

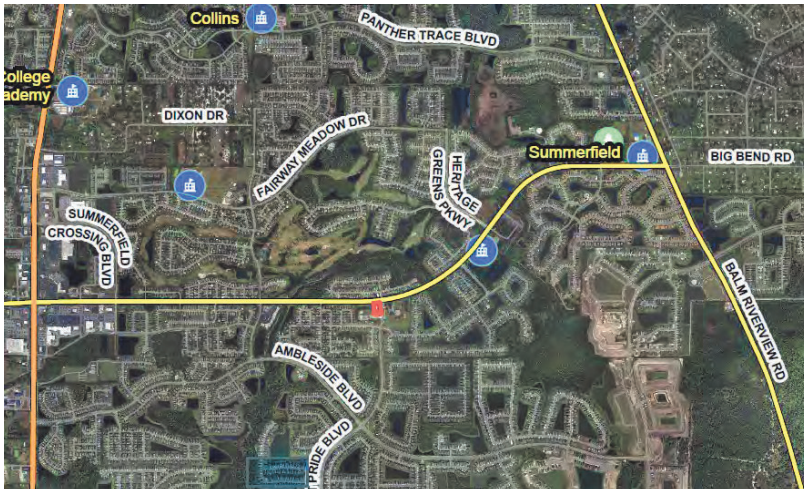
**PD Modification Application: PRS 23-0223**
**Zoning Hearing Master Date: NA**
**BOCC Land Use Meeting Date: May 9, 2023**
**1.0 APPLICATION SUMMARY**
**Applicant:** LCS Communications, LLC

**FLU Category:** Residential – 4 (R-4)

**Service Area:** Urban

**Site Acreage:** 1.0

**Community  
Plan Area:** Riverview

**Overlay:** None

**Introduction Summary:**

PD 81-0339 was approved in 1982 to allow for an 1,886 acre mixed use development to be located along Big Bend Road, east of US Highway 301. The applicant requests modifications to a one acre parcel located at the southwest corner of Big Bend Road and Clement Pride Boulevard, within Pocket 7 of PD 81-0339, to allow for the property to be developed as a wireless communications facility.

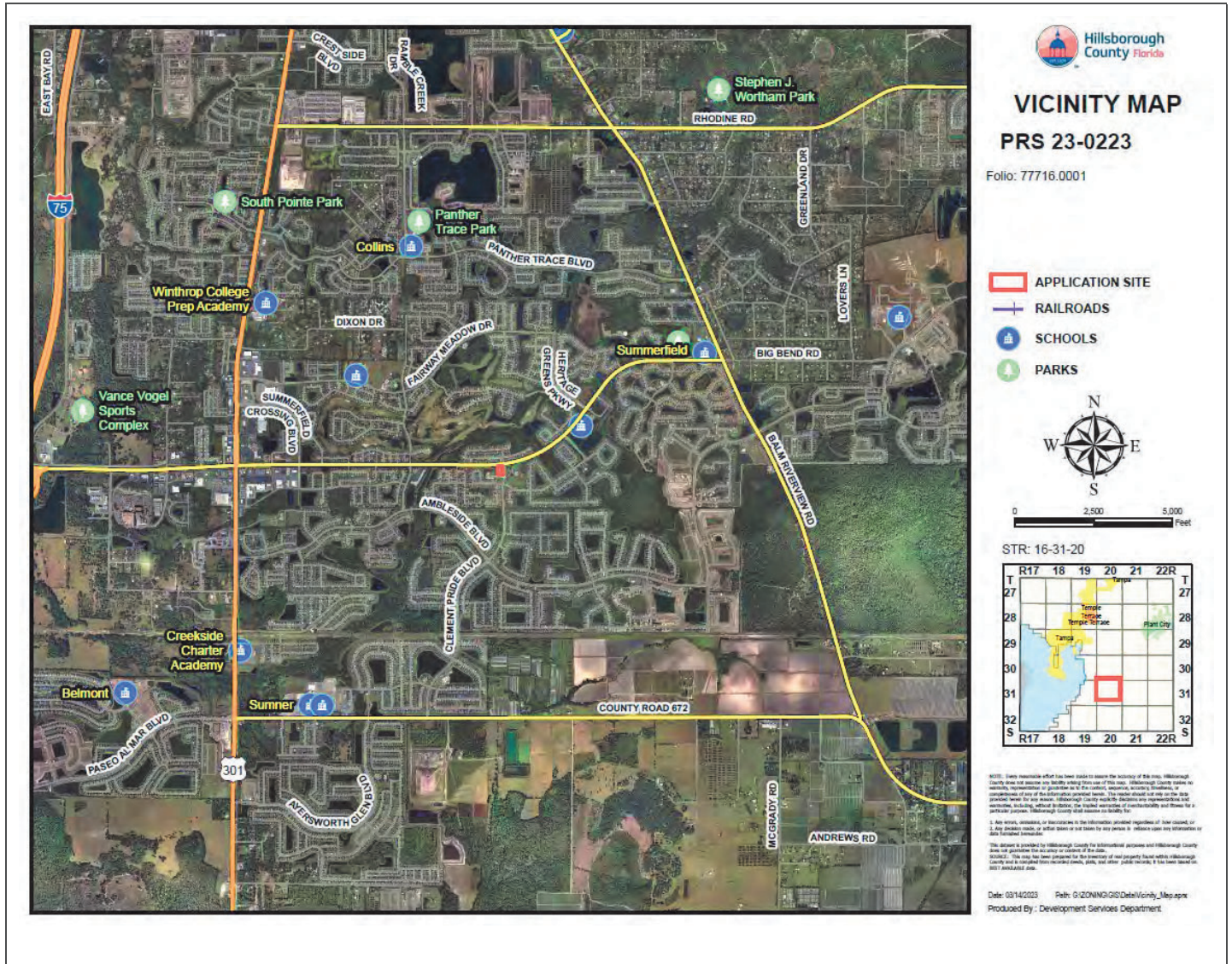
Existing Approval(s):	Proposed Modification(s):
Child Care	A 125-foot tall, tri-pole wireless communications facility to be concealed by a shroud with a clocktower as an alternate to the previously (but never developed) Child Care use.

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

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

### 2.1 Vicinity Map



#### Context of Surrounding Area:

The surrounding development consists of single-family conventional and religious institutions. The subject property adjoins a 4.25 acre church property along its western and southern borders. The property to the east of Clement Pride Boulevard covers 9.7 acres and is developed for church use. The properties located opposite Big Bend Road are developed for single-family use. The nearest commercial property is a strip retail center located approximately one-half of a mile to the west.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

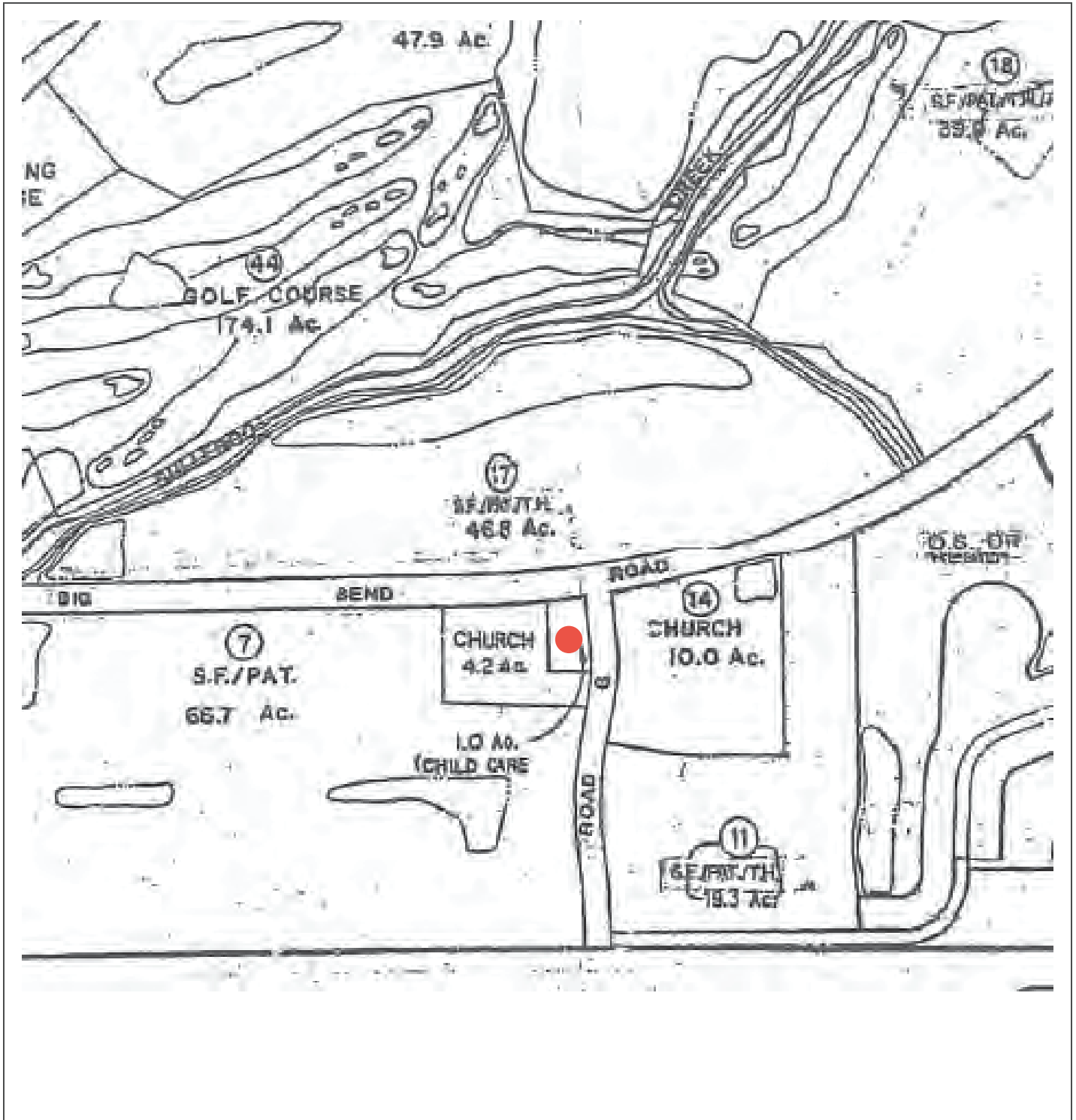


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 81-0339	4 DU/GA	Single-Family, Conventional, Patio Homes and Townhomes	Single-Family
South	PD 81-0339	Church	Church	Church
East	PD 81-0339	Church	Church	Church
West	PD 81-0339	Church	Church	Church

## 2.0 LAND USE MAP SET AND SUMMARY DATA

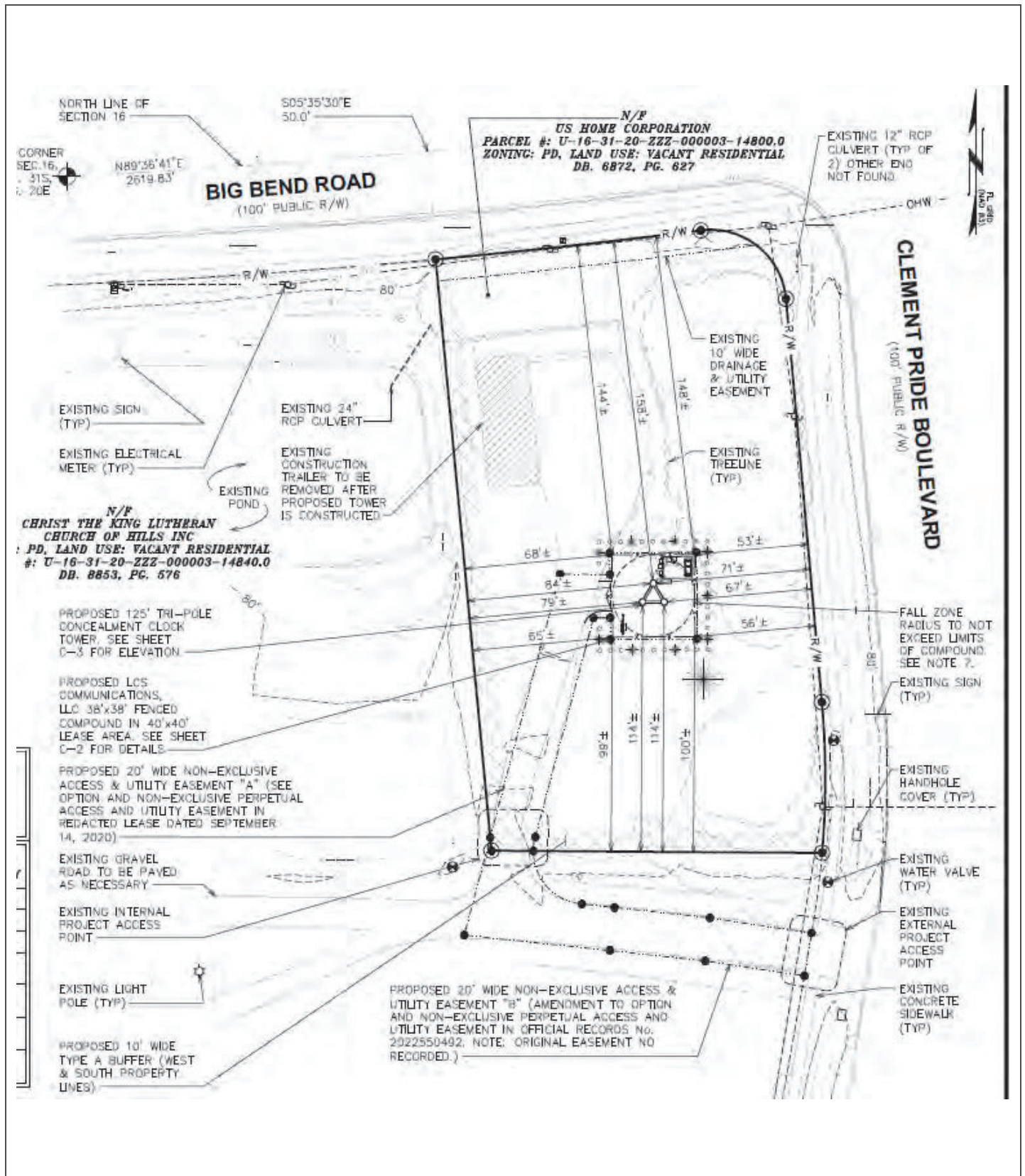
### 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 23-0223

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Sam Ball

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

#### Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Clement Pride Boulevard	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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

#### Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,144	211	172
Proposed	1,144	211	172
Difference (+/1)	0	0	0

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

Notes: The site takes access to Clement Pride Blvd to the east through the adjacent property via an access easement on the subject site's southern boundary.

#### Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No corridor preservation required. Proposed Wireless Communication Tower trip generation is de minimis.
<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 checked="" 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 checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees: NA</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<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

As proposed, the communications facility structure would be separated from the nearest single-family residential properties, to the north, by the 100-foot wide Big Bend Road Right-of-Way and an additional 158-foot tower setback from the northern property line. The tower would be limited to 125 feet in height and would be constructed with a concealment shroud with a clock tower. Based on the degree of separation from the single-family properties to the north and the proposed design guidelines, staff finds the proposed modification to PD 81-0339 compatible.

### 5.2 Recommendation

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



## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~December 31, 2019~~ April 24, 2023.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order for Summerfield Crossings (DRI #73), as amended, the general site plan, the land use conditions set forth herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The parties recognize that in certain areas there is necessarily a lack of specificity in the General Site Plan and in the review criteria hereafter set forth. The lack of specificity shall not be deemed as implied approval, or used as grounds for challenging disapproval, of any detailed site plan submitted in connection with the Planned Development process, or revised general site plan.
3. Development of the site shall be restricted to 1,248,800 square feet of floor space for retail uses, 568,800 square feet of floor space for office uses and 4,393 residential units. Community services (e.g. schools, parks, medical, church, community service fire station/EMS) are permitted. The total number of dwelling units and square footage of each land use type as indicated previously shall be distributed over the site in development "tracts" as shown on the General Site Plan. Those portions of the project designated as neighborhood commercial in the application for development approval shall be restricted to C-1 uses. Those portions which are designated as community commercial shall be restricted to C-1 uses and those C-2 uses found to be compatible by the Zoning Administrator upon review of applicable development standards or other such criteria usually referred to in determining appropriate lands uses. That portion of the project designated as the regional mall shall be restricted to C-2 uses.
  - 3.1 Those portions of the project designated as office/technical in the application for development approval shall be restricted to IP uses and those C-3A uses found to be compatible by the Zoning Administrator upon a review of applicable development standards or other such criteria usually referred to in determining appropriate land uses.
  - 3.2 Accessory temporary sales offices, construction trailers, guardhouses, and/or clubhouses and associated amenities shall be permitted.
  - 3.3 Tracts 1, 2, 3 and 4A shall be permitted Office Tech and Community Commercial uses with the following exceptions: Vehicle Sales, Indoor Firing Range, Free Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls, Temporary Labor Pool, Drive-in Theatre, and Outdoor Paintball. Development standards shall be per the Commercial General (CG) zoning district, with the exception that maximum building height for Tracts 1, 2 and 3 shall be 35 feet.
    - 3.3.1 Tract 2 shall prohibit the following uses: Convenience Store with Gas Pumps and Major or Minor Vehicle Repair.
    - 3.3.2 Tract 4B shall be limited to stormwater/floodplain uses.
- 3.4 Consistent with the Community Commercial designation, residential uses shall be prohibited on Tracts 1, 2, 3, 4A and 4B.
- 3.5 Tract 5 shall be permitted Government, Clinical and Medical Services, Office, and Retail. Retail uses with Tract 5 shall be limited to Commercial General (CG) uses and developed per the CG Development Standards. CG uses shall be limited within 250 feet of the Summerfield Crossing

Boulevard and along the north/south road between Tracts 1 / 2, and Tract 5. Accessory retail uses are permitted within Tract 5. Convenience Store with gas pumps are prohibited.

- 3.6 Buildings within Tracts 1, 2, 3 and 4A shall be architecturally finished on all sides. The facades of the primary buildings shall include a wall base, wall banding and/or expression line and a finish cornice.
- 3.7 Pursuant to Summerfield DRI Development Order Condition III.K.18.(a) (Transportation) which provides for trade-off between Office Tech, Commercial and Hotel uses, the following Tracts and/or folio numbers have the following entitlements:
- 3.7.1 Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard have the following entitlements:
- 67,000 square feet of Community Commercial
  - 230,000 square feet of Office Tech
- 3.7.2 Folios# 77719.0100 and 77719.0200 within Tract 4 of the commercial core south of Big Bend Road have the following entitlements:
- 83,787 square feet of Community Commercial
- 3.8 Tracts 1 through 4 of the commercial core north of Summerfield Crossings Boulevard have the following additional entitlements:
- 22,000 square feet of Community Commercial uses

Remaining entitlements consisting of 13,452 square feet of Office Tech. are available for development in Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard, and Tract 4 (+35.9 acres) of the commercial core south of Big Bend Road as shown on the Summerfield Crossings General Development Site Plan.

- 3.9 The area subject to PRS 17-0616, within the parcels identified by folios# 77719.0100 and 77719.0200 (within Tract 4 of the commercial core south of Big Bend Road) shall permit the following:

The outside storage and display areas for merchandise associated with a proposed 19,100 square feet retail building within Lot 7 only, and as shown in the submitted site plan.

- 3.9.1 The area labeled "Outdoor Storage Area" on the site plan, along the eastern boundary of Lot 7 (between the proposed structure and the right-of-way) shall not to exceed 11,102 square feet of space. In addition, it shall be screened with a 6-foot high PVC fence. This Outdoor Storage Area may include two (2) gates, one on each side (north and south).
- 3.9.2 The area labeled "Trailer and Display Area" on the site plan, along the eastern boundary of Lot 7, shall be used for parking and display of trailers only. This display area shall be limited to 3,376 square feet.
- 3.9.3 Screening shall be provided in accordance with LDC Section 6.06.06.C.7.b. (accessory open storage) for the display area labeled "Front Building Display Area" However, screening shall not be required if the merchandise is moved indoors during non-business hours.

3.9.4 Buffering and Screening shall be regulated by the Land Development Code.

3.10 The parcel identified with folio# 77719.0126 in Tract 4 of the commercial core, south of Big Bend Road, has the following entitlements:

- A maximum of 6,000 square feet of Community Commercial or Office Tech uses

3.11 Notwithstanding anything herein these conditions to the contrary, a right-in/right-out driveway on Summerfield Crossing Blvd. (serving folio 77667.0050) shall be permitted in a location approximately 290 feet east of US 301 (as generally shown on the PD site plan); however, in the event that on-site operations is being found to cause or contribute to the significant off-site queuing of vehicles onto Summerfield Crossings Blvd., the property owner shall be required (upon a request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the proposed Summerfield Blvd. access driveway, which shall be at the property owners sole cost and expense.

4. All land uses for this project shall comply with the development criteria set forth in the least intense Zoning classification permitting said uses, now and hereafter in force, including but not limited to top height, setbacks, buffering, and site coverage; provided, that no building shall exceed fifty feet in height. However, such limitations may be waived or modified by the appropriate reviewing agency when deemed to be otherwise mitigated or compatible with surrounding uses, as reflected in detailed site plans.
5. Landscaping shall be per the Land Development Code and as shown on the General Certified Site Plan. In addition, landscaping along U.S. Hwy 301, as shown on Page 2 of 2 of the General Certified Site Plan, shall include a 20 foot buffer with 15 feet of Florida-friendly landscaping and 5 feet of grass. Trees shall be planted on 30 foot centers and can be grouped to meet design consideration. Otherwise, screening requirement shall be a Type B per the Land Development Code with a 20 foot buffer. Screening can also be achieved within a 20 foot buffer by use of berm and hedge with trees at intervals, the hedge shall be a minimum of 3 foot in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval.
6. Net densities for areas designated as apartments shall be restricted to a maximum of 20 dwelling units per acre.
7. Construction of Fairway Meadow Drive from the current terminus as shown on Page 2 of 2 of the General Certified Site Plan to U.S. Hwy. 301 shall be per the following:
  - 7.1 No building permit applications for development within Tract 5 shall be submitted to or accepted by the County until such time as (1) Fairway Meadows Drive from current terminus to U.S. 301 is accepted for maintenance, and all of the improvements are completed and inspected, as required by Hillsborough County; or (2) A Letter of Credit in the amount of 125 percent of the cost to construct the said improvement is in proper order. The construction of Fairway Meadows Drive shall be completed within 12 months of construction plans approval; or 7.2 The developer of Tract 5 shall contribute 50% of the cost to construct Fairways Meadows Drive to an escrow account. The developer(s) of Tracts 3 or 4 shall be responsible for constructing Fairway Meadows Drive from its current terminus to US Highway 301; or



- 7.3 The developer of Tract 5 will be responsible for constructing a portion of Fairway Meadows Drive from its current terminus to the western boundary of folio #77667.0054 and from US Highway 301 east to the project's north/south road along the western edge of Tract 5 concurrent with site development. The segment from the western boundary of folio # 77667.0054 to the north/south road along the western edge of Tract 5 shall be constructed prior to the development of Tract 3 or Tract 4.
8. The number and appropriate locations of all points of ingress and egress for the entirety of each of the areas identified on the General Site Plan as Regional Mall, Community Commercial, Neighborhood Commercial, or Office Technical, shall be determined at the time the first detailed site plan is submitted for any portion of such area unless otherwise provided herein.
- 8.1 In the event Village 2 Tract 41 develops as a park, the developer, developer's assignee or owner shall provide a minimum of one vehicular cross access to the abutting school site. Location of cross access shall be determined upon site development plan submittal.
- 8.2 All internal streets within the project may be designated by the Developer as private streets or may be dedicated as public streets. Private streets may have controlled access via gates or other security arrangements.
- 8.3 In the event any part of residential Tract 35 becomes a "gated community", the applicant is required to provide a turnaround or cul-de-sac at or before the security gate location.
9. The developer shall make the following improvements for Tracts 1 – 6 of Village III:
- 9.1 The developer shall construct the project's entry roadway on Big Bend Road as a collector facility from Big Bend Road to the proposed traffic circle within the site.
- 9.2 The developer shall construct left and right turn lanes at the project's entrance on Big Bend Road.
- 9.3 The developer shall construct a roadway connection from the proposed traffic circle to Balm Riverview Road (to be designed as a local road).
- 9.4 The developer shall construct left and right turn lanes at the project's entrance on Balm Riverview Road.
- 9.5 The developer shall provide cross-access to the adjacent southern property (PD 08-1270).
10. The developer of the tracts adjacent to Road "C" (south of Big bend Road) and along Woodbridge Drive (east of Road "C") shall:
- 10.1 Construct Woodbridge Drive from the current terminus west of Laraway Drive to Road "C" south of Big Bend Road, as a 2 lane road.
- 10.2 Construct Road "C" from current terminus south of Big Bend Road to the southern property boundary of Summerfield Crossings as a 2-lane road.
- 10.3 No individual driveways for any residential development will have direct access onto either Woodbridge Drive or Road "C".
- 10.4 The intersection of Road "C" and Woodbridge Drive shall be designed in such a manner to provide for the future connection of Woodbridge Road from the west; however, no turn lanes will be required at the intersection of Road "C" and Woodbridge Drive.

- 10.5 At the intersection of Road “C” and Big Bend Road, construct northbound left turn lane and northbound through/right turn lane. This may be achieved by restriping the existing pavement on Road “C”. The intent is to provide two northbound approach lanes at this intersection. In addition, if sufficient right-of-way on Big Bend Road exists, an exclusive eastbound right turn lane shall be constructed on Big Bend Road at its intersection with Road “C”.
- 10.6 If the developer of the tracts adjacent to Road “C” (south of Big Bend Road) and along Woodbridge Drive (east of Road “C”) elects to develop these tracts by way of two (2) separate plats, with the first plat containing no more than 64 single family residential units, then the Developer may phase the construction of the aforementioned improvements as follows:
  - 10.6.1 First, construct Woodbridge Drive from the current terminus west of Laraway Drive to its intersection with Road “C” and construct “Road C” south from its current terminus just south of Big Bend Road to its intersection with Woodbridge Drive contemporaneous with the construction of the infrastructure required for the first plat; and
  - 10.6.2 Second, construct Road “C” from Woodbridge Drive to the southern boundary of Summerfield Crossings DRI, and to make the aforementioned improvements at the intersection of Road “C” and Big Bend Road contemporaneous with the infrastructure required for the second plat.

The following shall apply to the area modified under PRS 17-0245 (Tracts 1-6 located at the southwest corner of Big Bend Road and Balm-Riverview Road):

11. Concurrent with construction of the required sidewalk along the project’s Balm Riverview Road frontage, the developer shall provide striping and any necessary signage for a pedestrian crosswalk connecting the southwest and northwest corners of the Big Bend Road and Balm Riverview Road intersection. Unless otherwise approved by Hillsborough County, the developer shall construct an additional pedestrian connection (connecting the internal sidewalk network with the sidewalk to be constructed within the Balm Riverview right-of-way) as far north on Balm Riverview Road (i.e. as close to the crosswalk) as possible.
12. The area modified under PRS 17-0245 permits a total of 583 units. Approval of any plats in excess of 530 units shall be subject to the Mobility Fee Ordinance.
13. The area modified under PRS 18-1236 shall provide pedestrian connectivity from external sidewalks into the site.

The following shall apply to the entire planned development:

14. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond the non-residential project boundaries.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

17. Within 90 days of approval by 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.

The following shall apply to the area modified under PRS 23-0223 (a portion of Tract 7 located at the southwest corner of Big Bend Road and Clement Pride Boulevard, identified by folio #77716.0001.

18. Development shall be limited to a wireless communications facility or child care facility.


19. The area modified under PRS 23-0223, pursuant to Special Use Permit approval, will be permitted the construction of a 125-foot tall, tri-pole concealment clocktower as a development alternative to the previously approved (but never developed) child care use, and the existing construction trailer for the purpose of supporting wireless communications equipment.

20. A compound area for the tower and its related ground equipment will be contained within a 40-foot by 40-foot leased area that will be enclosed with an 8-foot-tall, chain link fence. The 8-foot-tall chain link fence will be covered with green vinyl slats to limit and obscure visibility into the compound. In addition, a 10-foot-wide buffer with landscaping in accordance with a Type "B" buffer will be provided around the exterior perimeter of the compound.

21. A 10-foot buffer with Type "A" screening in accordance with LDC Section 6.06.06 shall be required along the western and southern property boundaries.

22. The area modified under PRS 23-0223 shall be developed as depicted on the general site plan for the use of a wireless communications facility.

Zoning Administrator Sign Off:

  
J. Brian Grady  
Mon Apr 24 2023 16:11:21

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

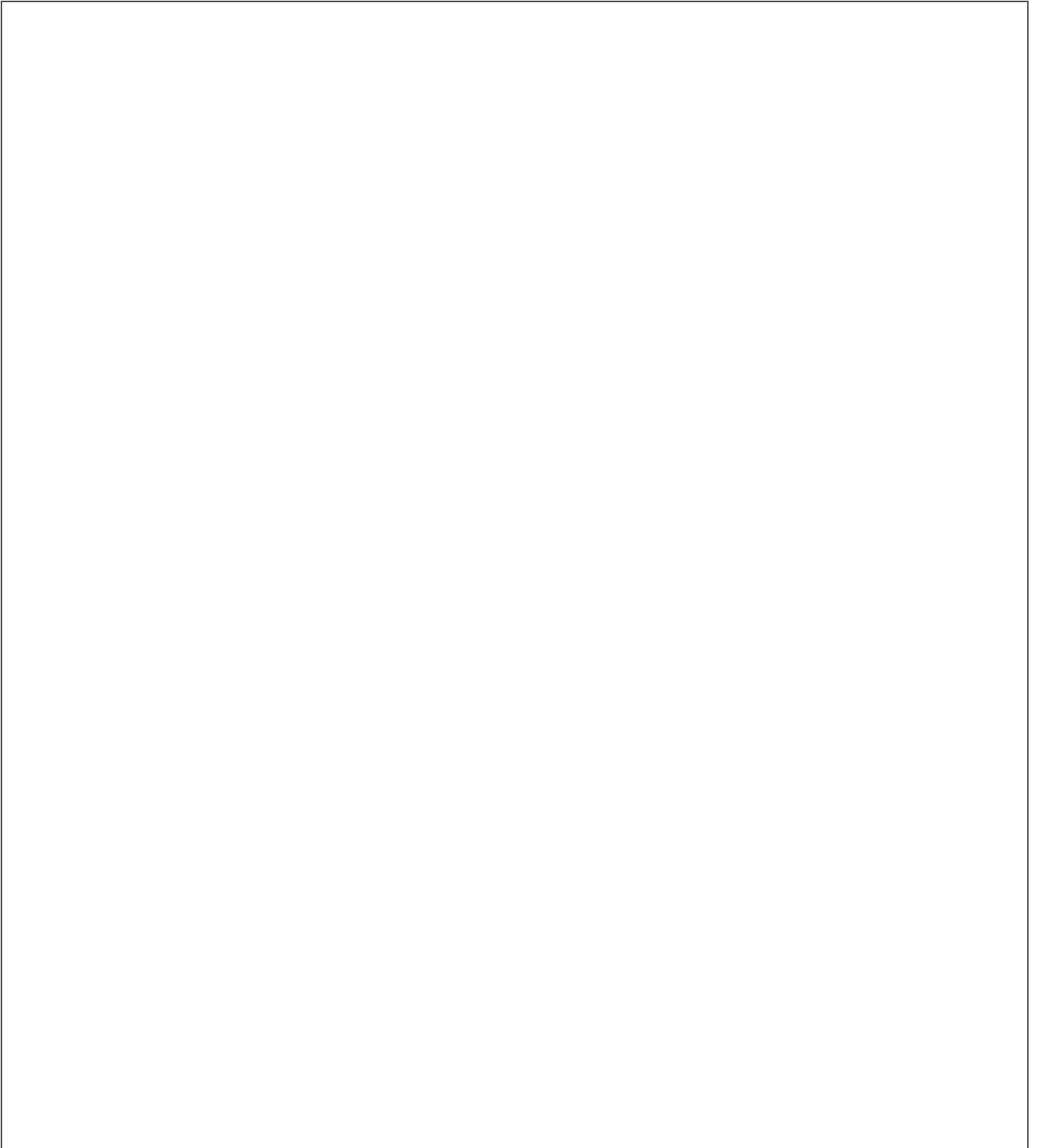
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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



**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

## **8.0 SITE PLANS (FULL)**

### **8.1 Approved Site Plan (Full)**

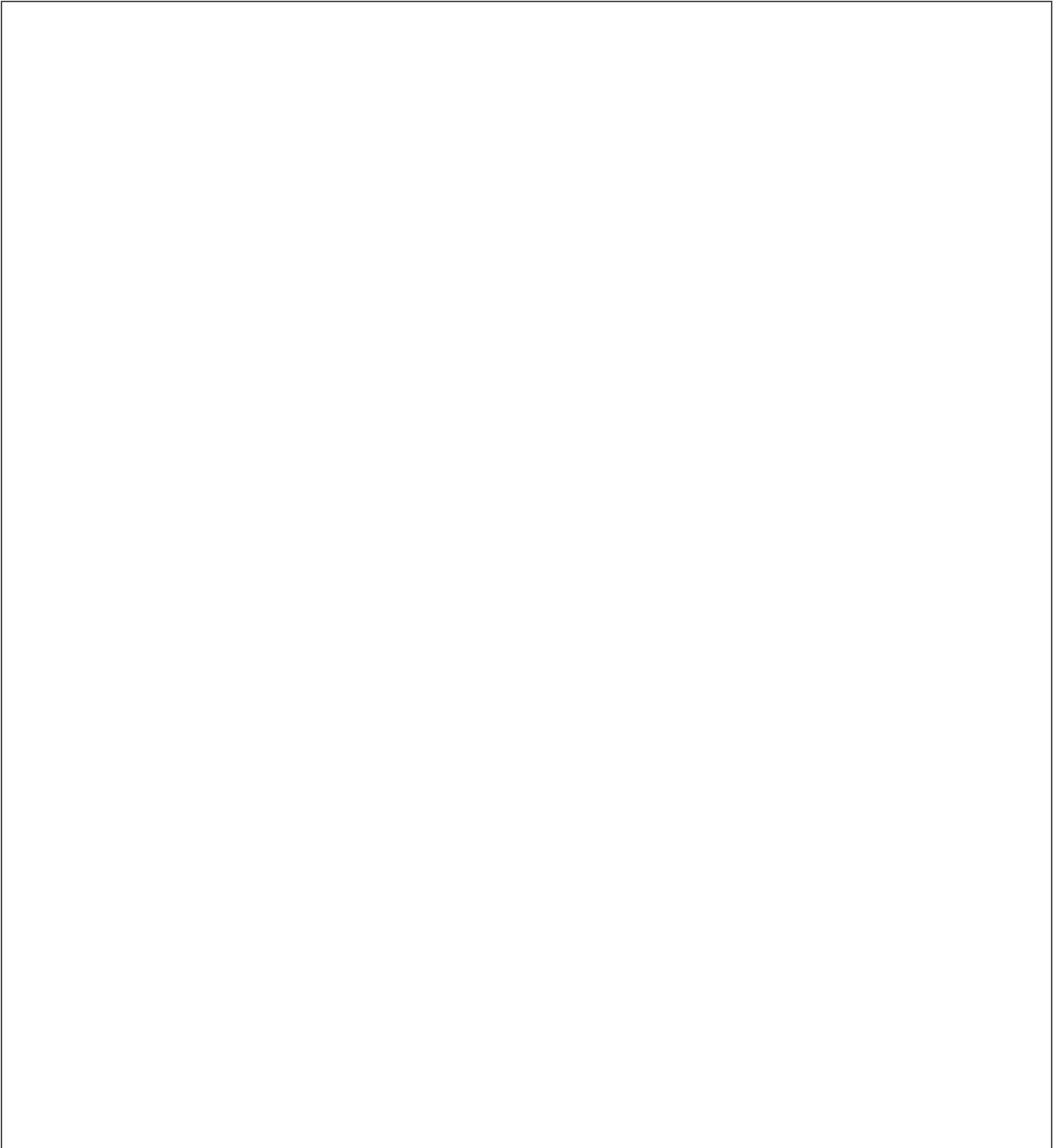






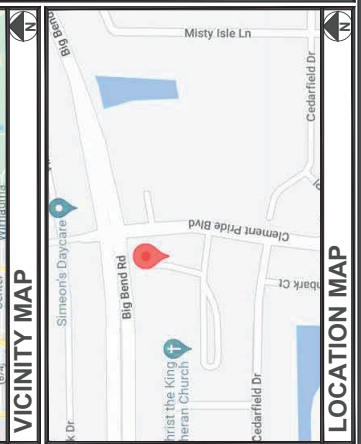
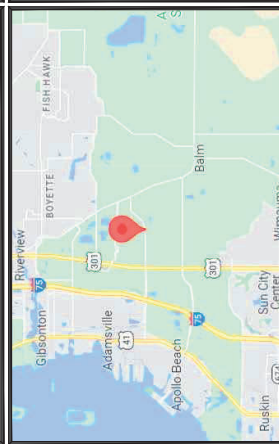
## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)




**SITE NAME:** SUMMERFIELD  
**SITE #:** FL22049-J  
**SITE ADDRESS:** 11421 BIG BEND ROAD  
 RIVERVIEW, FL 33579  
 (HILLSBOROUGH COUNTY)  
**PROJECT DESCRIPTION:** PROPOSED WIRELESS  
 TELECOM FACILITY  
**TOWER TYPE:** 125' TRI-POLE CONCEALMENT  
 CLOCK TOWER  
**JURISDICTION:** HILLSBOROUGH COUNTY  
**PRESENT OCCUPATION TYPE:** VACANT RESIDENTIAL  
**CURRENT ZONING:** PD  
**PARCEL #:** U-16-31-20-ZZZ-000003-14800.0

**PROJECT INFORMATION**  
**LATITUDE:** N 27° 47' 29.71" (NAD 83) \*  
**LONGITUDE:** W 82° 18' 32.28" (NAD 83) \*  
**GROUND ELEVATION:** 78.11 ± (AMSL)(NAVD 88) \*  
 \*INFORMATION PROVIDED BY 1-A CERTIFICATION BY  
 TOWER ENGINEERING PROFESSIONALS DATED 04/03/19.  
**SITE COORDINATES**



**LESSEE:**  
  
**1300 CONCORD TERRACE**  
**SUNRISE, FL 33323**  
**SITE NAME: SUMMERFIELD**  
**SITE #: A2G2285A**  
**11421 BIG BEND ROAD**  
**RIVERVIEW, FL 33579**  
**(HILLSBOROUGH COUNTY)**

**TOWER OWNER:**  
**LCS COMMUNICATIONS, LLC**  
**777 S. FLAGLER DRIVE**  
**SUITE 800, WEST TOWER**  
**WEST PALM BEACH, FL 33401**  
**CONTACT: (561) 322-7925**  
**SITE NAME: SUMMERFIELD**  
**SITE #: FL22049-J**  
**11421 BIG BEND ROAD**  
**RIVERVIEW, FL 33579**  
**(HILLSBOROUGH COUNTY)**

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6351  
 www.tepgroup.net  
 FL COA # 31011

REV	DATE	ISSUED FOR:
0	04-24-23	PRS SITE PLAN
DRAWN BY: ILS		
CHECKED BY: JHU		

**LESSEE:**  
**T-MOBILE**  
 1300 CONCORD TERRACE  
 SUNRISE, FL 33323  
 CUSTOMER SERVICE  
 PHONE: (800) 937-8997  
**TOWER OWNER:**  
 LCS COMMUNICATIONS, LLC  
 777 S. FLAGLER DRIVE  
 SUITE 800, WEST TOWER  
 WEST PALM BEACH, FL 33401  
 CUSTOMER SERVICE  
 PHONE: (561) 322-7925  
**SURVEYOR:**  
 TOWER ENGINEERING PROFESSIONALS  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 ALAN H. ALBERT  
 PHONE: (919) 661-6351  
**CIVIL ENGINEER:**  
 TOWER ENGINEERING PROFESSIONALS  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 JOSHUA H. GARDEN, P.E.  
 PHONE: (919) 661-6351  
**ELECTRICAL ENGINEER:**  
 TOWER ENGINEERING PROFESSIONALS  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 JOSHUA H. GARDEN, P.E.  
 PHONE: (919) 661-6351  
**PROPERTY OWNER:**  
 US HOME CORPORATION  
 706 NORTHWEST 107TH AVE., SUITE 400  
 SUNRISE, FL 33323  
 CUSTOMER SERVICE  
 UNKNOWN

**DESIGN CRITERIA**  
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL AND STATE ELECTRICAL CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:  
 1. 2020 FLORIDA BUILDING CODE 4. 2017 NATIONAL ELECTRIC CODE CODE, 7TH EDITION 5. CITY/COUNTY ORDINANCES  
 2. LOCAL BUILDING CODE 6. ANY OTHER SPECIFIC CODES  
 3. ANY OTHER SPECIFIC CODES  
**CODE COMPLIANCE**  
 ULTIMATE WIND SPEED: 141 MPH  
 SERVICE WIND SPEED: 30 MPH  
 EXPOSURE CATEGORY: C  
 TOPOGRAPHIC CATEGORY: 1.0  
**UTILITIES:**  
 POWER COMPANY: TECO  
 CONTACT: CUSTOMER SERVICE  
 PHONE: (888) 225-0800  
 METER # NEAR SITE: UNKNOWN  
 TELEPHONE COMPANY: UNKNOWN  
 CONTACT: UNKNOWN  
 PHONE # NEAR SITE: (813) 677-1332  
 PEDESTAL # NEAR SITE: UNKNOWN

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
C-1	SITE PLAN	0
C-1A	SITE PLAN DETAIL S I	0
C-1B	SITE PLAN DETAIL S II	0
C-2	COMPOUND DETAIL	0
C-3	TOWER ELEVATION	0

**SEAL:**  
  
**SHEET NUMBER: T-1**  
**REVISION: 0**  
 REF # 142162794910

**INDEX OF SHEETS**

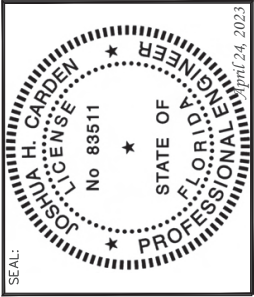
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PLANS PREPARED FOR:  
**LCS COMMUNICATIONS, LLC**  
 777 S. FLAGLER DRIVE  
 SUITE 800, WEST TOWER  
 WEST PALM BEACH, FL 33401  
 CONTACT: (561) 322-7925

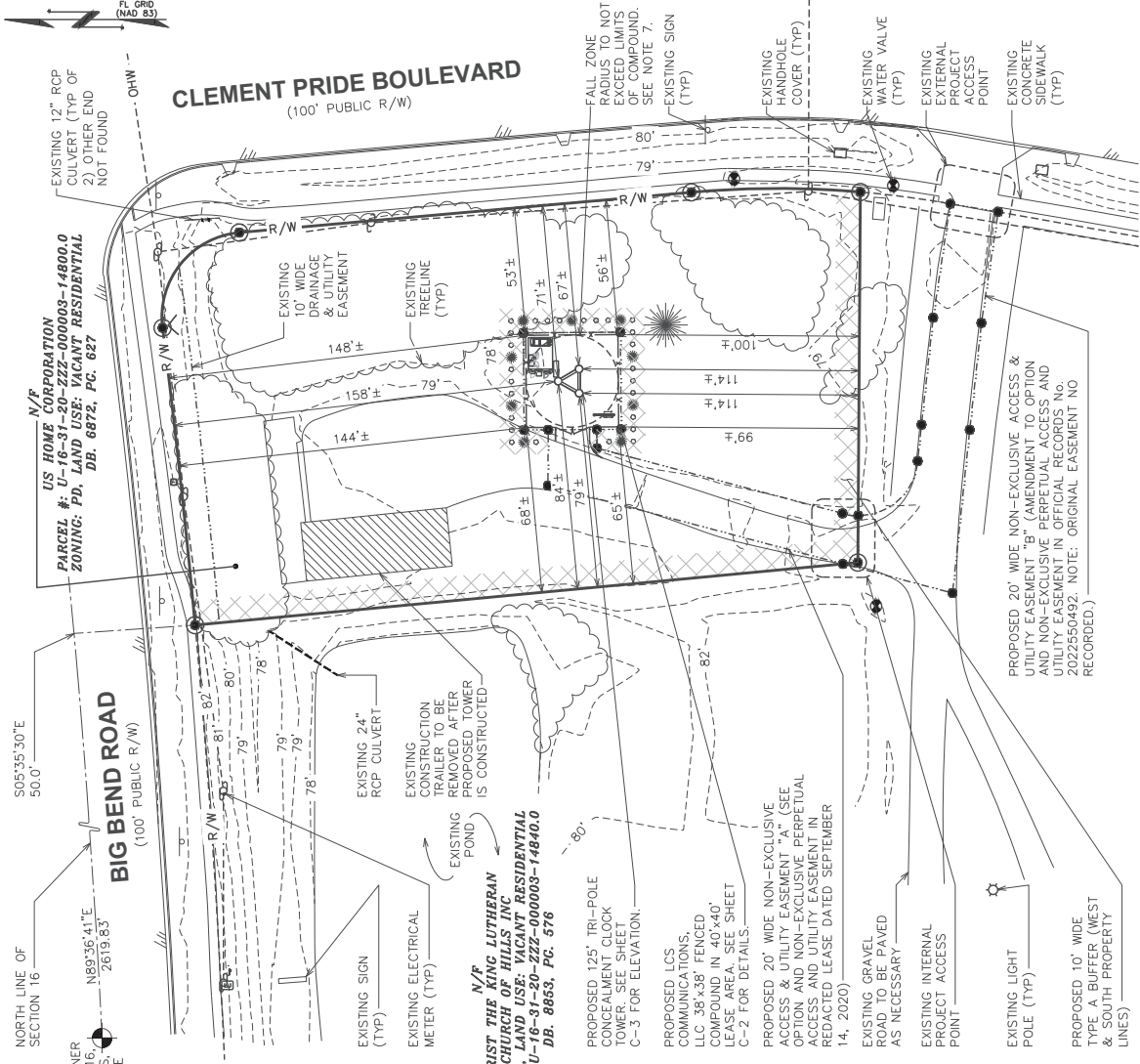
PROJECT INFORMATION:  
**SITE #:** FL22049-J  
**SITE NAME:**  
**SUMMERFIELD**  
 11421 BIG BEND ROAD  
 (HILLSBOROUGH COUNTY)  
 RIVERVIEW, FL 33579  
**PARCEL #:** U-16-31-20-22Z-000003-14800.0

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 861-6331  
 www.tepgroup.net  
 FLOCA# 31011

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REV	DATE	ISSUED FOR:
0	04-24-23	PGS SITE PLAN
DRAWN BY: LLS CHECKED BY: JHU		
SHEET TITLE: <b>SITE PLAN</b>		
SHEET NUMBER: <b>C-1</b>		REVISION: <b>0</b>
TEP# 142162794910		



- NOTES:**
- PLAN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
  - PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
  - BASES OF THE BEARINGS AND COORDINATES IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM. THE BOUNDARY SURVEY IS BASED ON THE 2011 NAD 83 DATUM. GPS OBSERVATIONS PERFORMED ON JULY 18, 2018. TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS, AND EXPRESSED IN US SURVEY FEET.
  - VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND EXPRESSED IN US SURVEY FEET.
  - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
  - PROPERTY LOCATED IN FLOOD ZONE "X." AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 1205700520H, EFFECTIVE AUGUST 28, 2008.
  - FALL ZONE RADIUS IS 0'-0". SEE FALL ZONE LETTER BY USE, INCORPORATED DATED DECEMBER 6, 2022 FOR DETAILS.

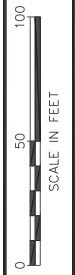
**COMPOUND SEPARATION TABLE  
 (FROM COMPOUND CORNER  
 TO PROPERTY LINES)**

LOCATION	DIRECTION	REQUIRED SEPARATION	ACTUAL SEPARATION
NORTHEAST CORNER	NORTH	30'	148'±
NORTHEAST CORNER	EAST	30'	53'±
SOUTHEAST CORNER	SOUTH	30'	100'±
SOUTHWEST CORNER	EAST	30'	56'±
SOUTHWEST CORNER	SOUTH	30'	99'±
NORTHWEST CORNER	WEST	30'	65'±
NORTHWEST CORNER	NORTH	30'	144'±
NORTHWEST CORNER	WEST	30'	68'±

**TOWER SEPARATION TABLE  
 (FROM EDGE OF TOWER LEG TO  
 PROPERTY LINES)**

DESIGNATION	DIRECTION	REQUIRED SEPARATION	ACTUAL SEPARATION	RELIEF NECESSARY
NORTH LEG	NORTH	30'	±158'	-
	EAST	30'	±71'	-
	WEST	30'	±84'	-
EAST LEG	SOUTH	30'	±114'	-
	EAST	30'	±67'	-
WEST LEG	SOUTH	30'	±114'	-
	WEST	30'	±79'	-

**SITE PLAN**  
 SCALE: 1" = 30'



**LEGAL DESCRIPTION OF SECTION 16 - TOWNSHIP 31 SOUTH - RANGE 20 EAST - HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**31 SOUTH - RANGE 20 EAST (1.015 TOTAL ACRES):**  
 A PARCEL OF LAND LOCATED WITHIN SECTION 16 - TOWNSHIP 31 SOUTH - RANGE 20 EAST - HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 16 ALSO BEING THE CENTERLINE OF BIG BEND ROAD, N89°56'41"E, 2619.83 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY AND CONTINUING ALONG THE CENTERLINE OF SAID BIG BEND ROAD BY A CURVE TO THE LEFT HAVING A RADIUS OF 3600.00 FEET, A CENTRAL ANGLE OF 05°12'11", AN ARC DISTANCE OF 326.92 FEET, A CHORD BEARING N87°00'36"E, 326.81 FEET; THENCE LEAVING SAID CENTERLINE S05°35'30"E, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING LOCATED ON THE SOUTH RIGHT-OF-WAY OF SAID BIG BEND ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BIG BEND ROAD BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3650.00 FEET, A CENTRAL ANGLE OF 01°54'40", AN ARC DISTANCE OF 121.74 FEET, A CHORD BEARING N83°27'09"E, 121.73 FEET TO A POINT OF REVERSE CURVATURE, ALSO BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY OF A ROAD HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 92°06'51", AN ARC DISTANCE OF 56.27 FEET, A CHORD BEARING S51°26'45"E, 50.40 FEET; THENCE S02°23'19"E, 186.96 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 09°47'58", AN ARC DISTANCE OF 68.41 FEET, A CHORD BEARING S00°29'20"E, 68.33 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BY A NON-TANGENT LINE S89°36'20"W, 152.74 FEET; THENCE N05°23'19"W, 27426 FEET TO THE POINT OF BEGINNING CONTAINING 1.015 ACRES MORE OR LESS.

**PROJECT DATA TABLE #1**

EXISTING PLAN DESIGNATION (LAND USE)	PROPOSED PLAN DESIGNATION (LAND USE)	AREA (ACRES)
VACANT RESIDENT	R-4	0.19

**PROJECT DATA TABLE #2**

TRANSPORTATION	PARKING AREA	N/A
ENVIRONMENTAL	WATER COURSES CONSERVATION/ PRESERVATION AREAS	N/A N/A

**PROJECT DATA TABLE #3**

COMMUNITY PLANNING AREA(S) IN WHICH THE PROJECT IS LOCATED, IF THE PROJECT IS LOCATED IN MORE THAN ONE PLANNING AREA OR IS NOT COMPLETELY CONTAINED WITHIN A PLANNING AREA, THE BOUNDARIES OF THE PLANNING AREA(S) WITHIN THE PROJECT SHALL BE GRAPHICALLY DELINEATED.	RIVERVIEW-SOUTHSHORE COMMUNITY PLANNING AREA
OVERLAY DISTRICT(S) IN WHICH THE PROJECT IS LOCATED, IF THE PROJECT IS LOCATED IN MORE THAN ONE OVERLAY DISTRICT IS NOT CONTAINED WITHIN AN OVERLAY DISTRICT, THE BOUNDARIES OF THE OVERLAY DISTRICT(S) WITHIN THE PROJECT SHALL BE GRAPHICALLY DELINEATED.	NONE IDENTIFIED UTILIZING THE COUNTY GIS DATABASE MAPPING.
SPECIAL ZONE(S) INCLUDING BUT NOT LIMITED TO THE COASTAL HAZARD AREA, WELLDHEAD RESOURCE PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA AND POTABLE WATER WELLFIELD PROTECTION AREA, IN WHICH THE PROJECT IS LOCATED, IF THE PROJECT IS LOCATED ON MORE THAN ONE SPECIAL ZONE OR IS NOT COMPLETELY CONTAINED WITHIN SPECIFIED ZONES, THE BOUNDARIES OF THE SPECIAL ZONES WITHIN THE PROJECT SHALL BE GRAPHICALLY DELINEATED.	N/A
DESIGNATED SCENIC ROADWAY CORRIDORS WITHIN THE PROJECT OR ADJACENT TO THE PROJECT.	N/A

**LEGAL DESCRIPTION OF 40'x40' LEASE AREA:**

ALL THAT CERTAIN LEASE AREA, SITUATE, LYING AND BEING IN SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6872 AT PAGE 627 OF THE HILLSBOROUGH COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN EXISTING IRON REBAR ON THE SOUTHERN LIMITS OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 8853, PAGE 576, AND HAVING FLORIDA WEST STATE PLANE COORDINATES OF NORTHING = 1,256,822.90', AND EASTING = 556,023.47'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 41°57'31" EAST A DISTANCE OF 346.23 FEET TO A CAPPED IRON REBAR SET ON THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 40' X 40' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, AND HAVING FLORIDA WEST STATE PLANE COORDINATES OF NORTHING = 1,257,080.36', AND EASTING = 556,254.96'; THENCE, FROM THE POINT OF BEGINNING, NORTH 89°53'53" EAST A DISTANCE OF 40.00 FEET TO A CAPPED IRON REBAR SET; THENCE SOUTH 0°06'07" EAST A DISTANCE OF 40.00 FEET TO A CAPPED IRON REBAR SET; THENCE SOUTH 89°53'53" WEST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.  
 SAID LEASE AREA PARCEL CONTAINING 1.600 SQUARE FEET OR 0.037 ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF 20' ACCESS & UTILITY EASEMENT "A":**

ALL THAT CERTAIN EASEMENT AREA, PARCEL OF LAND, LYING AND BEING IN SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6872 AT PAGE 627 OF THE HILLSBOROUGH COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN EXISTING IRON REBAR ON THE SOUTHERN LIMITS OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 8853, PAGE 576, AND HAVING FLORIDA WEST STATE PLANE COORDINATES OF NORTHING = 1,256,822.90', AND EASTING = 556,023.47'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 54°20'09" EAST A DISTANCE OF 216.17 FEET TO A POINT ON THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 20' ACCESS AND UTILITY EASEMENT "A" AND THE WESTERN LIMITS OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6872, SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING FLORIDA WEST STATE PLANE COORDINATES OF: NORTHING = 1,256,948.93'; AND EASTING = 556,199.10'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID WESTERN LIMITS, NORTH 15°09'48" EAST A DISTANCE OF 125.77 FEET TO A POINT; THENCE NORTH 89°53'53" EAST A DISTANCE OF 22.98 FEET TO A POINT ON THE WESTERN LIMITS OF THE AFORE DESCRIBED 40'x40' LEASE AREA; THENCE, WITH SAID LIMITS, SOUTH 00°06'07" EAST A DISTANCE OF 20.00 FEET TO A POINT; THENCE, LEAVING SAID LIMITS, SOUTH 89°53'53" WEST A DISTANCE OF 7.71 FEET TO A POINT; THENCE SOUTH 15°09'48" WEST A DISTANCE OF 104.66 FEET TO A POINT; THENCE SOUTH 07°33'46" WEST A DISTANCE OF 6.59 FEET TO A POINT ON THE SOUTHERN LIMITS OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6872; THENCE, WITH SAID LIMITS, SOUTH 89°54'03" WEST A DISTANCE OF 19.41 FEET TO A POINT; THENCE CONTINUING WITH THE WESTERN LIMITS OF SAID PARCEL, NORTH 05°05'36" WEST A DISTANCE OF 6.19 FEET TO THE POINT OF BEGINNING.PS  
 SAID EASEMENT AREA PARCEL CONTAINING 2.738 SQUARE FEET OR 0.062 ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF 20' ACCESS & UTILITY EASEMENT "B":**

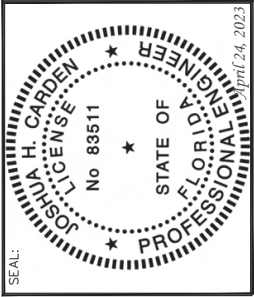
ALL THAT CERTAIN EASEMENT AREA, PARCEL OF LAND, LYING AND BEING IN SECTION 16, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8853 AT PAGE 576 OF THE HILLSBOROUGH COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT AN EXISTING IRON REBAR ON THE SOUTHERN LIMITS OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 8853, PAGE 576, AND HAVING FLORIDA WEST STATE PLANE COORDINATES OF NORTHING = 1,256,822.90', AND EASTING = 556,023.47'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 79°08'48" EAST A DISTANCE OF 325.99 FEET TO A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 20' ACCESS AND UTILITY EASEMENT "B" AND THE WESTERN LIMITS OF CLEMENT PRIDE BLVD, SAID POINT BEING THE TRUE POINT OF BEGINNING AND HAVING FLORIDA WEST STATE PLANE COORDINATES OF: NORTHING = 1,256,884.28'; AND EASTING = 556,343.63'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY, NORTH 81°08'44" WEST A DISTANCE OF 46.12 FEET TO A POINT; THENCE NORTH 83°28'22" WEST A DISTANCE OF 44.28 FEET TO A POINT; THENCE NORTH 83°40'35" WEST A DISTANCE OF 67.60 FEET TO A POINT; THENCE NORTH 15°09'48" EAST A DISTANCE OF 46.70 FEET TO A POINT ON THE WESTERN LIMITS OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6872; THENCE, WITH SAID LIMITS, SOUTH 05°05'36" EAST A DISTANCE OF 6.19 FEET TO A POINT; THENCE, CONTINUING WITH SAID LIMITS, NORTH 89°54'03" EAST A DISTANCE OF 19.41 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CHORD OF 33.35 FEET BEARING SOUTH 41°50'08"EAST, ALONG THE ARC OF SAID CURVE AND LEAVING THE LIMITS OF SAID PROPERTY, 36.51 FEET TO A POINT; THENCE SOUTH 83°40'34" EAST A DISTANCE OF 15.09 FEET TO A POINT; THENCE SOUTH 83°28'22" EAST A DISTANCE OF 44.32 FEET TO A POINT; THENCE SOUTH 81°09'56" EAST A DISTANCE OF 47.40 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF CLEMENT PRIDE ROAD; THENCE, WITH SAID RIGHT OF WAY, SOUTH 10°11'57" WEST A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.  
 SAID EASEMENT AREA PARCEL CONTAINING 3.768 SQUARE FEET OR 0.087 ACRES MORE OR LESS.

PLANS PREPARED FOR:  
**LCS COMMUNICATIONS, LLC**  
 777 S. FLAGLER DRIVE  
 SUITE 800, WEST TOWER  
 WEST PALM BEACH, FL 33401  
 CONTACT: (561) 322-7925

PROJECT INFORMATION:  
**SITE #:** FL22049-J  
**SITE NAME:** SUMMERFIELD  
 11421 BIG BEND ROAD  
 HILLSBOROUGH COUNTY, FLORIDA  
 PARCEL # U-16-31-20-22Z-000003-14800.0

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON ROAD  
 RALEIGH, NC 27603-3530  
 OFFICE: (919) 661-6331  
 www.tepgroup.net  
 FLOCA# 31011

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REV	DATE	ISSUED FOR:
0	04-24-23	PRS SITE PLAN
DRAWN BY:	LLS	CHECKED BY: JHU

SHEET TITLE:  
**SITE PLAN DETAILS I**

SHEET NUMBER: **C-1A**  
 REVISION: 0  
 REF# 142102794910

**SITE PLAN DETAILS I**  
 SCALE: N.T.S.

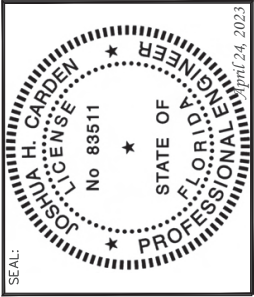


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 (HILLSBOROUGH COUNTY)  
**PARCEL #:** U-16-31-20-ZZZ-000003-14800.0

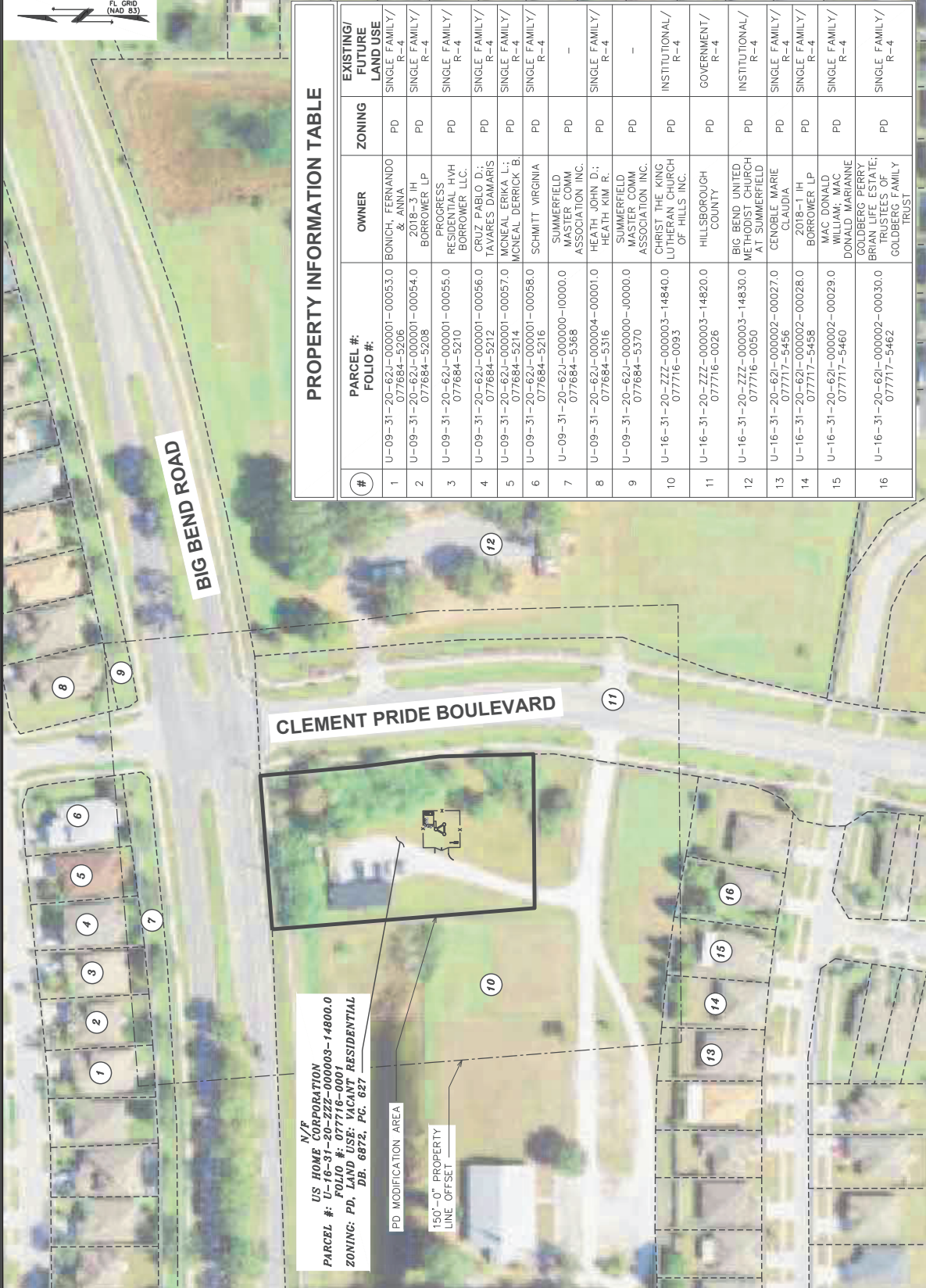
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SEAL:  
 O 04-24-23 PRS SITE PLAN  
 REV DATE ISSUED FOR:  
 DRAWN BY: LLS CHECKED BY: JHU  
 SHEET TITLE:  
**SITE PLAN  
 DETAILS II**

SHEET NUMBER: REVISION:  
**C-1B** 0  
 TEP# 142162794910



**PROPERTY INFORMATION TABLE**

#	PARCEL #: FOLIO #:	OWNER	ZONING	EXISTING/ FUTURE LAND USE
1	U-09-31-20-62J-000001-00053.0 077684-5206	BONICH, FERNANDO & ANNA	PD	SINGLE FAMILY/ R-4
2	U-09-31-20-62J-000001-00054.0 077684-5208	2018-3 IH BORROWER LP	PD	SINGLE FAMILY/ R-4
3	U-09-31-20-62J-000001-00055.0 077684-5210	PROGRESS RESIDENTIAL HVH BORROWER LLC.	PD	SINGLE FAMILY/ R-4
4	U-09-31-20-62J-000001-00056.0 077684-5212	CRUZ PABLO D.; TAVARES DAMARIS	PD	SINGLE FAMILY/ R-4
5	U-09-31-20-62J-000001-00057.0 077684-5214	MONEAL ERIKA L.; MONEAL DERRICK B.	PD	SINGLE FAMILY/ R-4
6	U-09-31-20-62J-000001-00058.0 077684-5216	SCHMITT VIRGINIA	PD	SINGLE FAMILY/ R-4
7	U-09-31-20-62J-000000-10000.0 077684-5368	SUMMERFIELD MASTER COMM ASSOCIATION INC.	PD	-
8	U-09-31-20-62J-000004-00001.0 077684-5316	HEATH JOHN D.; HEATH KIM R.	PD	SINGLE FAMILY/ R-4
9	U-09-31-20-62J-000000-10000.0 077684-5370	SUMMERFIELD MASTER COMM ASSOCIATION INC.	PD	-
10	U-16-31-20-ZZZ-000003-14840.0 077716-0093	CHRIST THE KING LUTHERAN CHURCH OF HILLS INC.	PD	INSTITUTIONAL/ R-4
11	U-16-31-20-ZZZ-000003-14820.0 077716-0026	HILLSBOROUGH COUNTY	PD	GOVERNMENT/ R-4
12	U-16-31-20-ZZZ-000003-14830.0 077716-0050	BIG BEND UNITED METHODIST CHURCH AT SUMMERFIELD	PD	INSTITUTIONAL/ R-4
13	U-16-31-20-62J-000002-00027.0 077717-5456	CENOBLE MARIE CLAUDIA	PD	SINGLE FAMILY/ R-4
14	U-16-31-20-62J-000002-00028.0 077717-5458	2018-1 IH BORROWER LP	PD	SINGLE FAMILY/ R-4
15	U-16-31-20-62J-000002-00029.0 077717-5460	MAC DONALD WILLIAM; MAC DONALD MARIANNE	PD	SINGLE FAMILY/ R-4
16	U-16-31-20-62J-000002-00030.0 077717-5462	GOLDBERG PERRY BRIAN LIFE ESTATE; TRUSTEES OF GOLDBERG FAMILY TRUST	PD	SINGLE FAMILY/ R-4

**PD MODIFICATION AREA**  
 SCALE: 1" = 100'  
 0 100 200  
 SCALE IN FEET

PLANS PREPARED FOR:

**LCS COMMUNICATIONS, LLC**

777 S. FLAGLER DRIVE  
SUITE 800, WEST TOWER  
WEST PALM BEACH, FL 33401  
CONTACT: (561) 322-7925

PROJECT INFORMATION:

**SITE #:** FL22049-J

**SITE NAME:**  
**SUMMERFIELD**

11421 BIG BEND ROAD  
(HILLSBOROUGH COUNTY)  
PARCEL # U-16-31-20-222-000003-14800.0

PLANS PREPARED BY:

**TOWER ENGINEERING PROFESSIONALS**

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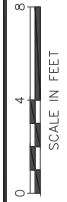
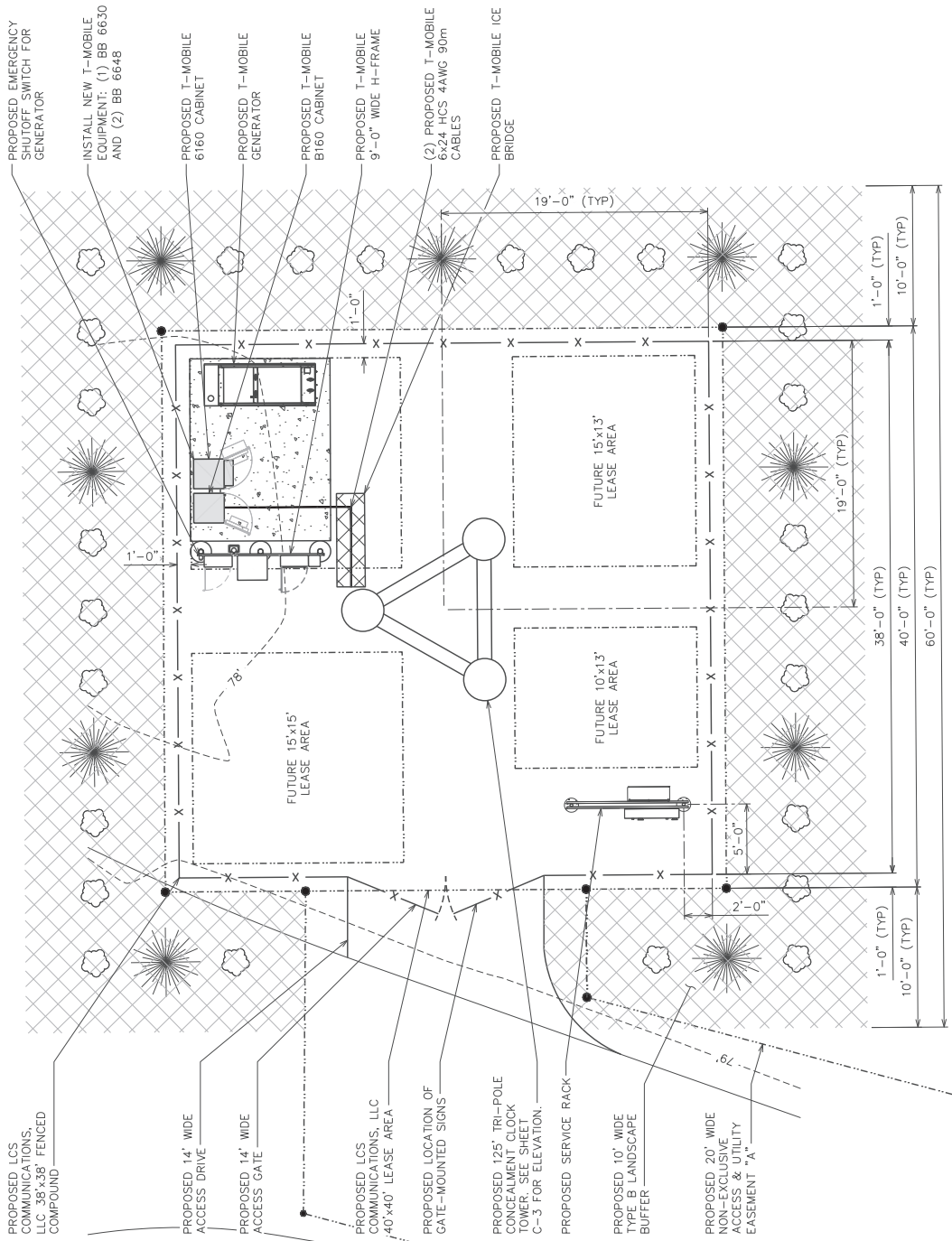


0	04-24-23	PRS SITE PLAN
REV	DATE	ISSUED FOR:

DRAWN BY: LLS CHECKED BY: JHU

**COMPOUND  
DETAIL**

SHEET NUMBER: **C-2** REVISION: **0**  
TEP# 142162794910



**COMPOUND DETAIL**  
SCALE: 3/16" = 1'-0"

**NOTES:**

1. PROPOSED HYBRID CABLES TO BE RUN IN A MANNER CONSISTENT WITH THE PASSING STRUCTURAL ANALYSIS REPORT.
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCIES.
3. A SINGLE SIGN, 2 FEET SQUARE, IN A VISIBLE LOCATION SHALL BE REQUIRED WITH NAME AND EMERGENCY TELEPHONE NUMBER OF THE TOWER OWNER AND ALL COMPANIES OPERATING ON THE TOWER. NO ADVERTISING SHALL BE ATTACHED TO THE TOWER.
4. TOWER SHALL BE ILLUMINATED ONLY AS REQUIRED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC), THE FEDERAL AVIATION ADMINISTRATION (FAA), OR OTHER STATE OR FEDERAL AGENCIES OF COMPETENT JURISDICTION.
5. NO COMMERCIAL MESSAGES SHALL BE PLACED ON TOWER.
6. PROPOSED CLOCK TO ONLY BE ON ONE SIDE OF TOWER. SEE TOWER DRAWINGS BY OTHERS FOR DETAILS.
7. TOWER ELEVATION SHOWN IS A SCHEMATIC. THE CONTRACTOR TO VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR STRUCTURAL ANALYSIS REPORT PRIOR TO CONSTRUCTION.
8. TOP OF APPURTENANCE HEIGHT IS 125'-0" (AGL).

- 125'-0"± (AGL) & 203'-0"± (ASML)  
T/CLOCK TOWER
- 120'-0"± (AGL)  
☒ T-MOBILE ANTENNAS
- 110'-0"± (AGL)  
☒ AVAILABLE COLLOCATION
- 100'-0"± (AGL)  
☒ AVAILABLE COLLOCATION
- 90'-0"± (AGL)  
☒ AVAILABLE COLLOCATION
- 85'-0"± (AGL)  
B/CONCEALMENTS

- PROPOSED CLOCK TO BE INSTALLED ON CONCEALMENT. SEE NOTE 6.
- PROPOSED T-MOBILE ANTENNAS
- PROPOSED CONCEALMENT ON CLOCK TOWER (TYP)
- PROPOSED FUTURE CARRIER ANTENNAS (TYP OF 3)

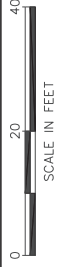
- PROPOSED 125' TRI-POLE CLOCK TOWER TO HAVE GALVANIZED STEEL FINISH. SEE TOWER DRAWINGS BY OTHERS FOR DETAILS.

- PROPOSED 8' CHAIN-LINK FENCE WITH GREEN VINYL SLATS

- 0'-0" (AGL) & 78'-0"± (ASML)  
T/FOUNDATION (REFERENCE)

**TOWER ELEVATION**

SCALE: 1" = 20'



PLANS PREPARED FOR:

**LCS COMMUNICATIONS, LLC**

777 S. FLAGLER DRIVE  
SUITE 800, WEST TOWER  
WEST PALM BEACH, FL 33401  
CONTACT: (561) 322-7925

PROJECT INFORMATION:

**SITE #:** FL202049-J

**SITE NAME:**  
**SUMMERFIELD**

11421 BIG BEND ROAD  
RIVERVIEW, FL 33579  
(HILLSBOROUGH COUNTY)  
PARCEL # U-16-31-20-ZZZ-000003-14800.0

PLANS PREPARED BY:

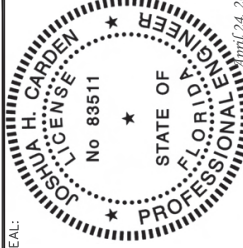
**TOWER ENGINEERING PROFESSIONALS**

326 TRYON ROAD  
RALEIGH, NC 27603-3630  
OFFICE: (919) 861-6351  
www.tepgroup.net  
FLCOA # 31011

DIGITAL SEAL:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. CARGEN USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE UNRELIABLE UNLESS THEY ARE SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:



0	04-24-23	PGS SITE PLAN
REV	DATE	ISSUED FOR:
DRAWN BY: LLS CHECKED BY: JHU		

SHEET TITLE:

**TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-3</b>	<b>0</b>
SEP # 142162794910	

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



**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/19/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview/South

PETITION NO: PRS 23-0223

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

**DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS), to approved Planned Development (PD) #81-0339A, as amended by PRS 20-0393. The proposed change is a single parcel, folio#77716.0001, consisting of +/-0.99 acres. The future land use is Residential 4 (R-4).

The subject property, located at the southwest corner of Big Bend Rd. and Clement Pride Blvd. is currently approved for day care center use. The PD modification proposes to add a second development option to allow a wireless communication tower as an alternative development scenario (Second Development Option).

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared an analysis of the potential trips generated by the existing entitlements and the proposed second development option, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, under the existing zoning designation utilizing a generalized worst-case scenario for informational purposes.

Staff notes that the ITE Trip Generation Manual does not provide data for Wireless Communications Tower uses. Since wireless communication facilities do not typically generate additional traffic aside from incidental maintenance visits, staff is estimating a single trip per day to represent a worst-case scenario.

Existing Planned Development:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:10,781sf (308 students*), Day Care Center (ITE LUC 565)	1,144	211	172

Proposed Modification (Second Development Option):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Wireless Communications Tower**	2	1	1

*\*Staff estimated the number of students based on 1 student per 35 sf. \*\*Transportation Review Staff estimate.*

The proposed PD modification (second development option) will result in less trips than then the currently approved Day Care Center by -1,142 daily trips, -210 am peak hour trips, and -171 peak hour trips. However, since the Day Care Center entitlements will remain as a development option, the proposed modification will not result in a change in potential trip generation for the worst-case development of this Planned Development.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Clement Pride Blvd. is a 2-lane, undivided, collector roadway characterized by +/- 10-foot lanes and +/- 42 feet of total pavement in good condition, lying within a +/- 100-foot wide right-of-way along the project’s frontage. There are sidewalks and +/- 5-foot paved shoulders/bicycle lanes on both sides.

Clement Pride Rd. is identified in the County Corridor Preservation Plan as a 2-lane enhance collector roadway. Staff has determined that right-of-way (ROW) preservation is not needed as the existing ROW is in excess of the minimum ROW required for a TS-4 collector roadway with a 12-foot enhancement and turn lane (88-feet total ROW needed) for any future improvement.

**SITE ACCESS**

The existing access to the site is from Clement Pride Blvd via a 20-foot access easement through the adjacent parcel, folio#77716.0093, with an existing church use. There are no proposed changes to the access.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below for informational purposes.

Clement Pride Blvd. is not a regulated roadway.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BIG BEND RD	US HWY 301	BALM RIVERVIEW	D	D

Source: 2022 Hillsborough County Multi-Modal Level of Service Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Clement Pride Blvd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,144	211	172
Proposed	1,144	211	172
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: The site takes access to Clement Pride Blvd to the east through the adjacent property via an access easement on the subject site's southern boundary.

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

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No corridor preservation required. Proposed Wireless Communication Tower trip generation is de minimis.



**CURRENTLY  
APPROVED**



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**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110 Tampa, FL 33601-1110

March 10, 2020

**RE: PRS 20-0393  
David Mechanik  
13010 S. US Hwy. 301/77667.0050**

David Mechanik  
Mechanik Nuccio Hearne & Wester, PA  
305 S. Boulevard  
Tampa, FL 33606

Dear Applicant:

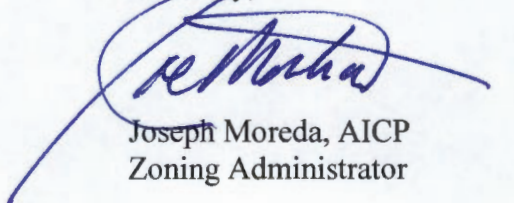
At the regularly scheduled public meeting on March 10, 2020, the Board of County Commissioners approved your request for a minor modification to PD 81-0339A, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. 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  
Attachments

**BOARD OF COUNTY  
COMMISSIONERS**

Ken Hagan  
Pat Kemp  
Lesley "Les" Miller, Jr.  
Sandra L. Murman  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Michael S. Merrill

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Lucia E. Garsys



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 20-0393  
MEETING DATE: March 10, 2020  
DATE TYPED: March 10, 2020

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 31, 2019.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order for Summerfield Crossings (DRI #73), as amended, the general site plan, the land use conditions set forth herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The parties recognize that in certain areas there is necessarily a lack of specificity in the General Site Plan and in the review criteria hereafter set forth. The lack of specificity shall not be deemed as implied approval, or used as grounds for challenging disapproval, of any detailed site plan submitted in connection with the Planned Development process, or revised general site plan.
3. Development of the site shall be restricted to 1,248,800 square feet of floor space for retail uses, 568,800 square feet of floor space for office uses and 4,393 residential units. Community services (e.g. schools, parks, medical, church, community service fire station/EMS) are permitted. The total number of dwelling units and square footage of each land use type as indicated previously shall be distributed over the site in development "tracts" as shown on the General Site Plan. Those portions of the project designated as neighborhood commercial in the application for development approval shall be restricted to C-1 uses. Those portions which are designated as community commercial shall be restricted to C-1 uses and those C- 2 uses found to be compatible by the Zoning Administrator upon review of applicable development standards or other such criteria usually referred to in determining appropriate lands uses. That portion of the project designated as the regional mall shall be restricted to C-2 uses.
  - 3.1 Those portions of the project designated as office/technical in the application for development approval shall be restricted to IP uses and those C-3A uses found to be compatible by the Zoning Administrator upon a review of applicable development standards or other such criteria usually referred to in determining appropriate land uses.
  - 3.2 Accessory temporary sales offices, construction trailers, guardhouses, and/or clubhouses and associated amenities shall be permitted.
  - 3.3 Tracts 1, 2, 3 and 4A shall be permitted Office Tech and Community Commercial uses with the following exceptions: Vehicle Sales, Indoor Firing Range, Free Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls, Temporary Labor Pool, Drive-in Theatre, and Outdoor Paintball. Development standards shall be per the Commercial General (CG) zoning district, with the exception that maximum building height for Tracts 1, 2 and 3 shall be 35 feet.
    - 3.3.1 Tract 2 shall prohibit the following uses: Convenience Store with Gas Pumps and Major or Minor Vehicle Repair.
    - 3.3.2 Tract 4B shall be limited to stormwater/floodplain uses.
  - 3.4 Consistent with the Community Commercial designation, residential uses shall be prohibited on Tracts 1, 2, 3, 4A and 4B.



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- 3.5 Tract 5 shall be permitted Government, Clinical and Medical Services, Office, and Retail. Retail uses with Tract 5 shall be limited to Commercial General (CG) uses and developed per the CG Development Standards. CG uses shall be limited within 250 feet of the Summerfield Crossing Boulevard and along the north/south road between Tracts 1 / 2, and Tract 5. Accessory retail uses are permitted within Tract 5. Convenience Store with gas pumps are prohibited.
- 3.6 Buildings within Tracts 1, 2, 3 and 4A shall be architecturally finished on all sides. The facades of the primary buildings shall include a wall base, wall banding and/or expression line and a finish cornice.
- 3.7 Pursuant to Summerfield DRI Development Order Condition III.K.18.(a) (Transportation) which provides for trade-off between Office Tech, Commercial and Hotel uses, the following Tracts and/or folio numbers have the following entitlements:
- 3.7.1 Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard have the following entitlements:
- 67,000 square feet of Community Commercial
  - 230,000 square feet of Office Tech
- 3.7.2 Folios# 77719.0100 and 77719.0200 within Tract 4 of the commercial core south of Big Bend Road have the following entitlements:
- 83,787 square feet of Community Commercial
- 3.8 Tracts 1 through 4 of the commercial core north of Summerfield Crossings Boulevard have the following additional entitlements:
- 22,000 square feet of Community Commercial uses
- Remaining entitlements consisting of 13,452 square feet of Office Tech. are available for development in Tracts 1,2,3,4 and 5 of the commercial core north of Summerfield Crossings Boulevard, and Tract 4 (+35.9 acres) of the commercial core south of Big Bend Road as shown on the Summerfield Crossings General Development Site Plan.
- 3.9 The area subject to PRS 17-0616, within the parcels identified by folios# 77719.0100 and 77719.0200 (within Tract 4 of the commercial core south of Big Bend Road) shall permit the following:
- The outside storage and display areas for merchandise associated with a proposed 19,100 square feet retail building within Lot 7 only, and as shown in the submitted site plan.
- 3.9.1 The area labeled "Outdoor Storage Area" on the site plan, along the eastern boundary of Lot 7 (between the proposed structure and the right-of-way) shall not to exceed 11,102 square feet of space. In addition, it shall be screened with a 6-foot high PVC fence. This Outdoor Storage Area may include two (2) gates, one on each side (north and south).



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- 3.9.2 The area labeled "Trailer and Display Area" on the site plan, along the eastern boundary of Lot 7, shall be used for parking and display of trailers only. This display area shall be limited to 3,376 square feet.
- 3.9.3 Screening shall be provided in accordance with LDC Section 6.06.06.C.7.b. (accessory open storage) for the display area labeled "Front Building Display Area" However, screening shall not be required if the merchandise is moved indoors during non-business hours.
- 3.9.4 Buffering and Screening shall be regulated by the Land Development Code.
- 3.10 The parcel identified with folio# 77719.0126 in Tract 4 of the commercial core, south of Big Bend Road, has the following entitlements:
- A maximum of 6,000 square feet of Community Commercial or Office Tech uses
- 3.11 Notwithstanding anything herein these conditions to the contrary, a right-in/right-out driveway on Summerfield Crossing Blvd. (serving folio 77667.0050) shall be permitted in a location approximately 290 feet east of US 301 (as generally shown on the PD site plan); however, in the event that on-site operations is being found to cause or contribute to the significant off-site queuing of vehicles onto Summerfield Crossings Blvd., the property owner shall be required (upon a request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the proposed Summerfield Blvd. access driveway, which shall be at the property owners sole cost and expense.
4. All land uses for this project shall comply with the development criteria set forth in the least intense Zoning classification permitting said uses, now and hereafter in force, including but not limited top height, setbacks, buffering, and site coverage; provided, that no building shall exceed fifty feet in height. However, such limitations may be waived or modified by the appropriate reviewing agency when deemed to be otherwise mitigated or compatible with surrounding uses, as reflected in detailed site plans.
5. Landscaping shall be per the Land Development Code and as shown on the General Certified Site Plan. In addition, landscaping along U.S. Hwy 301, as shown on Page 2 of 2 of the General Certified Site Plan, shall include a 20 foot buffer with 15 feet of Florida-friendly landscaping and 5 feet of grass. Trees shall be planted on 30 foot centers and can be grouped to meet design consideration. Otherwise, screening requirement shall be a Type B per the Land Development Code with a 20 foot buffer. Screening can also be achieved within a 20 foot buffer by use of berm and hedge with trees at intervals, the hedge shall be a minimum of 3 foot in height and 75% opaque at time of planting. The final screening design shall be subject to Natural Resources approval.
6. Net densities for areas designated as apartments shall be restricted to a maximum of 20 dwelling units per acre.



7. Construction of Fairway Meadow Drive from the current terminus as shown on Page 2 of 2 of the General Certified Site Plan to U.S. Hwy. 301 shall be per the following:
- 7.1 No building permit applications for development within Tract 5 shall be submitted to or accepted by the County until such time as (1) Fairway Meadows Drive from current terminus to U.S. 301 is accepted for maintenance, and all of the improvements are completed and inspected, as required by Hillsborough County; or (2) A Letter of Credit in the amount of 125 percent of the cost to construct the said improvement is in proper order. The construction of Fairway Meadows Drive shall be completed within 12 months of construction plans approval; or 7.2 The developer of Tract 5 shall contribute 50% of the cost to construct Fairways Meadows Drive to an escrow account. The developer(s) of Tracts 3 or 4 shall be responsible for constructing Fairway Meadows Drive from its current terminus to US Highway 301; or
- 7.3 The developer of Tract 5 will be responsible for constructing a portion of Fairway Meadows Drive from its current terminus to the western boundary of folio #77667.0054 and from US Highway 301 east to the project's north/south road along the western edge of Tract 5 concurrent with site development. The segment from the western boundary of folio # 77667.0054 to the north/south road along the western edge of Tract 5 shall be constructed prior to the development of Tract 3 or Tract 4.
8. The number and appropriate locations of all points of ingress and egress for the entirety of each of the areas identified on the General Site Plan as Regional Mall, Community Commercial, Neighborhood Commercial, or Office Technical, shall be determined at the time the first detailed site plan is submitted for any portion of such area unless otherwise provided herein.
- 8.1 In the event Village 2 Tract 41 develops as a park, the developer, developer's assignee or owner shall provide a minimum of one vehicular cross access to the abutting school site. Location of cross access shall be determined upon site development plan submittal.
- 8.2 All internal streets within the project may be designated by the Developer as private streets or may be dedicated as public streets. Private streets may have controlled access via gates or other security arrangements.
- 8.3 In the event any part of residential Tract 35 becomes a "gated community", the applicant is required to provide a turnaround or cul-de-sac at or before the security gate location.
9. The developer shall make the following improvements for Tracts 1 – 6 of Village III:
- 9.1 The developer shall construct the project's entry roadway on Big Bend Road as a collector facility from Big Bend Road to the proposed traffic circle within the site.
- 9.2 The developer shall construct left and right turn lanes at the project's entrance on Big Bend Road.
- 9.3 The developer shall construct a roadway connection from the proposed traffic circle to Balm Riverview Road (to be designed as a local road).
- 9.4 The developer shall construct left and right turn lanes at the project's entrance on Balm Riverview Road.



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- 9.5 The developer shall provide cross-access to the adjacent southern property (PD 08-1270).
10. The developer of the tracts adjacent to Road "C" (south of Big bend Road) and along Woodbridge Drive (east of Road "C") shall:
- 10.1 Construct Woodbridge Drive from the current terminus west of Laraway Drive to Road "C" south of Big Bend Road, as a 2 lane road.
  - 10.2 Construct Road "C" from current terminus south of Big Bend Road to the southern property boundary of Summerfield Crossings as a 2-lane road.
  - 10.3 No individual driveways for any residential development will have direct access onto either Woodbridge Drive or Road "C".
  - 10.4 The intersection of Road "C" and Woodbridge Drive shall be designed in such a manner to provide for the future connection of Woodbridge Road from the west; however, no turn lanes will be required at the intersection of Road "C" and Woodbridge Drive.
  - 10.5 At the intersection of Road "C" and Big Bend Road, construct northbound left turn lane and northbound through/right turn lane. This may be achieved by restriping the existing pavement on Road "C". The intent is to provide two northbound approach lanes at this intersection. In addition, if sufficient right-of-way on Big Bend Road exists, an exclusive eastbound right turn lane shall be constructed on Big Bend Road at its intersection with Road "C".
  - 10.6 If the developer of the tracts adjacent to Road "C" (south of Big Bend Road) and along Woodbridge Drive (east of Road "C") elects to develop these tracts by way of two (2) separate plats, with the first plat containing no more than 64 single family residential units, then the Developer may phase the construction of the aforementioned improvements as follows:
    - 10.6.1 First, construct Woodbridge Drive from the current terminus west of Laraway Drive to its intersection with Road "C" and construct "Road C" south from its current terminus just south of Big Bend Road to its intersection with Woodbridge Drive contemporaneous with the construction of the infrastructure required for the first plat; and
    - 10.6.2 Second, construct Road "C" from Woodbridge Drive to the southern boundary of Summerfield Crossings DRI, and to make the aforementioned improvements at the intersection of Road "C" and Big Bend Road contemporaneous with the infrastructure required for the second plat.

The following shall apply to the area modified under PRS 17-0245 (Tracts 1-6 located at the southwest corner of Big Bend Road and Balm-Riverview Road):

11. Concurrent with construction of the required sidewalk along the project's Balm Riverview Road frontage, the developer shall provide striping and any necessary signage for a pedestrian crosswalk connecting the southwest and northwest corners of the Big Bend Road and Balm Riverview Road intersection. Unless otherwise approved by Hillsborough County, the developer shall construct an additional pedestrian

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connection (connecting the internal sidewalk network with the sidewalk to be constructed within the Balm Riverview right-of-way) as far north on Balm Riverview Road (i.e. as close to the crosswalk) as possible.

12. The area modified under PRS 17-0245 permits a total of 583 units. Approval of any plats in excess of 530 units shall be subject to the Mobility Fee Ordinance.
13. The area modified under PRS 18-1236 shall provide pedestrian connectivity from external sidewalks into the site.

The following shall apply to the entire planned development:

14. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination and glare beyond the non-residential project boundaries.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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.

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# **AGENCY COMMENTS**

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**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/19/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Riverview/South

PETITION NO: PRS 23-0223

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
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Proposed Modification (Second Development Option):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Wireless Communications Tower**	2	1	1

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The proposed PD modification (second development option) will result in less trips than then the currently approved Day Care Center by -1,142 daily trips, -210 am peak hour trips, and -171 peak hour trips. However, since the Day Care Center entitlements will remain as a development option, the proposed modification will not result in a change in potential trip generation for the worst-case development of this Planned Development.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Clement Pride Blvd. is a 2-lane, undivided, collector roadway characterized by +/- 10-foot lanes and +/- 42 feet of total pavement in good condition, lying within a +/- 100-foot wide right-of-way along the project’s frontage. There are sidewalks and +/- 5-foot paved shoulders/bicycle lanes on both sides.

Clement Pride Rd. is identified in the County Corridor Preservation Plan as a 2-lane enhance collector roadway. Staff has determined that right-of-way (ROW) preservation is not needed as the existing ROW is in excess of the minimum ROW required for a TS-4 collector roadway with a 12-foot enhancement and turn lane (88-feet total ROW needed) for any future improvement.

**SITE ACCESS**

The existing access to the site is from Clement Pride Blvd via a 20-foot access easement through the adjacent parcel, folio#77716.0093, with an existing church use. There are no proposed changes to the access.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below for informational purposes.

Clement Pride Blvd. is not a regulated roadway.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BIG BEND RD	US HWY 301	BALM RIVERVIEW	D	D

Source: 2022 Hillsborough County Multi-Modal Level of Service Report

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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 9, 2023</p> <p><b>PETITION NO.:</b> 23-0223</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> March 22, 2023</p> <p><b>PROPERTY ADDRESS:</b> 11499 Big Bend Rd, Riverview, FL</p> <p><b>FOLIO #:</b> 077716-0001</p> <p><b>STR:</b> 16-31S-20E</p>
<p><b>REQUESTED ZONING:</b> PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	03/17/2023
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	N/A
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>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.</p> <p>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.</p>	

Jpc

ec: [kberkey@beckerlawyers.com](mailto:kberkey@beckerlawyers.com)

*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)



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Clement Pride Blvd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,144	211	172
Proposed	1,144	211	172
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: The site takes access to Clement Pride Blvd to the east through the adjacent property via an access easement on the subject site's southern boundary.

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

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No corridor preservation required. Proposed Wireless Communication Tower trip generation is de minimis.