

**PD Modification Application: PRS 23-0210**

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

**BOCC Land Use Meeting Date:** November 7, 2023



**Hillsborough County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

**Applicant:** GTIS Metro DG LLC

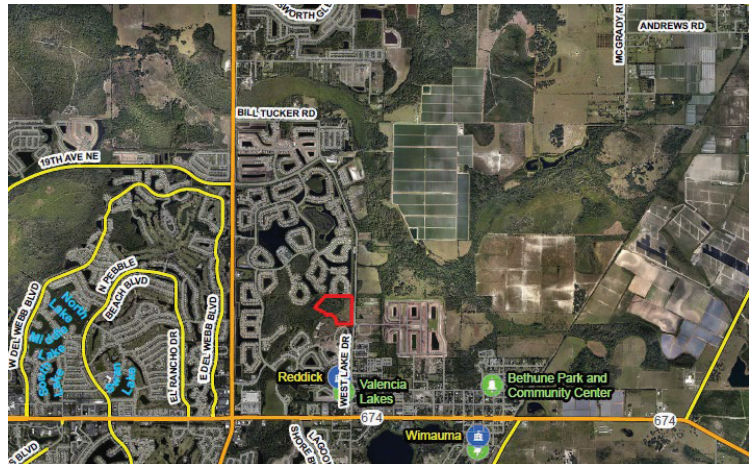
**FLU Category:** RES-4

**Service Area:** Urban

**Site Acreage:** 33 +/-

**Community Plan Area:** Sun City Center

**Overlay:** None



**Introduction Summary:**

The applicant requests to remove 32.78 acres from Parcel B of PD 89-0097, as most recently modified by PRS 23-0089. The removed acreage will be rezoned to a new PD (PD 22-1390). No entitlements within PD 89-0097 are proposed for removal. This PRS application is a companion application to PD 22-1390 (which was heard at the June 20, 2023 Zoning Hearing Master hearing) and DRI-DO 23-0195.

Existing Approval(s):	Proposed Modification(s):
1,383.74 acres within PD 89-0097 (legal description)	Decrease PD size by 32.78 acres to 1,350.96 acres within PD 89-0097
1,293 – 1,320 acres for residential land uses (Parcel B)	Decrease residential land use (Parcel B) size by 32.78 acres to 1,260.22 – 1,287.22 acres
145.3 acres (10% of site) of wetlands	Decrease wetlands acreage by 3.77 acres to 141.53 acres
55 acres of open space (condition #16)	Decrease open space acreage by 1.7 acres to 53.3 acres

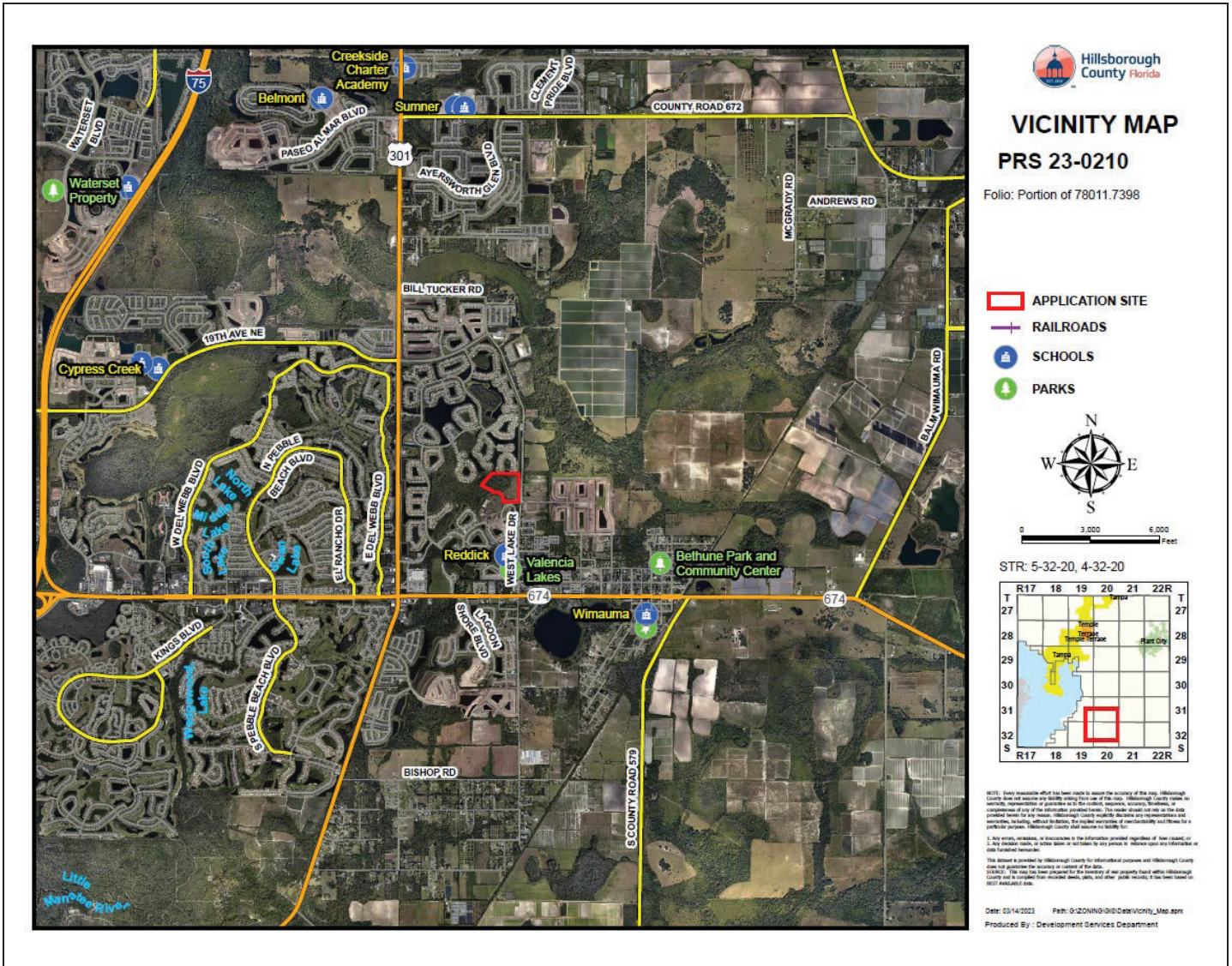
**Additional Information:**

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 Conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

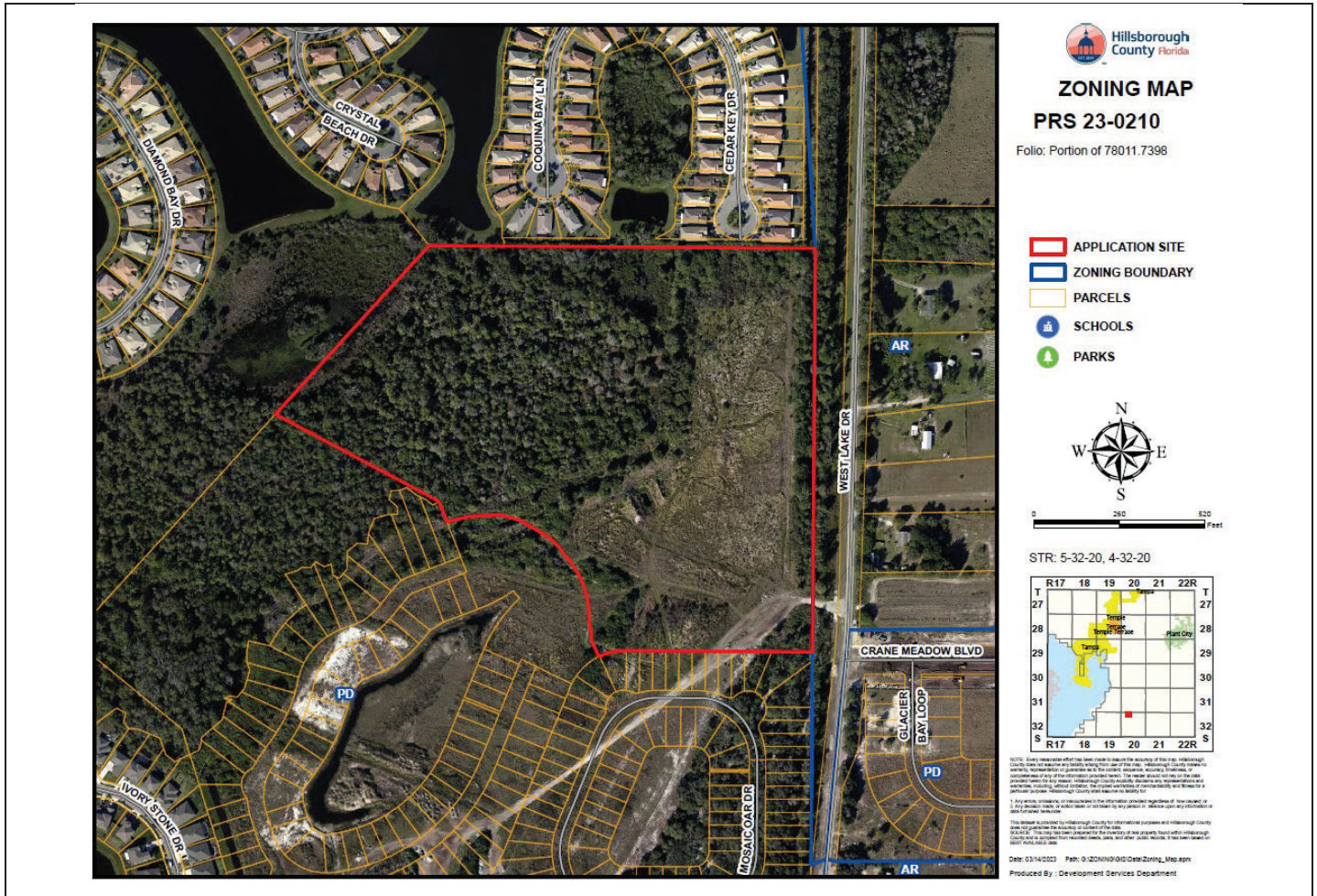


### Context of Surrounding Area:

The site is located on the west side of West Lake Drive, north of SR 674, in the Sun City Center community. Interstate 75 is located approximately 3.8 miles to the west. The general area is developed primarily with single-family uses with office and commercial uses found on SR 674. Large tracts of agriculturally zoned properties are found further west/northwest from the area.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map



#### Adjacent Zonings and Uses (Area to be removed)

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
South	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
East	AR	1 unit per 5 acres	Single-Family Residential and Agriculture	Single-Family and Agriculture
West	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached

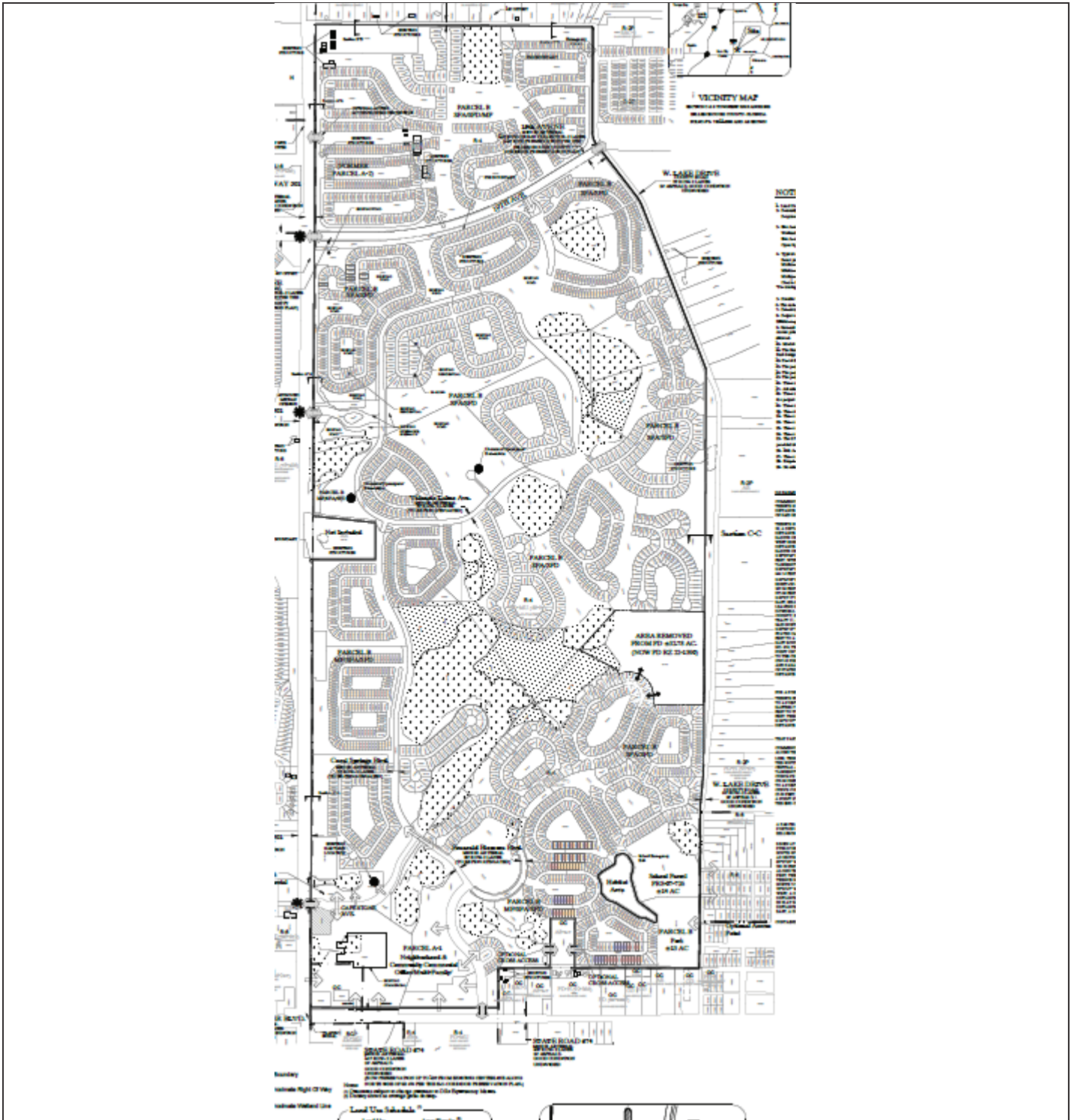
### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Arterial - Rural	2 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
US Hwy 301	FDOT Principal Arterial - Urban	6 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	21,982	1,569	2,315
Proposed	21,982	1,569	2,315
Difference (+/-)	+0	+0	+0

\*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				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <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**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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 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	
<b>Impact/Mobility Fees</b>  Not available at the time of filing this staff report.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The subject Planned Development will be reduced in size, and correspondingly in the number of units. The density of 9 units per acre remains. No previously approved development standards are proposed for modification or removal.

Based upon the above, no compatibility issues have been identified.

### **5.2 Recommendation**

Supported, subject to proposed conditions of approval.



Requirements for Certification:

- 1. Site plan to note a height of 60’/4-stories for multi-family and folio 78895.0000 in Parcel A-1, or make reference to condition #12.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted April 18, 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~~ 1,260.22 to ~~1,320~~ 1,287.22. 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~~ 53.3 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 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.

Zoning Administrator Sign Off:



**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**

Under PD 22-1390, acreage is proposed for removal from PD 89-0097 (“DG Farms”). Staff’s analysis of the request finds that removal of this acreage will not impact the ability for PD 89-0097 to develop under its current entitlements.

DG Farms is regulated by both PD 89-0097 and DRI #124. The site is located in the RES-4 Future Land Use (FLU) category. The PD is 1,383.74 (legal description) acres in size and permits 2,848 residential units within Parcel B (1,293 – 1,320 acres in size). As shown below, the modification will not cause the density to exceed 4 units per acre.

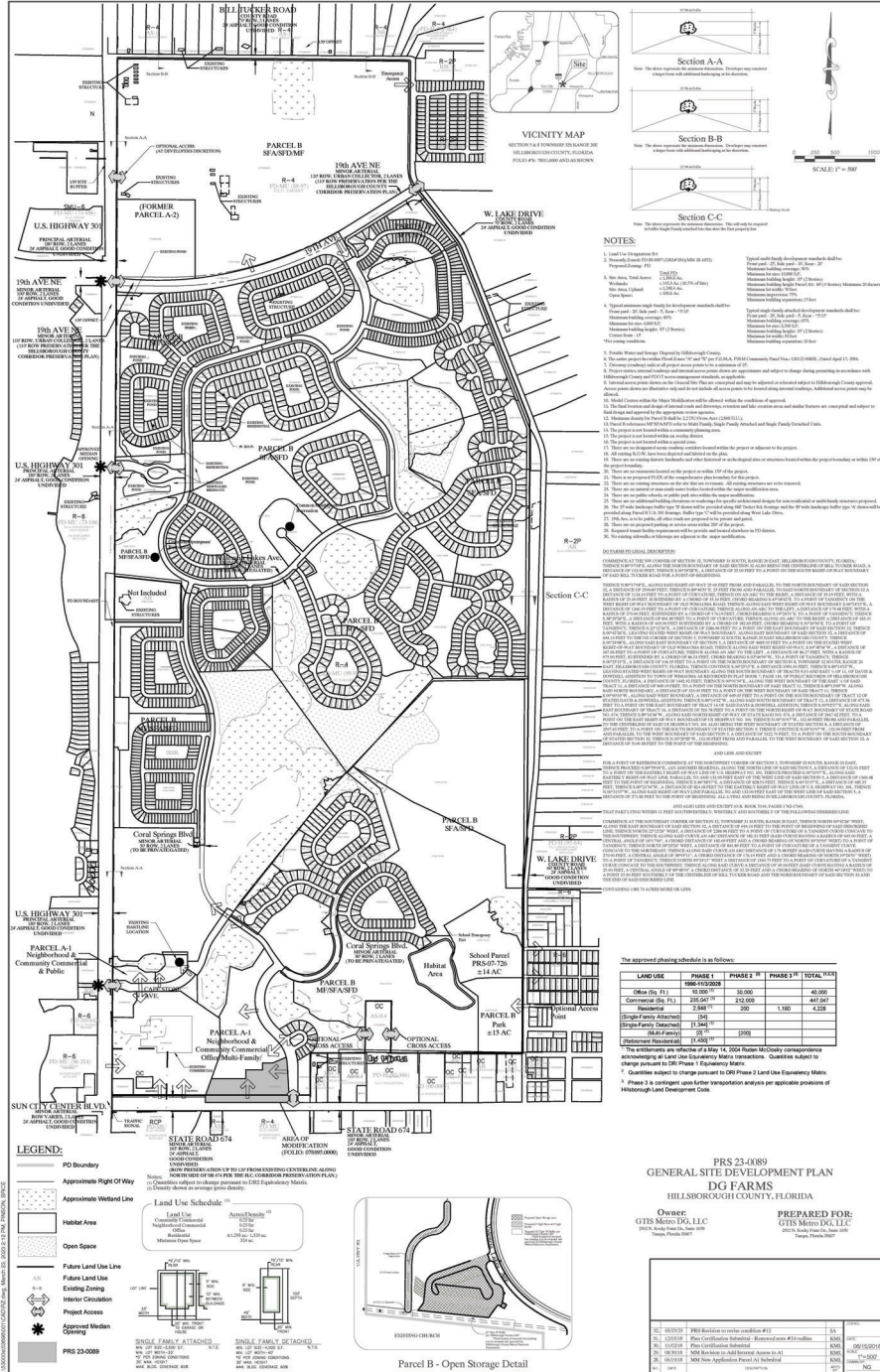
	Parcel B Acreage	Units	Density
Current	1,293 - 1,320	2,848	2.20 – 2.15
Proposed	1,260.22 – 1,287.22	2,848	2.25 – 2.21

Under DRI #124, a maximum of 4,228 units can be developed on 1,350.96 acres (reduced by 32.78 acres). This results in a density of 3.12 units per acre, which does not exceed 4 units per acre.

This request will also create a reduction in the amount of open space in PD 89-0097 by 1.7 acres. The area which was shown as open space in PD 89-0097, which will now be a part of PD 22-1390, will remain undeveloped and preserved.

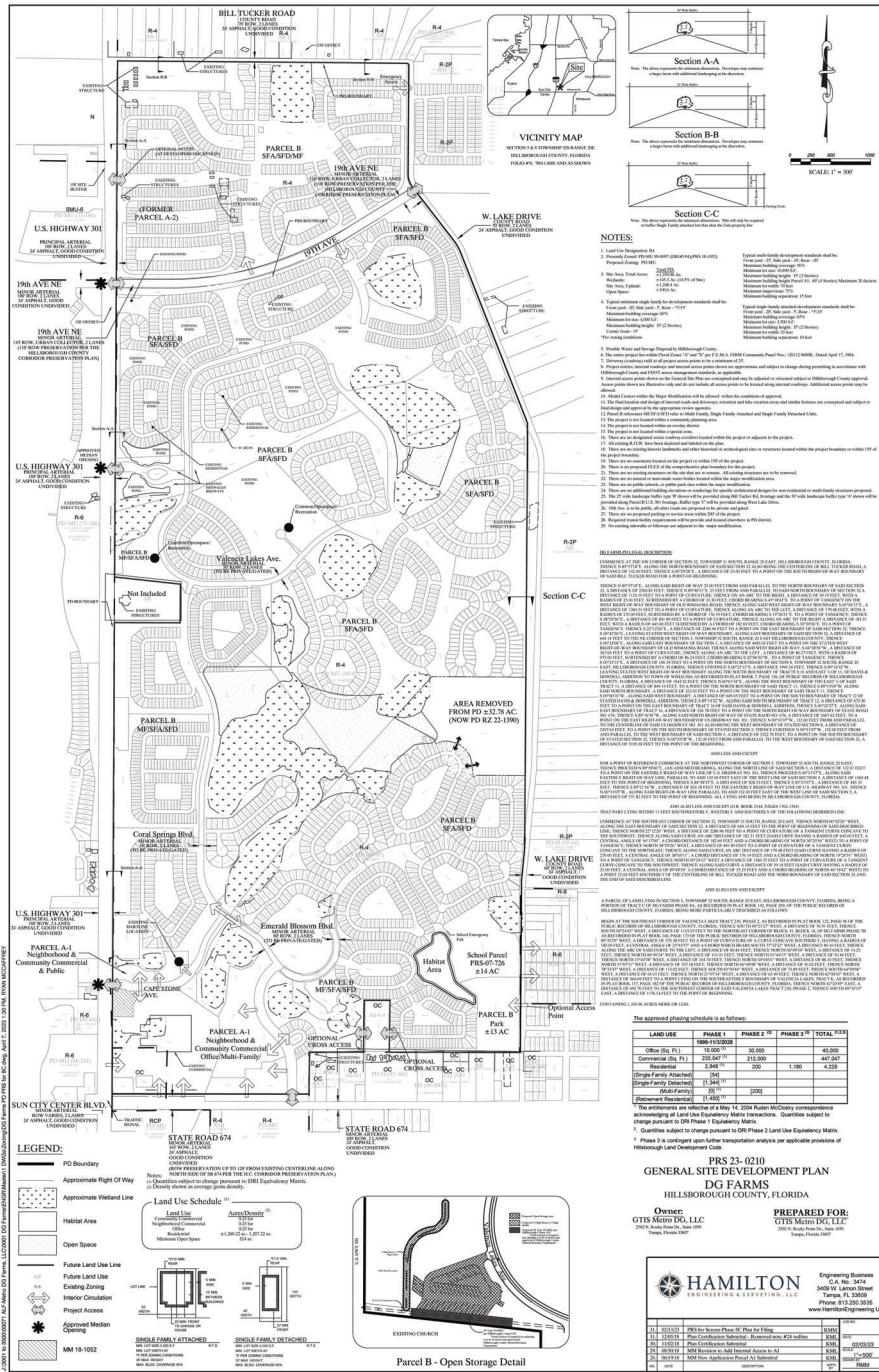
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



**8.0 SITE PLANS (FULL)**  
**8.2 Proposed Site Plan (Full)**

Received  
 April 18, 2023  
 Development  
 Services



J:\2023\18-30000071\_AUP\855 DG Farms DD Form PD PRS by R4, April 7, 2023 10:30 AM, RINALD.MARAZZI

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

**AGENCY REVIEW COMMENT SHEET**

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TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/20/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Sun City Center

PETITION NO: PRS 23-0210

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, 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) #89-0097, as most recently amended by PRS 23-0089. The applicant proposes to remove a +/- 36.27-acre tract from the larger parent PD. PD#89-0097, as amended, is approved for 2,848 residential units throughout multiple phases encompassing a total of +/-1,350 acres. The proposed amendment will not result in a change in entitlements.

This minor modification is concurrent with rezoning application PD 22-1390 to rezone the +/-36.27-acre tract to a separate PD district.

The future land use is Residential 4 (R-4).

Staff has prepared an analysis of the potential trips generated by the existing entitlements, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, under the existing PD zoning designation utilizing a generalized worst-case scenario for informational purposes.

Existing Planned Development Entitlements:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 2,848 Single Family Dwelling Units (ITE LUC 210)	21,982	1,569	2,315

**SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The overall PD takes access from US Hwy 301 and SR 674. There are 2 signalized access connections (19<sup>th</sup> Ave. and Cape Stone Ave.) and 2 unsignalized connections (Bill Tucker Rd. and Valencia Grande Ave.) on US Hwy 301; and one unsignalized connection on SR 674. No change to site access is proposed.

US HWY 301 is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on US HWY 301 is +/-182 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

State Road 674 is a 4-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on State Road 674 is +/-186 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

The project’s internal residential roadway network consists of typical section local and collector roadways and a multi-use path running adjacent to the collector roads.

**ROADWAY LEVEL OF SERVICE**

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

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

Source: 2020 Hillsborough County Level of Service Report

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Arterial - Rural	2 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
US Hwy 301	FDOT Principal Arterial - Urban	6 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	21,982	1,569	2,315
Proposed	21,982	1,569	2,315
Difference (+/-)	+0	+0	+0

\*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				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <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	See report.

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APPROVED**

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

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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.

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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 odoratissimum*) 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 odoratissimum*) 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,

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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

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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.

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- 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,



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- 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 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.

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# **AGENCY COMMENTS**

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**AGENCY REVIEW COMMENT SHEET**

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TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/20/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Sun City Center

PETITION NO: PRS 23-0210

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, 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) #89-0097, as most recently amended by PRS 23-0089. The applicant proposes to remove a +/- 36.27-acre tract from the larger parent PD. PD#89-0097, as amended, is approved for 2,848 residential units throughout multiple phases encompassing a total of +/-1,350 acres. The proposed amendment will not result in a change in entitlements.

This minor modification is concurrent with rezoning application PD 22-1390 to rezone the +/-36.27-acre tract to a separate PD district.

The future land use is Residential 4 (R-4).

Staff has prepared an analysis of the potential trips generated by the existing entitlements, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, under the existing PD zoning designation utilizing a generalized worst-case scenario for informational purposes.

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		AM	PM
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The overall PD takes access from US Hwy 301 and SR 674. There are 2 signalized access connections (19<sup>th</sup> Ave. and Cape Stone Ave.) and 2 unsignalized connections (Bill Tucker Rd. and Valencia Grande Ave.) on US Hwy 301; and one unsignalized connection on SR 674. No change to site access is proposed.

US HWY 301 is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on US HWY 301 is +/-182 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

State Road 674 is a 4-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on State Road 674 is +/-186 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

The project's internal residential roadway network consists of typical section local and collector roadways and a multi-use path running adjacent to the collector roads.

**ROADWAY LEVEL OF SERVICE**

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

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

Source: 2020 Hillsborough County Level of Service Report

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Arterial - Rural	2 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
US Hwy 301	FDOT Principal Arterial - Urban	6 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	21,982	1,569	2,315
Proposed	21,982	1,569	2,315
Difference (+/-)	+0	+0	+0

\*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				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> <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:		

<b>4.0 Additional Site Information &amp; Agency Comments Summary</b>			
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	See report.

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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 9, 2023</p> <p><b>PETITION NO.:</b> 23-0210</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> April 7, 2023</p> <p><b>PROPERTY ADDRESS:</b> Windmill Forge Pass, Wimauma, FL 33598</p> <p><b>FOLIO #:</b> 078011-7398 (part of)</p> <p><b>STR:</b> 05-32S-20E</p>
<p><b>REQUESTED ZONING:</b> Minor Mod. to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>YES</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>NA</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>NO, ERP expired 01-04-2023</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Wetlands located in the western portion of property.</p>
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

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

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

**INFORMATIONAL COMMENTS:**

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

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

jpc

ec: [kami.corbett@hwlaw.com](mailto:kami.corbett@hwlaw.com)

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