximum height of 8 feet.
  - Landscaping (subject to final approval by Natural Resources staff during site review) shall be provided on the top of the berm to provide screening of the wall (as permitted herein). The landscaping shall be, at a minimum, 1 shade tree per 40 linear feet a minimum 8 feet high at the time of planting, 1 ornamental tree per 20 linear feet minimum 6 feet high at the time of planting, and a minimum of one single row of evergreen, Sweet Viburnum (*viburnum odoratissum*) shrub hedge, a minimum 2' high at time of planting, planted no more than 3' on center along the entire length of the wall face along US 301. The Hedge shall be allowed to grow and shall ultimately be maintained at the full height of the proposed wall. Trees may be located in clusters so long as the required quantity is provided. In addition, tree types can be modified to avoid conflicts with overhead powerlines. Developer may install additional landscaping at his discretion.
  - Along the wall (as permitted herein) face that is internal to the Valencia Lakes subdivision a minimum of one single row of evergreen, Sweet Viburnum (*viburnum odoratissum*) shrub hedge, a minimum of 2' high at time of planting, planted no more than 3' on center along the entire length of the wall face, and shall be maintained at a minimum of 3' of height. The planting shall be subject to final approval by Natural Resources staff during site review.
  - A maximum 8 foot wall shall be permitted on top of the berm along U.S. 301 between Bill Tucker Road and Cape Stone Avenue, Bill Tucker Road and West Lake Road north of 19th Avenue. The wall shall be placed behind the planted vegetation from the right-of-way line. These requirements shall not be applicable to the school/park facility within Parcel B. For Parcel B development parcels, the main/primary entrances into Parcel B development parcels shall have landscaped entry features containing integrated architectural features (i.e. signs, walls, gate houses, etc.), landscaping and open space.
- 15.1 The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
16. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25% of the required landscaped and pervious area shall be composed of permeable paving blocks. The areas identified on the general site plan as open space areas in Parcel B shall be provided in addition to the open space required to meet the above requirement. The areas generally designated on the general site plan as open space areas shall

meet the definition of open space as defined in the Land Development Code, excluding vegetated yards. Said area shall contain a minimum of 55 acres.

17. The developer shall dedicate to the County, upon request of the County School Board, useable land for one 15-acre elementary school site as shown on the General Site Plan. The location of said site shall be subject to approval of the School Board. This condition has been satisfied.
- 17.1 Prior to commencement of Phase II as referenced in the Development Order, the developer shall dedicate and/or offer for sale to the School Board consistent with the County School Impact Assessment Ordinance a 25-acre middle school site. The site shall be contiguous to the elementary school site as well as co-located with required parkland area as shown on the site plan. The location shall be subject to review and approval by the School Board. This condition has been satisfied.
- 17.2 If the County School Board should decide that one or more of the school sites is not required pursuant to the County School Impact Assessment Ordinance, then the developer shall be able to use the applicable parcel(s) for residential development provided the number of dwelling units approved for the development is not increased. This condition has been satisfied.
- 17.3 The developer shall be entitled to a credit against school impact fees as determined by the School Impact Fee Ordinance. This condition has been satisfied.
- 17.4 The instrument(s) dedicating the land for such school sites(s) shall provide that if the facility for which such dedication is given is not constructed within five (5) years of the date of such dedication instrument(s), then such dedicated land shall revert to the developer or its assigns, and thereupon such land may be used of residential purposes provided the number of dwelling units approved for the development is not exceeded. This condition has been satisfied.
18. The developer shall dedicate and/or offer for sale to Hillsborough County 42 acres of local park sites in accordance with the Park Site Improvement Ordinance. The developer shall dedicate a single 12-acre local park, as shown on the site plan, at the commencement of Phase 1 as referenced in the Development Order. An additional 30 acres of parkland shall be provided in accordance with the County Park Site Improvement Ordinance and/or offered for sale at the commencement of Phase II, as referenced in the Development Order, and shall be located contiguous to the 12-acre park as required prior to Phase I. The developer shall be entitled to such park acreage reductions as a result of co-locating the park with the required school site per dual use criteria and as determined by the County Parks Department. This condition has been satisfied.
- 18.1 Prior to commencement of Phase II as referenced in the development order, the developer shall meet with the Parks Department and the Development Services Department to determine the appropriate location(s) for the additional 30-acre park site(s) and shall show the approximate location(s) of said park site(s) on a revised general development plan. This condition has been satisfied.
- 18.2 If the County Parks and Recreation Department should decide that one or more of the park sites are not required pursuant to the County Park Site Improvement Ordinance or the locations are inappropriate, then the developer shall be able to use the applicable parcels(s) for residential development provided the number of dwelling units approved for the project is not increased. This condition has been satisfied.
- 18.3 The developer shall be entitled to a credit against park impact fees as determined by the Park Site Improvement Ordinance. This condition has been satisfied.

- 18.4 The instrument(s) dedicating the land for such park site(s) shall provide that if the facility for which such dedication is given is not constructed within six (6) years of the date of such dedication instrument(s), then such dedicated land shall revert to the developer or its assigns, and thereupon such land may be used for residential purposes provided the number of dwelling units approved for the development is not exceeded. This condition has been satisfied.
- 18.5 A fire station may be permitted within the School/Park area. This condition has been satisfied.
19. The developer shall incorporate Crime Prevention through Environmental Design (CPTED) design procedures into the project as set forth in the Sufficiency Response.
20. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive areas and shall label the areas therein "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by EPC staff and shown on the Department evidence of approval from the EPC of the conservation area boundaries prior to detailed site plan approval. The project shall be subject to all rules and regulations of the EPC.
21. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the EPC and submitted to the Development Services Department. Habitat Preserve Areas shall be labeled on the certified site plan as they are for Map "H".
22. Access from the site to U.S. 301 or State Road 674 shall be subject to review and approval of the Florida Department of Transportation (FDOT).
- 22.1 Any required site access improvements must be in place prior to the traffic impacts from the increment of development.
- 22.2 The internal project street network shall be designed to provide access to the 19th Street extension from all portions of the project through the internal project street network.
- 22.3 Where applicable, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. Internal access points shown on the General Site Plan are conceptual regarding the number and location of access points and may be adjusted or relocated subject to the approval of the Hillsborough County Development Services Department.
- 22.4 Per PRS 04-0779 for Parcel B, the FDOT reviewed the proposed changes being made for the residential portions of the site. The PD was originally approved for a maximum of 7 access connection to U.S. Hwy 301 for the entire project. Some of these access points do not appear to be warranted at this time in the development and should be submitted for permit consideration at a later date. At this time, it appears that the access connection along the southern portion of the U.S. Hwy 301 frontage that divides the commercial area from the residential area, the access connection about midway along the U.S. Hwy 301 frontage (that connects the internal loop road), and the 19th Ave. extension are appropriate for permitting. The remaining connections will be considered as the project builds out and as additional development occurs within the PD.

23. Subject to the approval of FDOT, the developer shall provide, at his expense, a left-turn storage lane of sufficient length to accommodate anticipated left turning traffic at each access to the project where a left turn is permitted. The left turn lane shall be provided on both the major road and the site access road.
24. The Developer shall be allowed one (1) new driveway connection on State Road 674 between Walmart and Sereno Bridge Boulevard. Access shall comply with FDOT and Hillsborough County access management guidelines.
25. If a traffic signal should be warranted at any access point serving primarily project traffic, the developer shall install at his expense, a traffic signal, and appropriate interconnect to adjacent traffic signals. The placement and design of the traffic signal(s) shall be subject to review and approval of both Hillsborough County and FDOT.
26. In accordance with the Hillsborough County Corridor Preservation Plan, the applicant shall preserve up to 120 feet of right-of-way from the existing center line along the northern side of S.R. 674 to accommodate the future right-of-way needed for a four-lane road.
27. In accordance with the Hillsborough County Corridor Preservation Plan, the applicant shall up to 110 feet of right-of-way from the northern to the southern edge of 19th Avenue, to accommodate the future right-of-way needed for a four-lane road.
28. The developer shall design and construct the extension of 19th Avenue, from US 301 to Solar Pointe Drive, as a 2-lane, divided, urban collector roadway. The developer shall also provide the needed drainage facilities and/or drainage rights to accommodate a 4-lane divided urban collector roadway. Unless otherwise approved by Hillsborough County Public Works, the 2-lane portion shall be constructed such that future widening will occur to the inside of the two lanes. Construction of the initial 2-lane portion may be phased. If phased, construction shall proceed as follows:
  - 28.1 Concurrent with the initial development for the portion of Parcel B located north of 19th Avenue, the developer shall construct the initial two (2) lanes, from US 301 to the access point along the northern portion of 19th Avenue (and as shown on the General Site Development Plan), prior to the traffic impacts from any development within the northern portion of Parcel B, in accordance with Condition 22.1; and,
  - 28.2 Prior to platting of the 200th residential unit within that portion of Parcel B located north of 19th Avenue, the developer shall post a letter of credit, bond or cash security for 125% of the estimated costs of construction of the initial 2-lane segment between the access point along the northern portion of 19th Avenue and Solar Point Drive; and,
  - 28.3 Prior to issuance of a building permit for the 300th residential unit within That portion of Parcel B north of 19th Avenue, the developer shall complete construction of the initial 2-lane segment between the access point along the northern portion of 19th Avenue and Solar Point Drive; and,

The instrument governing any letter of credit, bond or cash security posted shall be submitted to the Development Services Department and Public Works Department within 30 days of its execution.
29. The developer shall construct an eastbound left turn lane on 19th Avenue, into The access driveway serving the portion of Parcel B north of 19th Avenue. Construction of this turn lane may require the developer to

dedicate or otherwise acquire additional right-of-way beyond that required for compliance with the Hillsborough County Corridor Preservation Plan.

30. The applicant shall be eligible for applicable transportation impact fee credits per the Hillsborough County Transportation Impact Ordinance.
31. Prior to final site plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions.
32. 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.
33. Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
34. 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.
35. Within 90 days of approval of MM 18-1052 by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
36. The developer shall be required to construct the additional two lanes of Sereno Bridge Road with the development of Phase II of the project.

**Zoning Administrator Sign Off:**



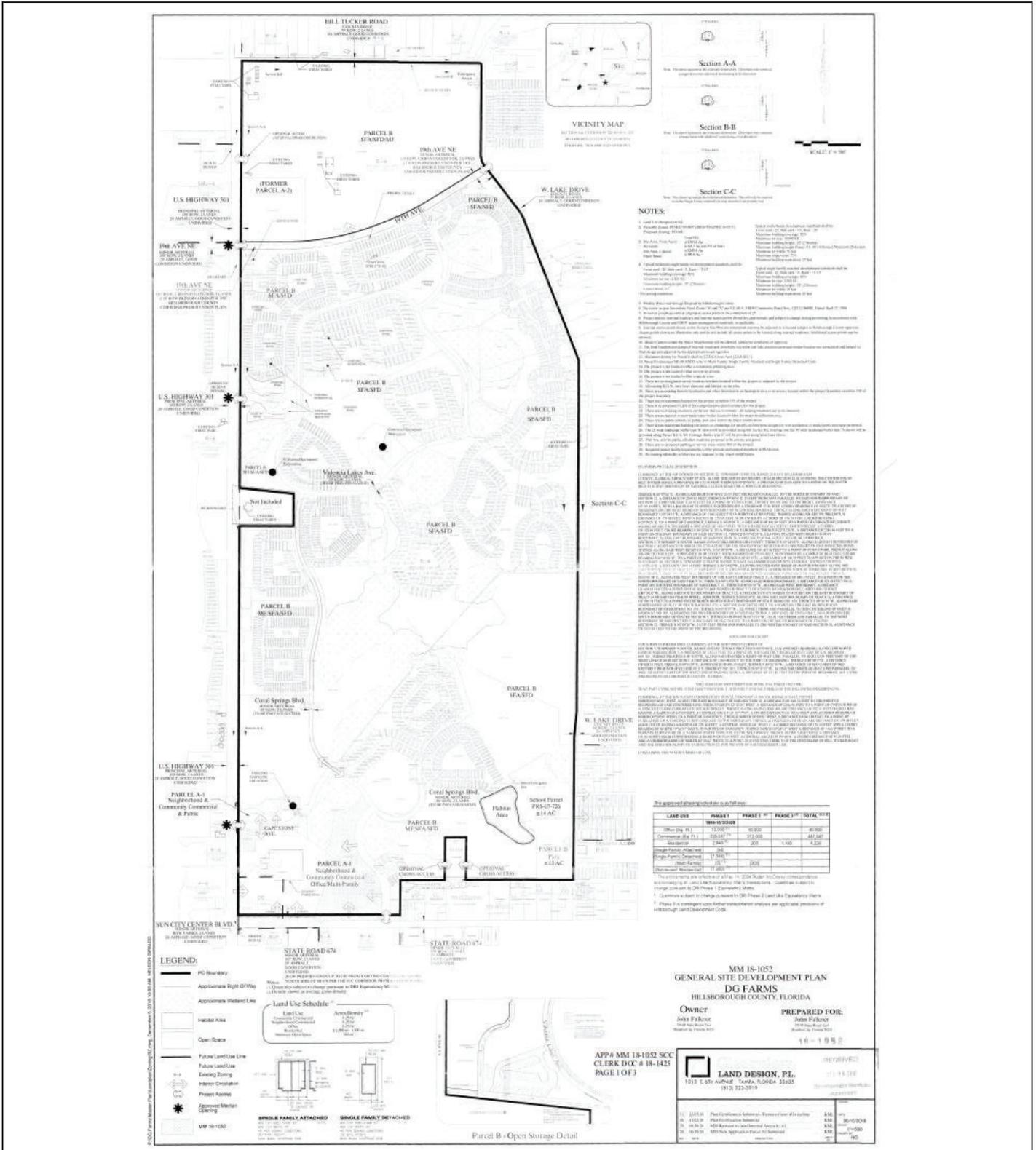
J. Brian Grady  
Mon Mar 27 2023 08:17:00

**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.

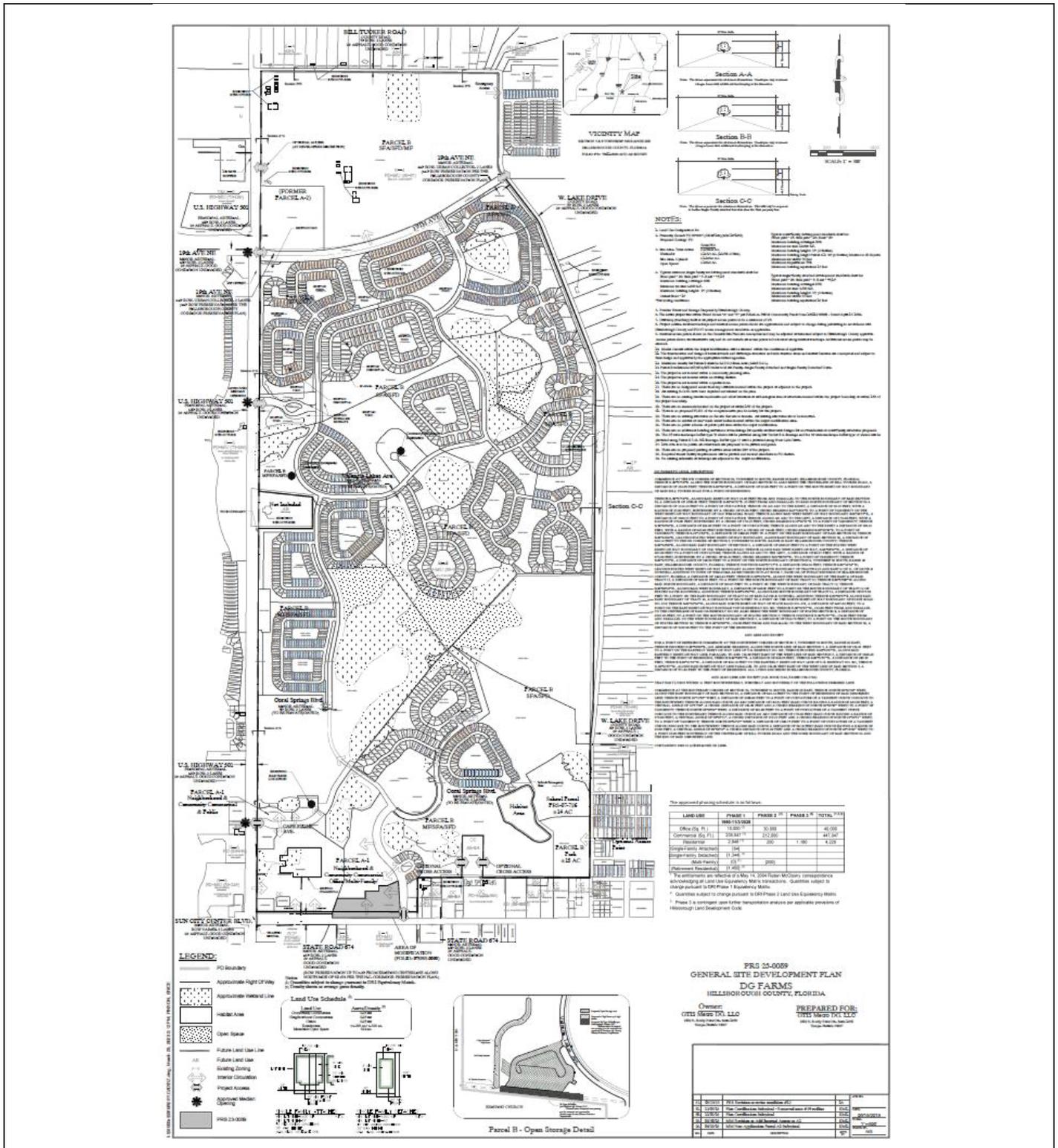
7.0 SITE PLANS (FULL)

7.1 Approved Site Plan (Full)



7.0 SITE PLANS (FULL)

7.2 Proposed Site Plan (Full)



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department  
REVIEWER: Alex Steady, Senior Planner  
PLANNING AREA/SECTOR: Wimauma/ South

DATE: 03/23/2023  
AGENCY/DEPT: Transportation  
PETITION NO: PRS 23-0089

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input checked="" type="checkbox"/> | This agency has no objection.   |
| <input type="checkbox"/>            | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |

SUMMARY OF REQUESTS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to modify Planned Development (PD) 89-0097, (most recently modified by 18-1052). The applicant is proposing to modify the approved PD condition #12 to allow the commercial uses in parcel A-1, specifically those in folio 78895.0000, to have a maximum height of 60 feet or 4 stories. No changes to entitlements are being requested. There are also no changes to the layout of the approved site plan. Since there is no change to entitlements or to the existing approved site plan, the proposed modification will result in no change to the maximum trip generation potential of the proposed project. Transportation Review Section staff has no objection to this request.



**CURRENTLY  
APPROVED**



# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

November 21, 2018

**Reference: MM 18-1052 SCC**  
**John Falkner**  
**Sereno Bridge Blvd. & SR 674**  
**78895.0000**

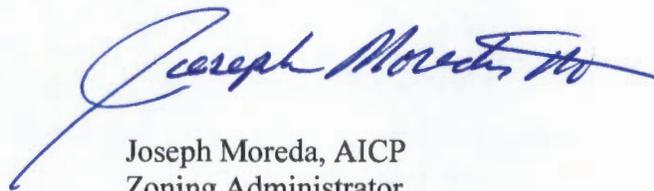
Gordon J. Schiff  
Gordon J. Schiff, PA  
1211 N. Westshore Blvd., Ste. 315  
Tampa, FL 33607

Dear Applicant:

At the regularly scheduled public meeting on November 14, 2018, the Board of County Commissioners approved your request for a Major Modification to PD 89-0097, with the attached final conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at [GradyB@HCFLGov.net](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP  
Zoning Administrator

JM/mn  
Attachment |

HCFLGOV.NET

## BOARD OF COUNTY COMMISSIONERS

Victor D. Crist  
Ken Hagan

Al Higginbotham  
Pat Kemp

Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Stacy R. White

## COUNTY ADMINISTRATOR

Michael S. Merrill

## COUNTY ATTORNEY

Christine M. Beck

## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 19, 2018.

1. Development within the PD-MU project is approved for 4,228 dwelling units, 447,047 square feet of commercial development, 40,000 square feet of office development, subject to the Equivalency Matrixes as outlined in the Development Order for DRI #194. Interim agricultural uses shall be permitted.

- 1.1 Residential acreage for the PD shall range from 1,293 to 1,320. Residential areas may include recreation and other amenities, including but not limited to clubhouse(s)/recreation facilities, common greens, parks, and passive recreation. Limited residential support uses, such as a restaurant, post office, realty office, business center and similar intensity uses shall be permitted for internal use by residents of the project.

The residential portion of the PD (Parcel B) shall be permitted an area for the open storage of private pleasure craft and recreational vehicles in the location north of Folio 78011.0100 as shown on Open Storage Exhibit dated November 6, 2008. Said exhibit shall be included on the general site plan submitted for certification. The storage area shall be for the use of residents only and shall be screened in accordance with the Open Storage Exhibit. The storage areas shall be permitted a waste dump station subject to meeting applicable regulations.

- 1.2 In the event that Retirement Residential uses are selected, the Developer shall, as soon as practicable but not later than five (5) years from the date that a certificate of occupancy has been issued for a Retirement Residential unit, provide documentation that the area to be developed for Retirement Residential purposes has been registered as a facility for older persons with the Florida Commission on Human Relations. Thereafter, evidence of current registration shall be provided with each annual report filed with Hillsborough County, if required, in accordance with Section 380.06(18), Florida Statutes (2018) (as set forth in Chapter 2018-158, Laws of Florida).

In the event that Retirement Residential uses implemented through the approved Equivalency Matrix are not utilized for Retirement Residential uses, then the Developer shall be required to submit revised cumulative land use totals and remaining allowable quantities. In the event that the revised cumulative land use totals exceed land use totals permitted pursuant to the approved Equivalency Matrix, the Developer shall be required to undergo further review under Section 380.06, Florida Statutes, for transportation with respect to such exceedances, or shall take steps to reduce cumulative land use totals to allowable quantities consistent with the approved DRI Development Order.

2. Development shall proceed in accordance with the phasing schedule provided in the Development Order. Project tract sizes are approximate and may be modified to implement the Equivalency Matrixes as outlined in the Development Order for DRI #194.
3. Uses permitted within the tracts designated for single family development shall be restricted to detached and attached single family conventional residential units and their related accessory uses unless otherwise specified herein. The attached units shall only be permitted in the areas designated in Parcel B.
4. Within Parcel B, the minimum lot size for single family detached residential units shall be 4,000 square feet. Parcel B shall be limited to a maximum of 2,848 dwelling units. Within Parcel B, the minimum lot size for single family attached residential units shall be 3,500 square feet.

5. Uses permitted within the tracts designated for multi-family development shall be restricted to multi-family conventional residential units with related accessory uses such as swimming pools, club houses, and laundry facilities, unless otherwise specified herein.
6. For single family detached residential units, the minimum setbacks shall be 20 feet for front yards, 5 feet for side yards, 15 feet for rear yards and 15 feet for front yards that function as side yards. Maximum lot coverage shall be 60 percent. Maximum height shall be 35 feet. On corner lots, the street frontage that does not contain the front entrance to the house shall be considered a side yard.  
  
For single family attached residential units, the minimum setbacks shall be 20 feet for front yards (garage or house, whichever is closest to the street), 5 feet for side yards, 10 feet minimum distance between buildings, 15 feet for rear yards, and 15 feet for front yards that function as side yards. Maximum lot coverage shall be 65 percent. Maximum height shall be 35 feet. On corner lots, the street frontage that does not contain the front entrance to the house shall be considered a side yard.  
  
For all single-family lots, attached and detached, within the Retirement Residential development areas, which abut a lake tract, conservation area, buffer tract, or other open space, the minimum rear yard setback may be reduced to 5 feet. For all single-family lots within the PD, screened patio enclosures with no solid roof (with or without a pool), the minimum setback to the rear property line shall be 3 feet.
7. Subject to LDC Sections 6.11.62 and 10.01.05, except as referenced herein, subdivision approvals of 299 lots or less shall be permitted a maximum of five (5) model dwelling units and one sales/design center and subdivision approvals of 300 lots or more shall be permitted a maximum of ten (10) model dwelling units and one sales/design center. The existing master model centers identified as Valencia Lakes Phase 1, Lots 20-31 of Block 1 are not subject to above referenced restrictions. The developer may replace such master model center with another master model center within Parcel B consisting of not more than twelve (12) model homes and one sales/design center, provided that no more than one master model center be in operation at one time.
8. Incremental development may occur in phases inclusive of land development and/or infrastructure as approved by Hillsborough County.
9. Development Pockets shall be located as shown on the site plan. Prior to Preliminary Plan for any Pocket, the developer shall provide documentation on the total amount of development, residential and/or non-residential development currently approved within the project to ensure compliance with the development thresholds identified herein.
10. Along the external project boundaries all structures shall be set back from the tract boundary two feet for every one foot of structure height over 20 feet.
11. The maximum Floor Area Ratio (FAR) shall be 0.25 for the proposed commercial portions of the project. Commercial uses shall be consistent with the uses permitted in the Commercial Neighborhood Zoning District and the Commercial Intensive Zoning District.
12. A maximum height of 35 feet or 2 stories, whichever is more restrictive, shall be allowed for the commercial portion of the project. Within Parcel A-1, a maximum height of 60 feet (4-stories) shall be allowed for multi-family uses.

13. The maximum Floor Area Ratio (FAR) shall be 0.25 for the office portions of the project. Within Parcel A-1, a maximum density of 20 DU/GA shall be permitted.
14. The maximum height of 45 feet or 3 stories, whichever is more restrictive, shall be permitted for the office portions of the project.
15. Buffering and screening shall be in accordance with the Land Development Code. In addition, a twenty foot buffer shall be provided between multi-family and single family detached developments. Along the U.S. 301 Parcel B project boundary a 30 foot buffer shall be provided. Along the Bill Tucker Road (northern project boundary) and the West Lake Drive Parcel B project boundaries (eastern project boundary) a 25 foot buffer shall be provided. Within these buffers the following screening shall be provided:
  - A berm with a minimum height of 4 feet (3.5 feet along West Lake Drive) and a maximum height of 8 feet.
  - Landscaping (subject to final approval by Natural Resources staff during site review) shall be provided on the top of the berm to provide screening of the wall (as permitted herein). The landscaping shall be, at a minimum, 1 shade tree per 40 linear feet a minimum 8 feet high at the time of planting, 1 ornamental tree per 20 linear feet minimum 6 feet high at the time of planting, and a minimum of one single row of evergreen, Sweet Viburnum (*viburnum odoratissum*) shrub hedge, a minimum 2' high at time of planting, planted no more than 3' on center along the entire length of the wall face along US 301. The Hedge shall be allowed to grow and shall ultimately be maintained at the full height of the proposed wall. Trees may be located in clusters so long as the required quantity is provided. In addition, tree types can be modified to avoid conflicts with overhead powerlines. Developer may install additional landscaping at his discretion.
  - Along the wall (as permitted herein) face that is internal to the Valencia Lakes subdivision a minimum of one single row of evergreen, Sweet Viburnum (*viburnum odoratissum*) shrub hedge, a minimum of 2' high at time of planting, planted no more than 3' on center along the entire length of the wall face, and shall be maintained at a minimum of 3' of height. The planting shall be subject to final approval by Natural Resources staff during site review.
  - A maximum 8 foot wall shall be permitted on top of the berm along U.S. 301 between Bill Tucker Road and Cape Stone Avenue, Bill Tucker Road and West Lake Road north of 19th Avenue. The wall shall be placed behind the planted vegetation from the right-of-way line. These requirements shall not be applicable to the school/park facility within Parcel B. For Parcel B development parcels, the main/primary entrances into Parcel B development parcels shall have landscaped entry features containing integrated architectural features (i.e. signs, walls, gate houses, etc.), landscaping and open space.
- 15.1 The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
16. An area equal to at least .25 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands,

mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25% of the required landscaped and pervious area shall be composed of permeable paving blocks. The areas identified on the general site plan as open space areas in Parcel B shall be provided in addition to the open space required to meet the above requirement. The areas generally designated on the general site plan as open space areas shall meet the definition of open space as defined in the Land Development Code, excluding vegetated yards. Said area shall contain a minimum of 55 acres.

17. The developer shall dedicate to the County, upon request of the County School Board, useable land for one 15-acre elementary school site as shown on the General Site Plan. The location of said site shall be subject to approval of the School Board. This condition has been satisfied.
  - 17.1 Prior to commencement of Phase II as referenced in the Development Order, the developer shall dedicate and/or offer for sale to the School Board consistent with the County School Impact Assessment Ordinance a 25-acre middle school site. The site shall be contiguous to the elementary school site as well as co-located with required parkland area as shown on the site plan. The location shall be subject to review and approval by the School Board. This condition has been satisfied.
  - 17.2 If the County School Board should decide that one or more of the school sites is not required pursuant to the County School Impact Assessment Ordinance, then the developer shall be able to use the applicable parcel(s) for residential development provided the number of dwelling units approved for the development is not increased. This condition has been satisfied.
  - 17.3 The developer shall be entitled to a credit against school impact fees as determined by the School Impact Fee Ordinance. This condition has been satisfied.
  - 17.4 The instrument(s) dedicating the land for such school sites(s) shall provide that if the facility for which such dedication is given is not constructed within five (5) years of the date of such dedication instrument(s), then such dedicated land shall revert to the developer or its assigns, and thereupon such land may be used of residential purposes provided the number of dwelling units approved for the development is not exceeded. This condition has been satisfied.
18. The developer shall dedicate and/or offer for sale to Hillsborough County 42 acres of local park sites in accordance with the Park Site Improvement Ordinance. The developer shall dedicate a single 12-acre local park, as shown on the site plan, at the commencement of Phase 1 as referenced in the Development Order. An additional 30 acres of parkland shall be provided in accordance with the County Park Site Improvement Ordinance and/or offered for sale at the commencement of Phase II, as referenced in the Development Order, and shall be located contiguous to the 12-acre park as required prior to Phase I. The developer shall be entitled to such park acreage reductions as a result of co-locating the park with the required school site per dual use criteria and as determined by the County Parks Department. This condition has been satisfied.
  - 18.1 Prior to commencement of Phase II as referenced in the development order, the developer shall meet with the Parks Department and the Development Services Department to determine the appropriate location(s) for the additional 30-acre park site(s) and shall show the approximate location(s) of said park site(s) on a revised general development plan. This condition has been satisfied.
  - 18.2 If the County Parks and Recreation Department should decide that one or more of the park sites are not required pursuant to the County Park Site Improvement Ordinance or the locations are

inappropriate, then the developer shall be able to use the applicable parcels(s) for residential development provided the number of dwelling units approved for the project is not increased. This condition has been satisfied.

- 18.3 The developer shall be entitled to a credit against park impact fees as determined by the Park Site Improvement Ordinance. This condition has been satisfied.
- 18.4 The instrument(s) dedicating the land for such park site(s) shall provide that if the facility for which such dedication is given is not constructed within six (6) years of the date of such dedication instrument(s), then such dedicated land shall revert to the developer or its assigns, and thereupon such land may be used for residential purposes provided the number of dwelling units approved for the development is not exceeded. This condition has been satisfied.
- 18.5 A fire station may be permitted within the School/Park area. This condition has been satisfied.
19. The developer shall incorporate Crime Prevention through Environmental Design (CPTED) design procedures into the project as set forth in the Sufficiency Response.
20. The developer shall show on the Revised General Development Site Plan the approximate boundaries of all environmentally sensitive areas and shall label the areas therein "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by EPC staff and shown on the Department evidence of approval from the EPC of the conservation area boundaries prior to detailed site plan approval. The project shall be subject to all rules and regulations of the EPC.
21. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the EPC and submitted to the Development Services Department. Habitat Preserve Areas shall be labeled on the certified site plan as they are for Map "H".
22. Access from the site to U.S. 301 or State Road 674 shall be subject to review and approval of the Florida Department of Transportation (FDOT).
  - 22.1 Any required site access improvements must be in place prior to the traffic impacts from the increment of development.
  - 22.2 The internal project street network shall be designed to provide access to the 19<sup>th</sup> Street extension from all portions of the project through the internal project street network.
  - 22.3 Where applicable, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements. Internal access points shown on the General Site Plan are conceptual regarding the number and location of access points and may be adjusted or relocated subject to the approval of the Hillsborough County Development Services Department.

- 22.4 Per PRS 04-0779 for Parcel B, the FDOT reviewed the proposed changes being made for the residential portions of the site. The PD was originally approved for a maximum of 7 access connection to U.S. Hwy 301 for the entire project. Some of these access points do not appear to be warranted at this time in the development and should be submitted for permit consideration at a later date. At this time, it appears that the access connection along the southern portion of the U.S. Hwy 301 frontage that divides the commercial area from the residential area, the access connection about midway along the U.S. Hwy 301 frontage (that connects the internal loop road), and the 19th Ave. extension are appropriate for permitting. The remaining connections will be considered as the project builds out and as additional development occurs within the PD.
23. Subject to the approval of FDOT, the developer shall provide, at his expense, a left-turn storage lane of sufficient length to accommodate anticipated left turning traffic at each access to the project where a left turn is permitted. The left turn lane shall be provided on both the major road and the site access road.
24. The Developer shall be allowed one (1) new driveway connection on State Road 674 between Walmart and Sereno Bridge Boulevard. Access shall comply with FDOT and Hillsborough County access management guidelines.
25. If a traffic signal should be warranted at any access point serving primarily project traffic, the developer shall install at his expense, a traffic signal, and appropriate interconnect to adjacent traffic signals. The placement and design of the traffic signal(s) shall be subject to review and approval of both Hillsborough County and FDOT.
26. In accordance with the Hillsborough County Corridor Preservation Plan, the applicant shall preserve up to 120 feet of right-of-way from the existing center line along the northern side of S.R. 674 to accommodate the future right-of-way needed for a four-lane road.
27. In accordance with the Hillsborough County Corridor Preservation Plan, the applicant shall up to 110 feet of right-of-way from the northern to the southern edge of 19th Avenue, to accommodate the future right-of-way needed for a four-lane road.
28. The developer shall design and construct the extension of 19<sup>th</sup> Avenue, from US 301 to Solar Pointe Drive, as a 2-lane, divided, urban collector roadway. The developer shall also provide the needed drainage facilities and/or drainage rights to accommodate a 4-lane divided urban collector roadway. Unless otherwise approved by Hillsborough County Public Works, the 2-lane portion shall be constructed such that future widening will occur to the inside of the two lanes. Construction of the initial 2-lane portion may be phased. If phased, construction shall proceed as follows:
- 28.1 Concurrent with the initial development for the portion of Parcel B located north of 19th Avenue, the developer shall construct the initial two (2) lanes, from US 301 to the access point along the northern portion of 19th Avenue (and as shown on the General Site Development Plan), prior to the traffic impacts from any development within the northern portion of Parcel B, in accordance with Condition 22.1; and,
- 28.2 Prior to platting of the 200th residential unit within that portion of Parcel B located north of 19<sup>th</sup> Avenue, the developer shall post a letter of credit, bond or cash security for 125% of the estimated costs of construction of the initial 2-lane segment between the access point along the northern portion of 19th Avenue and Solar Point Drive; and,

- 28.3 Prior to issuance of a building permit for the 300th residential unit within That portion of Parcel B north of 19th Avenue, the developer shall complete construction of the initial 2-lane segment between the access point along the northern portion of 19th Avenue and Solar Point Drive; and,
- The instrument governing any letter of credit, bond or cash security posted shall be submitted to the Development Services Department and Public Works Department within 30 days of its execution.
29. The developer shall construct an eastbound left turn lane on 19th Avenue, into The access driveway serving the portion of Parcel B north of 19<sup>th</sup> Avenue. Construction of this turn lane may require the developer to dedicate or otherwise acquire additional right-of-way beyond that required for compliance with the Hillsborough County Corridor Preservation Plan.
30. The applicant shall be eligible for applicable transportation impact fee credits per the Hillsborough County Transportation Impact Ordinance.
31. Prior to final site plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions.
32. 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.
33. Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
34. 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.
35. Within 90 days of approval of MM 18-1052 by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
36. The developer shall be required to construct the additional two lanes of Sereno Bridge Road with the development of Phase II of the project.



# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

---

---

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Wimauma/ South

**DATE:** 03/23/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 23-0089

---

---

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | This agency has no comments.  |
| <input checked="" type="checkbox"/> | <b>This agency has no objection.</b>  |
| <input type="checkbox"/>            | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |

**SUMMARY OF REQUESTS AND CONCLUSIONS**

The applicant is requesting a Minor Modification (PRS) to modify Planned Development (PD) 89-0097, (most recently modified by 18-1052). The applicant is proposing to modify the approved PD condition #12 to allow the commercial uses in parcel A-1, specifically those in folio 78895.0000, to have a maximum height of 60 feet or 4 stories. No changes to entitlements are being requested. There are also no changes to the layout of the approved site plan. Since there is no change to entitlements or to the existing approved site plan, the proposed modification will result in no change to the maximum trip generation potential of the proposed project. Transportation Review Section staff has no objection to this request.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
SR 674	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Sereno Bridge Blvd	County Local - Urban	4 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

<b>Project Trip Generation</b> <input checked="" type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing			
Proposed			
Difference (+/-)			

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

<b>Connectivity and Cross Access</b> <input checked="" type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	See Staff Report.



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED W. PERDUE, P.E.  
SECRETARY

**MEMORANDUM**

DATE: February 9, 2023

TO: William Molloy

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT  
Joel Provenzano, FDOT  
Richard Perez, Hillsborough County

SUBJECT: PRS 23-0089, NW corner of Sereno Bridge Blvd and SR 674

This project is on a state road, SR 674.

This site was reviewed at Pre-Application meetings with FDOT on 7/10/18 and 10/18/22. The FDOT Pre-Application Findings are attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Findings



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

October 18th, 2022

### DG Farms

SR 674 @ Sereno Bridge (NWC)  
10 120 000  
MP 6.474 Lt Rdwy  
Class 3 @ 45 MPH  
Folio # 078895-0000

RE: Pre-Application Meeting Revisit

#### THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE  
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 4/18/2023

### Attendees:

**Guests:** Steve Henry, Sabrina Perez, Andrew Lasich, and James Ratliff

**FDOT:** Todd Croft, Mecale' Roth, Tom Allen, Allison Carroll, Dan Santos, Lindsey Mineer, Joel Provenzano, Andrew Perez, Don Marco, Amanda Serra, and Luis Mejia

### Proposed Conditions:

This development is proposing new access to **SR 674**, a **class 3** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **440'** driveway spacing, **1320'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.

Proposing 200,000 ft<sup>2</sup> of commercial/retail space with a new right in/right out driveway and right turn lane on SR 674 with cross access to the north and the west.



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

### FDOT Recommendations:

1. Extend right turn lane and bike lane all the way to Sereno Bridge. This will help provide U-turn capability for eastbound vehicles wanting to access site
2. Add an additional lane from driveway all the way to Sereno Bridge
3. Allow for east to westbound U-turn area on the west side of the intersection at Sereno Bridge
4. Extend the median on SR 674 to the east to the intersection
5. If comments 1-4 cannot be accommodated, then no access will be granted on the state road. Access will come from Sereno Bridge only
6. All turn lane and median work will be done under a separate construction agreement
7. Mountable curb only in the ROW
8. Driveway to have 50' radii
9. A sidewalk connection will be required
10. A traffic study will be required
11. Auto turn required as usual plus U-turn movement at intersection
12. Bus bay will need to be added in beginning of the right the turn lane
13. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
14. If applying for an exception, include the completed questionnaire in the submittal package.
15. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at [joel.provenzano@dot.state.fl.us](mailto:joel.provenzano@dot.state.fl.us), [andrewa.perez@dot.state.fl.us](mailto:andrewa.perez@dot.state.fl.us), or at 813-975-6000.
16. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at [todd.croft@dot.state.fl.us](mailto:todd.croft@dot.state.fl.us), [thomas.allen@dot.state.fl.us](mailto:thomas.allen@dot.state.fl.us), [mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us), or 813-612-3200.
17. Contact Amanda Serra for drainage related questions at [amanda.serra@dot.state.fl.us](mailto:amanda.serra@dot.state.fl.us) or 813-262-8257.

### Summary:



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
  - traffic study required
- access safety upgrade
- drainage
  - or
  - drainage exception
  - construction agreement
  - utility
  - general Use
  - other \_\_\_\_\_

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

*Mecale' Roth*

Permit Coordinator II  
2822 Leslie Rd.  
Tampa, Fl. 33619  
Office - 813-612-3237



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

M-F 8:30 AM – 5:00 PM



### Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. 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. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
  - d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast (white with black border)
  - i. all striping within and approaching FDOT ROW shall be thermoplastic





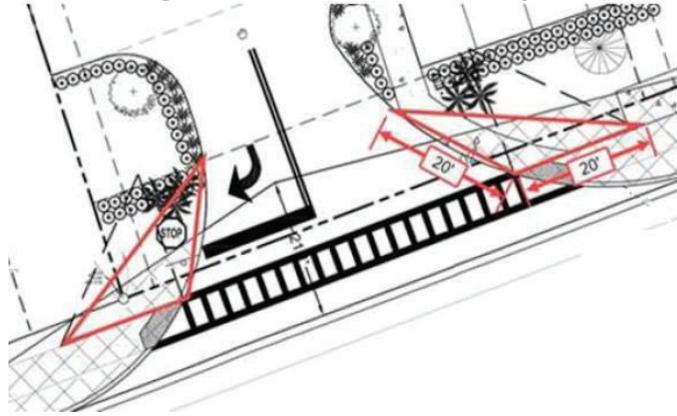
## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles. Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

### Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 222.1.1 Standard Sidewalk Widths**

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

## Lighting:

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 and table 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)



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

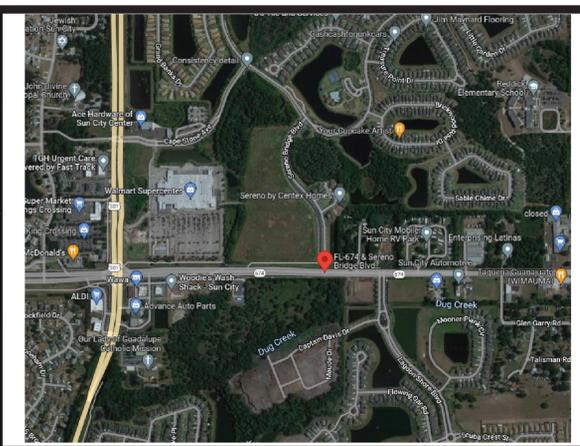
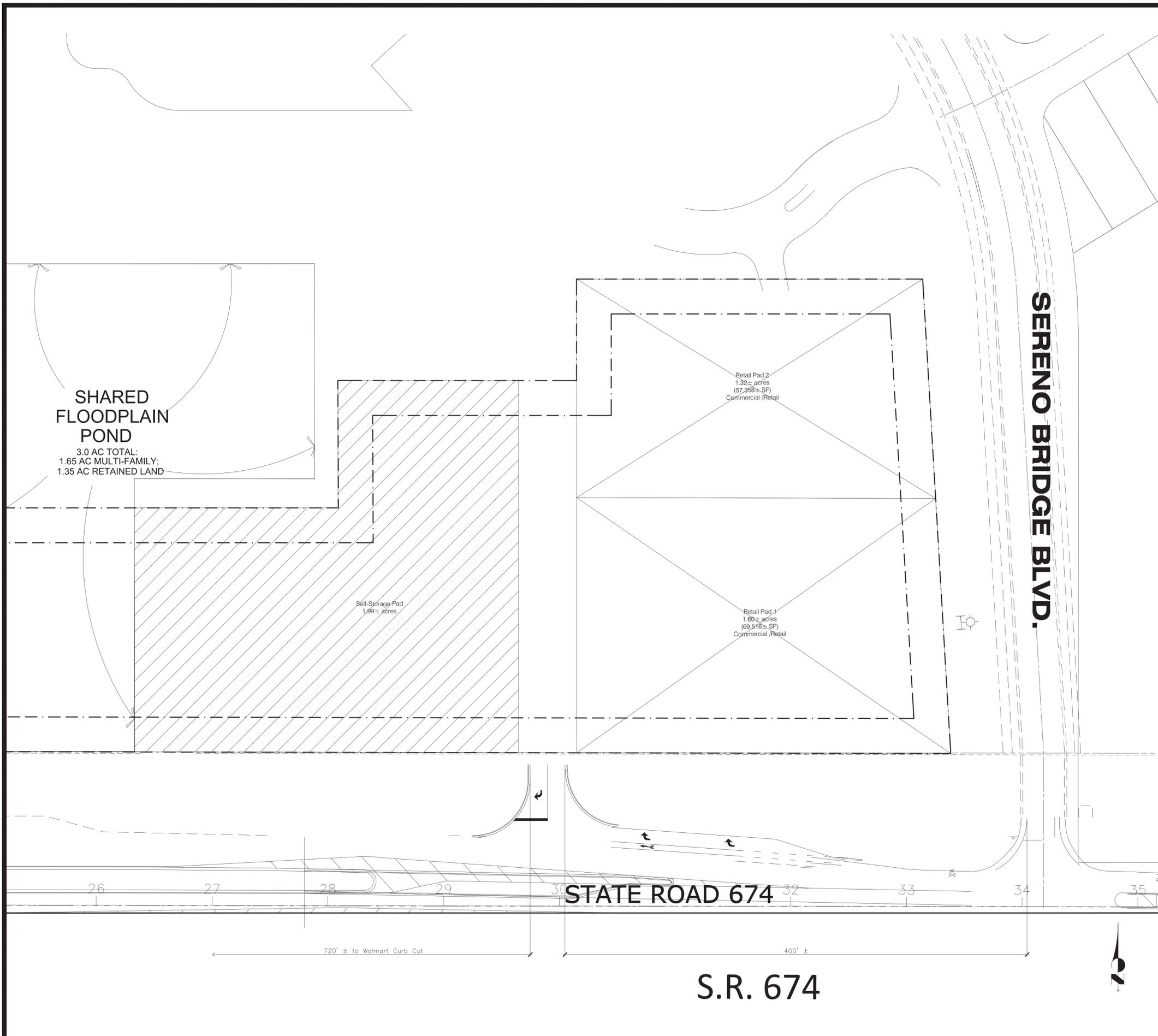
Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 231.2.1 Lighting Initial Values**

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
<b>Conventional Lighting</b>					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
<b>High Mast Lighting</b>					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
<b>Signalized Intersection Lighting</b>					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
<b>Midblock Crosswalk Lighting</b>					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
<b>Sidewalks and Shared Use Paths</b>					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
<b>Sign Lighting</b>					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
<b>Rest Area Lighting</b>					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



**SITE** SCALE: NTS

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

SITE ADDRESS:  
DG Farms Storage & Retail  
FL 674 at Sereno Bridge  
Wimauma, FL

SHEET CONTENTS:  
Preliminary  
Site Plan

DRAWN:	AML
CHECKED:	AML
DATE:	08/26/2022

**SP-4**

© 2022  
DG FARMS STORAGE & RETAIL, R9

OVERALL SITE PLAN (V2OP B)



**Florida Department of Transportation**

**RICK SCOTT  
GOVERNOR**

605 Suwannee Street  
Tallahassee, FL 32399-0450

**MIKE DEW  
SECRETARY**

July ,10 2018

**THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER  
01/10/2018  
THIS DOCUMENT IS NOT A PERMIT APPROVAL**

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

Access Class: 3

Posted Speed: 45 MPH

Applicant: Mr. Henry

Property Name: DG Farms 2

Approximate Mile Post: 6.430

Reference Project: SR 674 East of US301

Connection Category: TBD

Section: 10-120-000

County: Hillsborough

State Road: SR 674

Request: Review and permitting requirements

Dear: Mr. Henry,

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

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

**Conditions/Comments:**

This project proposes to connect to SR674, which in this area is a Class 3 roadway with a 45 mile per hour speed limit. Florida Administrative Code, Rule Chapter 14-97 requires 440 feet driveway spacing, and 1320 feet directional and, 2640 feet full median opening spacing requirements. These proposed connections would be considered conforming in accordance to the rule chapter 1996/97 for connection spacing.

FDOT recommendation,

1. 1 Access to SR 674 Rt. In/Out as proposed, Sidewalk connection to FDOT sidewalk.
2. Traffic Study required, W/B Rt. Turn Lane with median nose modification as discussed.
3. Cross Access to side streets to the West and East.
4. When ready to permit follow the Rule Chapter 14-96.005 Application. Check List Attachment for reference. Please apply on line. <http://osp.fdot.gov> Attach a copy of this letter in submittal. Please include project "Name" in EOR name section on application. Plans shall be per FDM/PPM. All Plans and Documents shall be electronically signed and sealed in OSP.
5. If you don't agree with Pre -Application meeting results and would like to schedule a AMRC meeting contact Mr. Chris Gregory 813-975-6263 / [christopher.gregory@dot.state.fl.us](mailto:christopher.gregory@dot.state.fl.us)
6. The following FDOT Permits will / may be required.
  - a. **Connection Permit** / Construction Agreement
  - b. **Drainage Permit or Waiver**
  - c. **Utility Permit**- for any utility connections within the FDOT R/W (except those exempted from permitting by the 2017 FDOT Utility Accommodation Manual)
  - d. [dot.state.fl.us/OneStopPermitting](http://dot.state.fl.us/OneStopPermitting) for utility permits.

All permit application packages are to be submitted to: see #4 above.

Florida Department of Transportation

2822 Leslie Rd.

Tampa, Fl. 33619

Attn: James Meyer

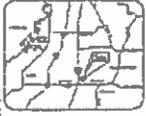
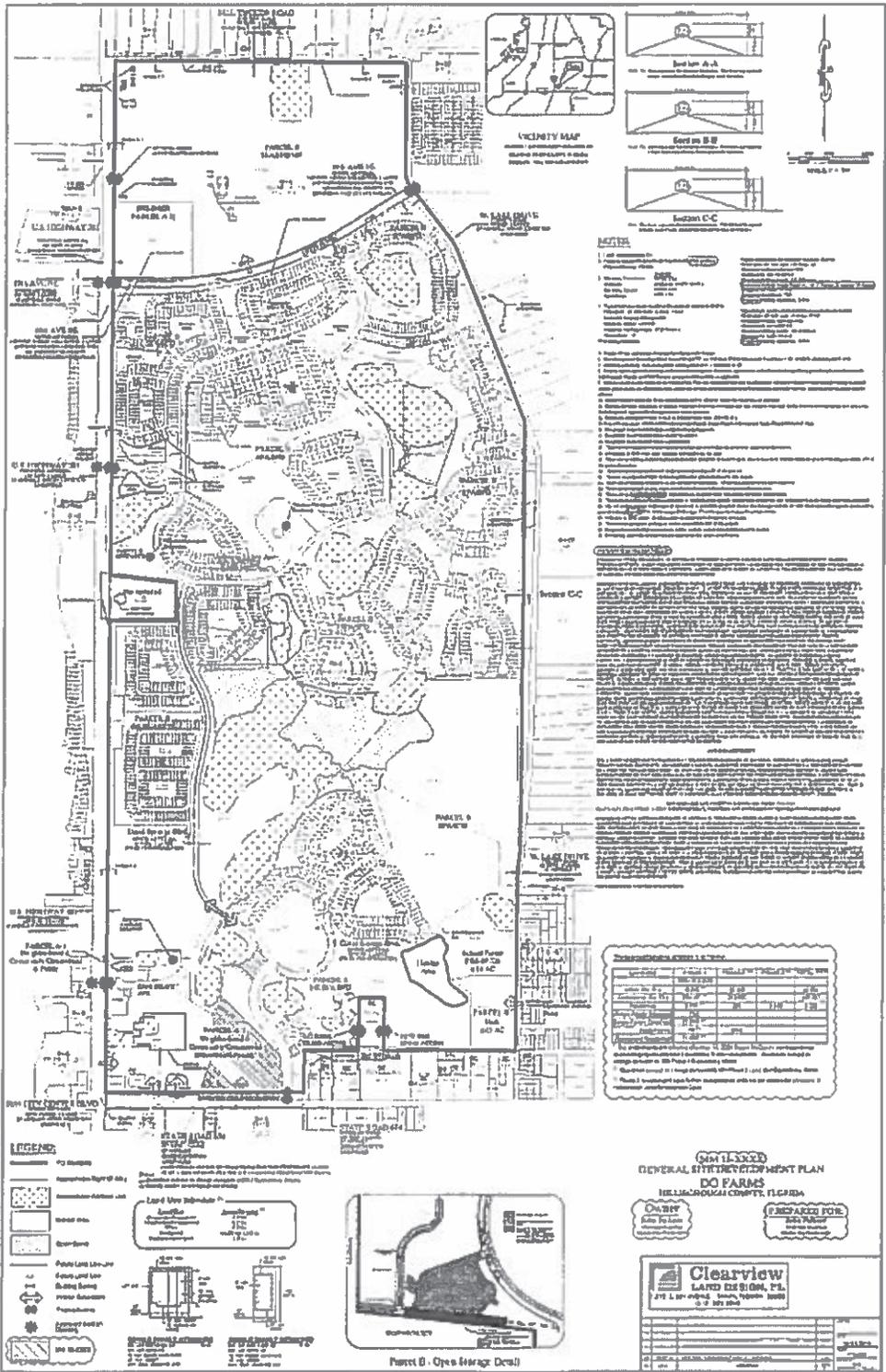
Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within Six months, to the Department for permit processing. When permit requests are submitted subsequently to a Pre-application Review, Department staff reviews the design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

**Please include a copy of this letter with your request for continued pre-application review or permit application in O.S.P.**

Sincerely,

JAMES MEYER  PERMIT MANAGER

James Meyer  
Permits Manager



VICINITY MAP  
 NORTH (ORIENTATION OF  
 MAIN STRUCTURE IS SHOWN  
 REGARDING THE DEVELOPMENT)



**NOTES**

1. See notes on drawings.
2. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
3. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
4. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
5. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
6. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
7. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
8. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
9. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
10. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
11. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
12. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
13. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
14. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
15. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
16. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
17. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
18. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
19. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.
20. All construction shall conform to the Florida Building Code, 2010 Edition, and all applicable codes and regulations.

**GENERAL NOTES**

1. The site is located in the unincorporated area of the State of Florida, and is subject to all applicable laws, codes, and regulations.

2. The site is zoned for industrial use, and the proposed development is consistent with the zoning requirements.

3. The site is located in an area of high water table, and the proposed development includes provisions for flood protection.

4. The site is located in an area of high seismicity, and the proposed development includes provisions for seismic protection.

5. The site is located in an area of high wind speed, and the proposed development includes provisions for wind protection.

6. The site is located in an area of high soil erosion, and the proposed development includes provisions for erosion control.

7. The site is located in an area of high soil compaction, and the proposed development includes provisions for soil compaction control.

8. The site is located in an area of high soil salinity, and the proposed development includes provisions for soil salinity control.

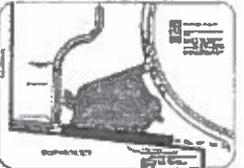
9. The site is located in an area of high soil acidity, and the proposed development includes provisions for soil acidity control.

10. The site is located in an area of high soil alkalinity, and the proposed development includes provisions for soil alkalinity control.

Category	Area (sq. ft.)	Area (ac.)
Total Site Area	1,234,567	28.3
Building Footprint	123,456	2.8
Parking Area	234,567	5.4
Open Storage Area	345,678	7.9
Other Area	530,866	12.2

**LEGEND**

- Proposed Building
- Proposed Parking
- Proposed Open Storage
- Proposed Other
- Proposed Road
- Proposed Utility
- Proposed Fencing
- Proposed Landscaping
- Proposed Site Elevation
- Proposed Site Grading
- Proposed Site Drainage
- Proposed Site Erosion Control
- Proposed Site Soil Compaction
- Proposed Site Soil Salinity
- Proposed Site Soil Acidity
- Proposed Site Soil Alkalinity



Parcel B - Open Storage Detail

**GENERAL SITE DEVELOPMENT PLAN  
 DO FARMS  
 NE LACROSA COUNTY, FLORIDA**

DATE: 10/15/2010  
 PREPARED FOR: [Client Name]

**Clearview**  
 LAND DESIGN, P.L.  
 271 E. 1st Street, Tallahassee, FL 32301  
 (904) 944-1111

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/2010
2	GENERAL SITE DEVELOPMENT PLAN	10/15/2010

Project Location: SR 674 / ~~SR 43~~  
Tampa, Fl.

Road Section: 10 120 000 / ~~10 010 000~~

State Road: SR 674 / ~~SR 43~~

Mile Post # 6.30

Road Classification Class 3

Driveway Spacing 660'

Median Opening Directional 1320', Full 2640'

Speed Limit ~~(45)~~ mph

## SIGN IN SHEET

Project "DG Farm" Part 2 SR43 and SR674

Date: 07-10-2018

11:30am

Name	Company / Department	Phone / e-mail
Thomas Delli Bovi P.E. FDOT ✓	Operation Program Engineer Tampa Operation Center	813-612-3319 <a href="mailto:Thomas.Dellibovi@dot.state.fl.us">Thomas.Dellibovi@dot.state.fl.us</a>
James Meyer ✓ FDOT	Access Permit Manager Tampa Operation Center	813-612-3210 <a href="mailto:James.Meyer@dot.state.fl.us">James.Meyer@dot.state.fl.us</a>
Michael McClurg ✓ FDOT <i>M.M.</i>	Permits Coordinator II Tampa Operations	813/612-3212 <a href="mailto:Michael.McClurg@dot.state.fl.us">Michael.McClurg@dot.state.fl.us</a>
David Skrelunas ✓ FDOT <i>D</i>	District Access Management Engineer	813-975-6246 <a href="mailto:David.Skrelunas@dot.state.fl.us">David.Skrelunas@dot.state.fl.us</a>
FDOT	District 7 Permits Engineer	813-975-6273
Chris Gregory ✓ FDOT <i>CG</i>	District Access Management Administrator	813-975-6263 <a href="mailto:Chris.Gregory@dot.state.fl.us">Chris.Gregory@dot.state.fl.us</a>
ADAM KLINSTIVER ✓ FDOT <i>A &amp;</i>	CONSTRUCTION PROJECT MANAGER	813-465-4446 <a href="mailto:adam.klinstiver@johnson-adams.com">adam.klinstiver@johnson-adams.com</a>
Daniel Santos ✓ FDOT	Growth Management Analysis	813-975-6429 <a href="mailto:Daniel.Santos@dot.state.fl.us">Daniel.Santos@dot.state.fl.us</a>
Lindsey Mineer ✓ FDOT	Growth Management Analysis	813-975-6922 <a href="mailto:Lindsey.Mineer@dot.state.fl.us">Lindsey.Mineer@dot.state.fl.us</a>



**COMMISSION**

Joshua Wostal CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Gwendolyn “Gwen” W. Myers  
 Michael Owen



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Diana M. Lee, P.E. AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> 4/11/2023  <b>PETITION NO.:</b> 23-0089  <b>EPC REVIEWER:</b> Melissa Yañez  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360  <b>EMAIL:</b> yanezm@epchc.org	<b>COMMENT DATE:</b> 3/10/2023  <b>PROPERTY ADDRESS:</b> 16504 S US HWY 301, Wimauma, FL 33598  <b>FOLIO #:</b> 0788950000  <b>STR:</b> 08-32S-20E
<b>REQUESTED ZONING:</b> Minor Mod to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	10/06/2021
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA – No wet via site visit
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.  Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

my/cb

*Environmental Excellence in a Changing World*

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