



PD Modification Application: PRS 24-0064

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Tony Muniz, Jr.

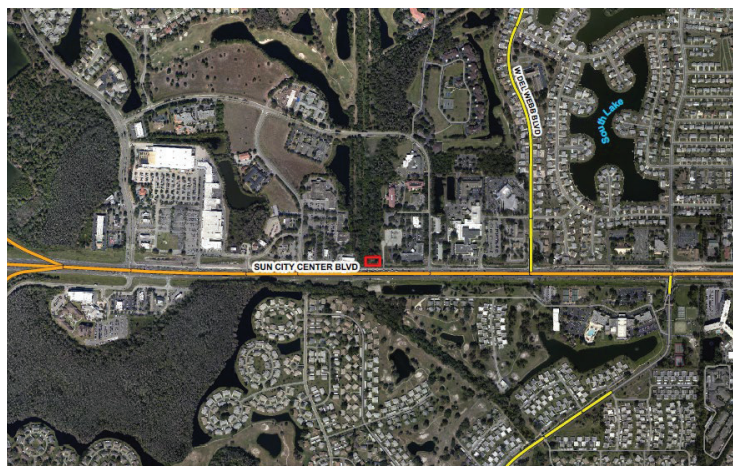
FLU Category: RES-6

Service Area: Urban

Site Acreage: 0.33 +/-

Community Plan Area: Sun City Center

Overlay: None



Introduction Summary:

The subject site is located within PD 73-0186 (Villages at Cypress Creek), as most recently modified by MM (Major Modification) 22-1340. The 198.7 acre PD is approved for residential, office, commercial, recreational and quasi-public uses. The subject site is located on the north side of SR 674 in a parcel recently approved for 100 sf of retail center/office uses, which was previously permitted for quasi-public uses.

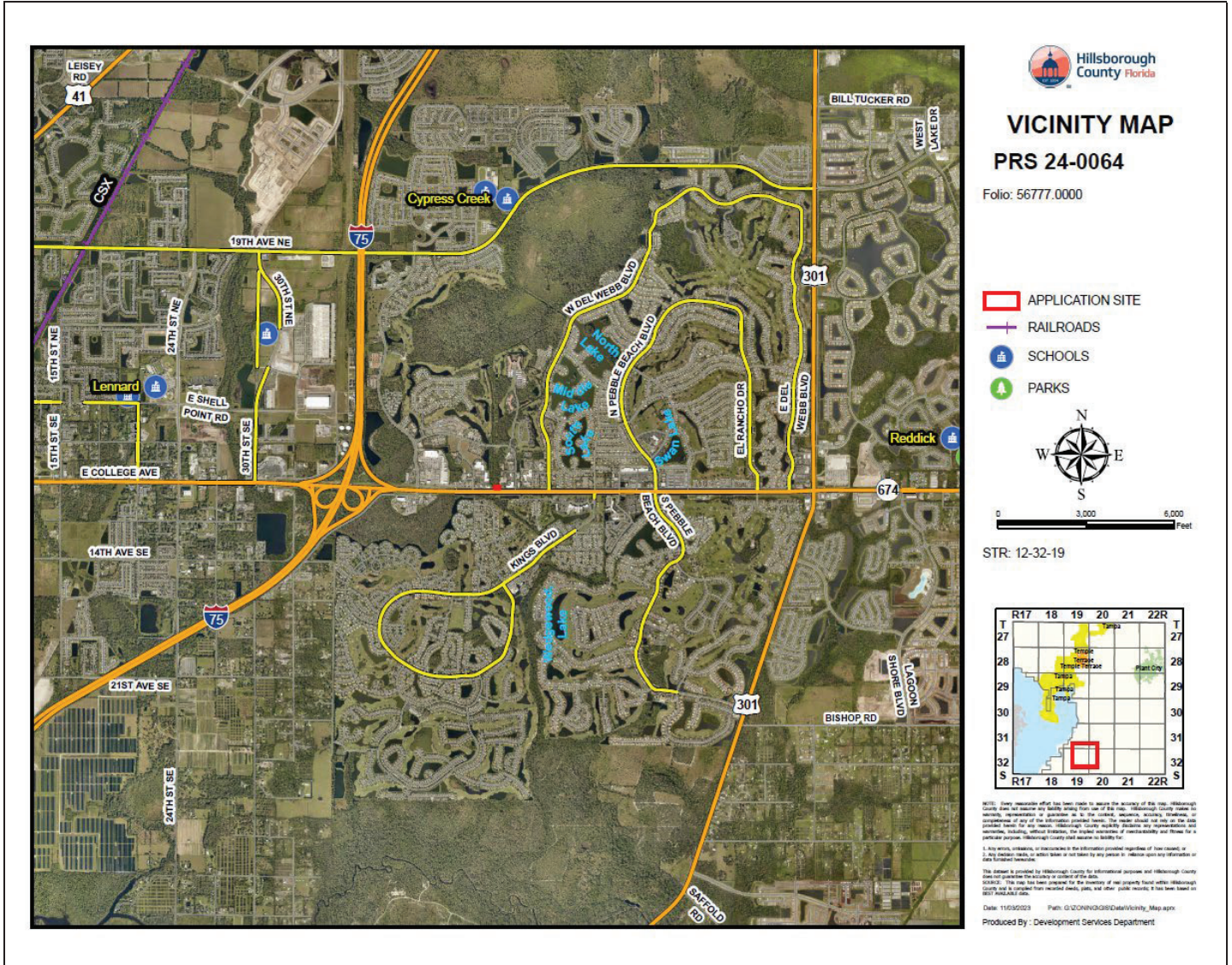
Existing Approval(s):	Proposed Modification(s):
Area approved for 100 sf of retail center/office uses	Area increased to 3,500 sf of limited CG zoning district uses

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

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

2.1 Vicinity Map

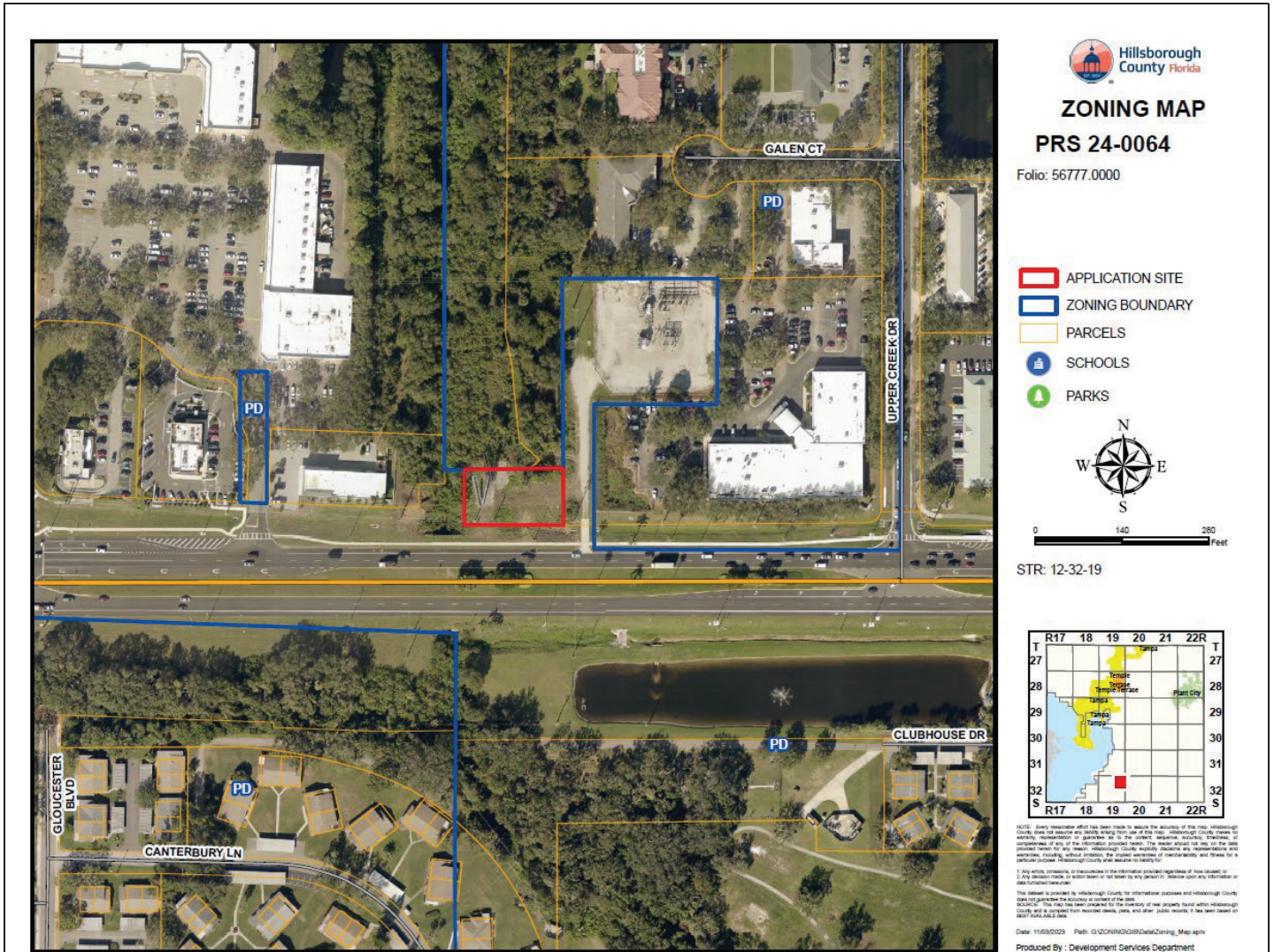


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

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

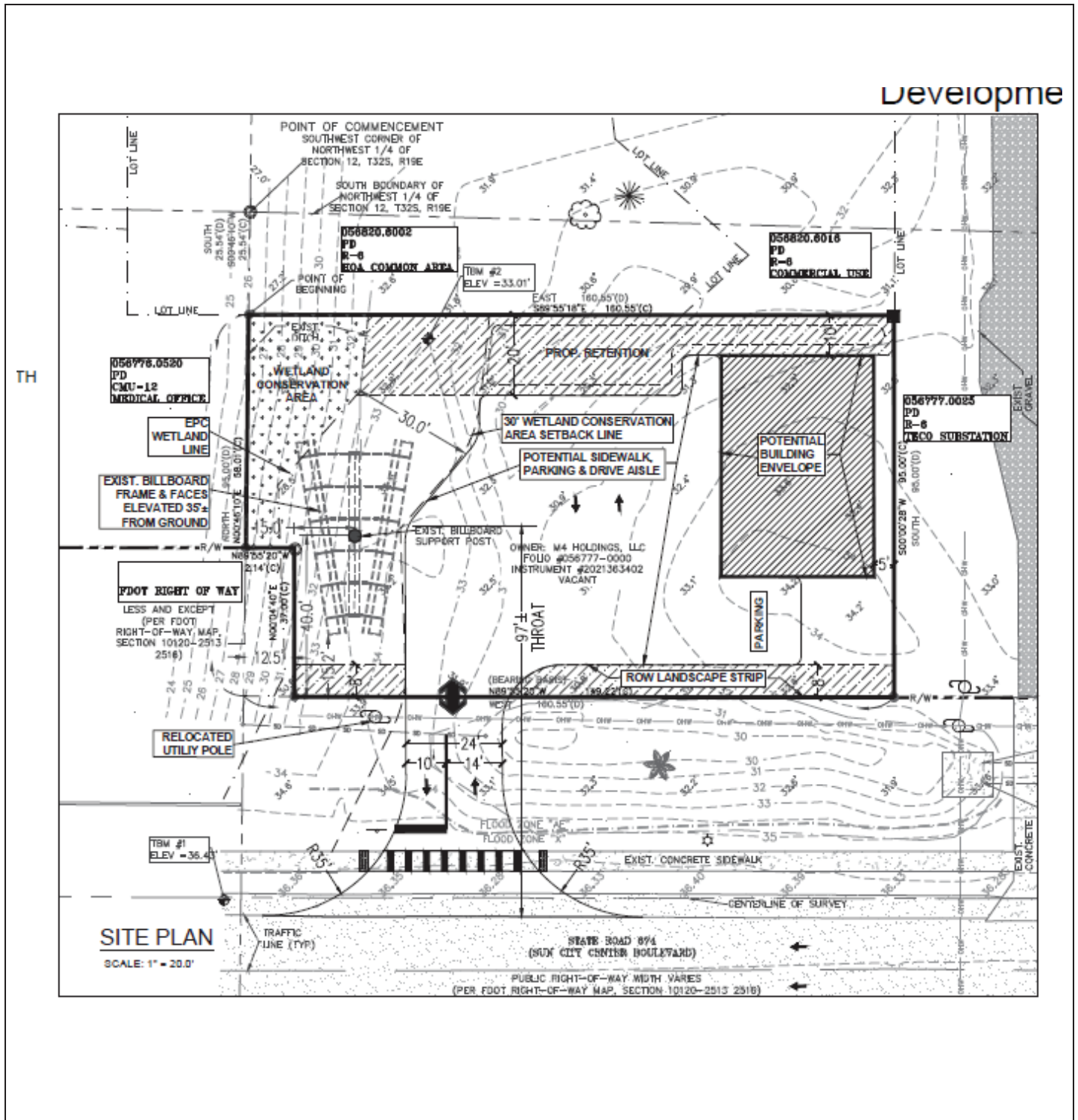
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	60	6	6
Proposed	191	8	23
Difference (+/-)	(+) 131	(+)2	(+)17

*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	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SR 674/Cross Access	Administrative Variance Requested	Approvable
Notes:		

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"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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 parcel is located along the primary corridor (SR 674) of the Sun City Center community – a 4-lane divided arterial roadway with service roads to the immediate north and south of the roadway. This segment has been developed with commercial and office uses to serve the Sun City Center residents. To ensure compatibility, the applicant has restricted the types of CG zoning district uses.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Please submit two sheets with one being the overall PD and the second sheet being the PRS detail plan.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 6, 2024.

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

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

- 1.1.1 No stormwater, potable water or wastewater lines are located under the sidewalk.

- 1.1.2 The sidewalk is constructed along the property/right-of-way line wherever the reduced setback is not required.

- 1.1.3 If the typical cross section supplied by the developer during the site design process shows the utility easement directly behind the property/right-of-way line reduced to eight (8) feet, rather than the standard ten (10), then the sufficiency of the lesser width needs to be verified with applicable service providers; otherwise, the width shall be ten (10) feet.

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

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

- a. Community Residential Home
- b. Professional Residential Facilities
- c. Nursing Home
- d. Child Care Facility

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

- 3.1.1 A maximum density of 12 units per acre shall be permitted for community residential homes and professional residential facilities. Each placed resident shall constitute 1/5 of a dwelling unit.

3.1.2 A maximum FAR of .25 shall be permitted for nursing homes.

3.1.3 A maximum FAR of .35 shall be permitted for child care facilities.

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

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

- a. Library
- b. Public school
- c. Parks and recreational facilities with or without lighted fields and courts
- d. Fire station
- e. Community Center

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

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

5. The village commercial parcel, Parcel V, shall be located as generally shown on the site plan and shall be developed with uses and development standards consistent with the CG (Commercial General) zoning district unless otherwise specified herein. Maximum Floor Area Ratio (FAR) permitted shall be consistent with the Comprehensive Plan category in which the property is located.

6. The following conditions apply to all residential Parcels abutting Interstate 75:

6.1 Any residential type (multi-family, single-family, townhomes/condominiums) that is permitted within the greater planned development shall be permitted subject to the maximum density specified for the parcel as indicated on the site plan.

7. The following conditions shall apply to all parcels designated "R2" that abut Interstate 75:

7.1 The maximum Floor Area Ratio (FAR) permitted within each parcel shall be the maximum FAR permitted by the Future Land Use designation of the property.

7.2 Banks with drive through facilities shall be a permitted use.

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

8. The parcel designated "R3" shall be permitted business/professional/office/uses and a recreation club with amenities. The maximum Floor Area Ratio (FAR) shall be the maximum FAR permitted by the Future Land Use designation.

8.1 Prior to the General Site Plan Certification, the applicant shall illustrate the changes associated with PRS 08-0814 on the general site plan.

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

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

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

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

10. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:

10.1 Parcel 1 (Recreational Facility – Tract P in Village A of Ventana) shall be developed with a 10 foot buffer and screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH PRS 22-0357 AND PRS 24-0064:

11. The area associated with PRS 22-0357 and PRS 24-0064 shall permit 3,500 sf of CG zoning district uses except the following: Retail Center/Office uses. Maximum Floor Area Ratio (FAR) permitted shall be 100 sf.

- Schools, Private and Charter (K-12)
- Schools, Public (K-12)
- Trade Schools
- Bank/Credit Unions, with or without drive-throughs
- Bowling Alleys
- Drug Stores
- Taverns
- Funeral Homes and Mortuaries, with or without Accessory Crematoriums
- Laundromats
- Restaurants (Eating Establishments) with or without drive-throughs
- Sexually Oriented Businesses
- Tobacco Shops
- Supermarkets
- Wedding Chapels
- Ambulance Services
- Car Wash Facilities

- Automotive Repair Shops
- Gas Stations

The project shall be subject to CG zoning district development standards.

- 11.1 Vehicular access shall be limited to (1) one connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
- 11.2 Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 11.3 Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.
- 11.4 If PRS 24-0064 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 26, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.Q, which was found approvable on March 4, 2024. Approval of this Administrative Variance will waive the cross access requirement to the adjacent property to the west.
- 11.5 Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 11.46 Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001-South County Potable Water Repump Station Expansion and C32011-Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that create additional demand on the system.
- 11.7 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.
- 11.58 The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11.69 Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

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

12. Stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
13. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 13.1 Ground Signs shall be limited to Monument Signs.
 - 13.2 Billboards, pennants and banners shall be prohibited.
 - 13.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions herein.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC are in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified site plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 22-0243 and MM 22-1340:


19. The home brewing neighborhood business and a microbrewery without outside storage shall be restricted to the R-2 use area with folio number 54245.0630 and limited to 1,533 square feet of gross floor area.

20. Water distribution system improvements will need to be completed prior to connection to the County's water system for a home brewing neighborhood business and a microbrewery without outside storage approved through PRS 22-0243. No building permits for the home brewing neighborhood business and a microbrewery that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.
21. 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.
22. 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.
23. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
24. 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.
25. Mini-Warehouse development without open storage or truck leasing shall be restricted to the R-2 use area with folio number 54245.0630 (or any subsequent partition of said land parcel) and limited to 69,840 sf of GFA.
26. The Dimensional Standards for the Commercial General zoning district within Section 6.01.01 of the LDC shall apply.
27. The following rules and design features shall apply to the north and east building facades of the Mini-Warehouse building.
 - 27.1 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
 - 27.2 At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or "faux" and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.
 - 27.3 Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - 27.4 Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier

material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, metal, wood or vinyl slats.

- 28. The Type 'B' Buffer along the north property line shall be enhanced with additional evergreen shade tree planting along the length of the buffer that is adjacent to the mini-warehouse building's north wall. The additional tree planting shall be trees planted not more than 15' apart, instead of the code required 20' apart.
- 29. If the existing 3,992 square foot building's uses (home brewing business/microbrewery and medical office - see General Development Plan) change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.
- 30. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Mar 22 2024 15:09:44

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

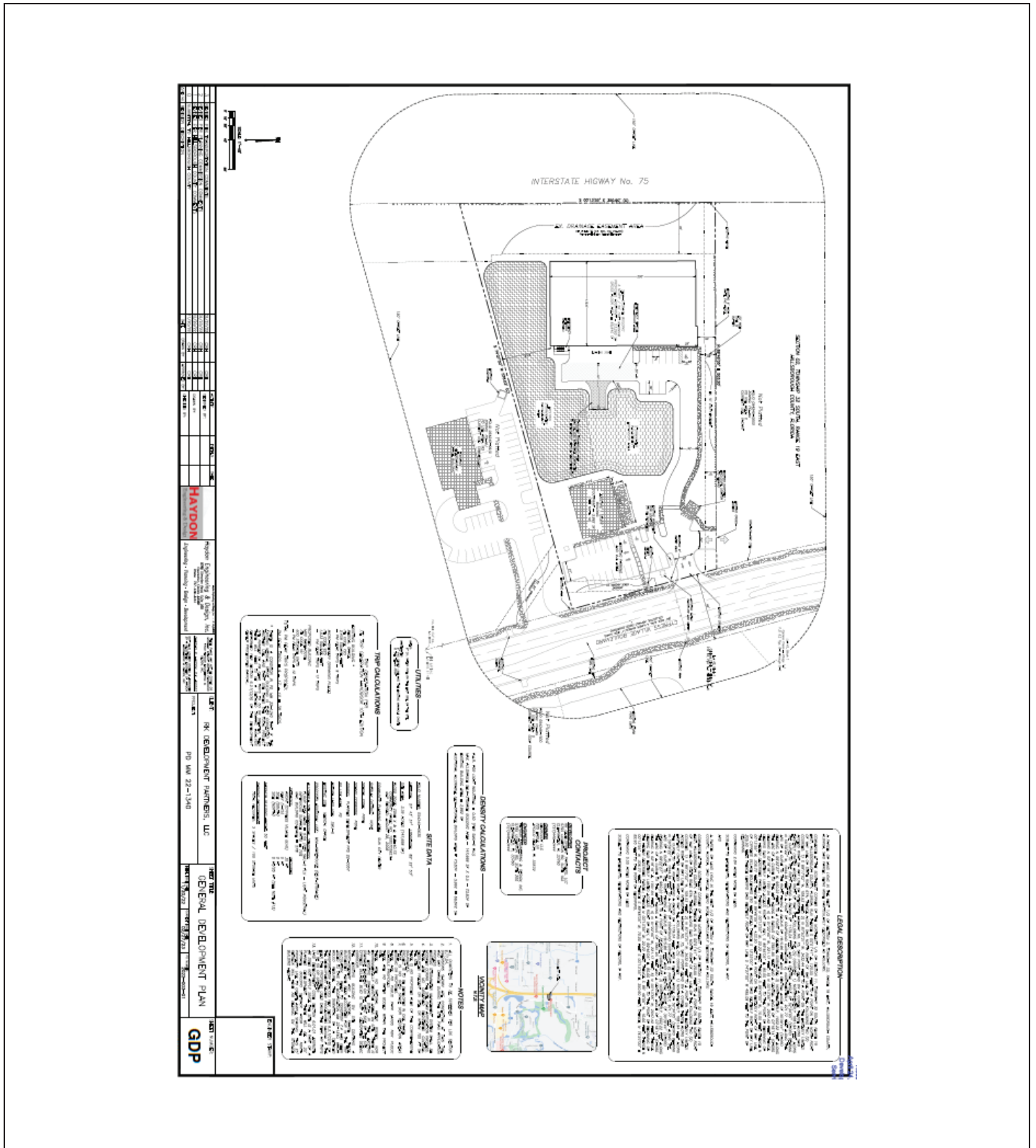
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

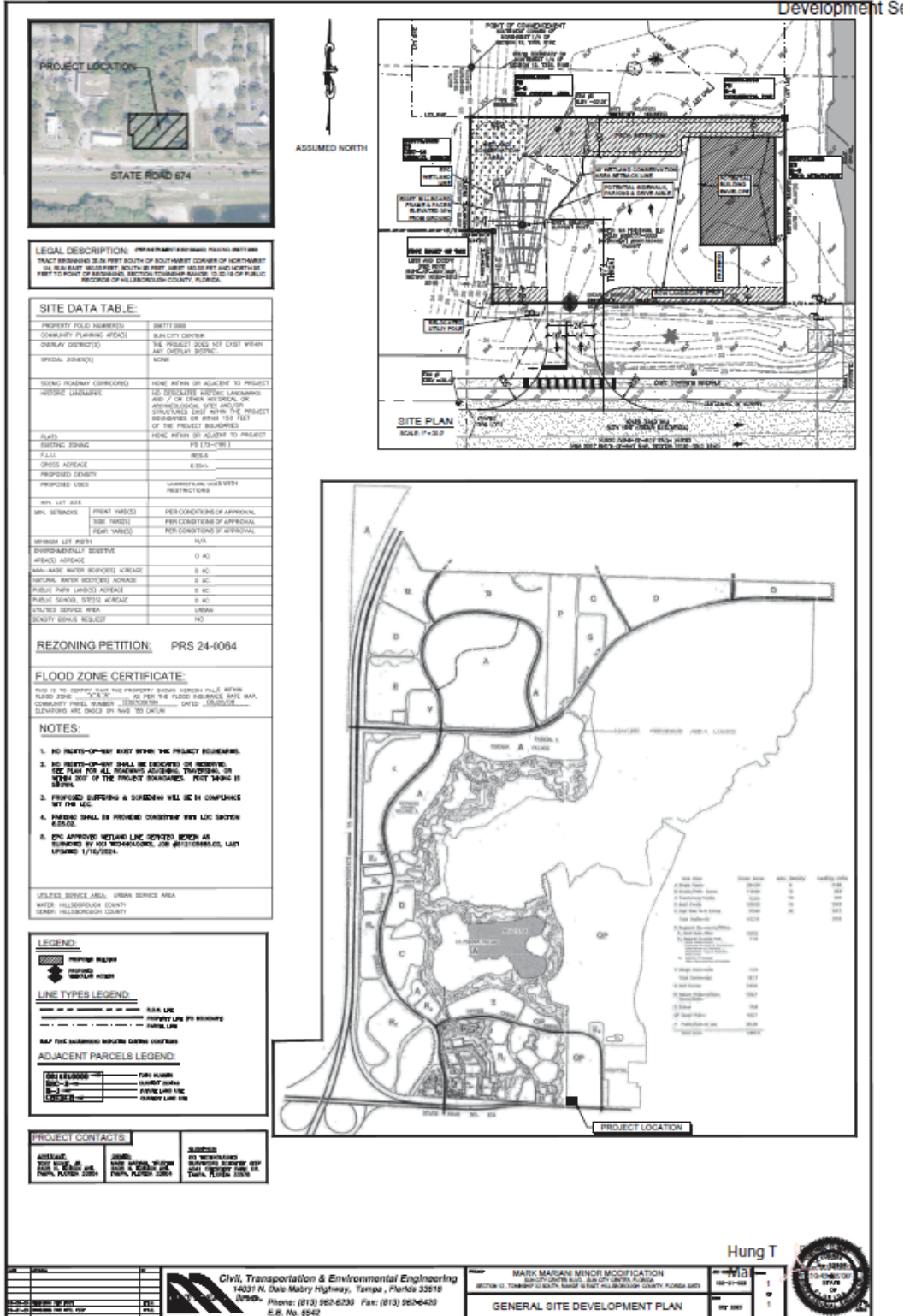
8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

Received March 2024
Development St



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/21/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SCC/ South

PETITION NO: PRS 24-0064

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

CONDITIONS OF APPROVAL

New Conditions (Applying only to folio 56777.0000)

- If PRS 24-0064 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 26, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.Q, which was found approvable on March 4, 2024. Approval of this Administrative Variance will waive the cross access requirement to the adjacent property to the west.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 0.34 ac. portion of Planned Development (PD) #73-0186, most recently amended by PRS 22-0357. The existing PD is approved for a variety of uses, including up to 103.2 acres of R1 designated uses (Retail Center/Office uses); and the subject property is approved for a maximum of up to 100 s.f. of commercial uses. The proposed modification is to allow 3,500 sf of commercial general uses with restrictions.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff prepared a comparative analysis of the potential worst-case scenario based on the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11th Edition.

Existing PD Zoning:

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

Proposed PD Modification:

Land Use/Size		Total Peak Hour Trips

	24 Hour Two-Way Volume	AM	PM
PD, 3,500 s.f. Retail (ITE Code 822)	191	8	23

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(+)131	(+)2	(+)17

The proposed modification will result in potential increase in trip generation of 131 daily trips, 2 AM peak hour trips, and 17 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

SITE ACCESS AND CONNECTIVITY

The site currently has one (1) approved access connection to SR 674. The modification proposes to shift the approved access connection to the east to avoid potential conflicts with an existing TECO pole in the right of way and the existing billboard on the subject property.

REQUESTED ADMINISTRATIVE VARIANCE: CROSS ACCESS

The applicant’s EOR submitted a Section 6.04.02.B. Administrative Variance request (dated February 24, 2024) for Floyd Road requesting relief from the Section 6.04.03.Q requirement to vehicular and pedestrian cross access to the adjacent property zoned with similar uses and fronting SR 674. On March 4, 2024 the County Engineer found the variance approvable. As such, no cross access connection would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Source: 2020 Hillsborough County LOS Report

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, March 4, 2024 10:53 AM
To: htmai@aol.com
CC: Tu Mai [tkmai@aol.com]; Heinrich, Michelle [HeinrichM@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0064 - Administrative Variance Review
Attachments: 24-0064 AVAdd 02-26-24.pdf

Importance: High

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0064 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, February 28, 2024 2:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-0064 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please copy the following people in your email response:

htmai@aol.com

tkmai@aol.com

heinrichm@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. 6.04.03.Q (AV-Cross Access) <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. 1st REV 6.04.03.Q (AV-Cross Access) <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mark Mariani Minor Modification
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	056777.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Hung T. Mai, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD (73-0186)
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 24-0064
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

February 26, 2024

Mr. Michael J. Williams, P.E.
c/o Ms. Sheida L. Tirado, P.E.
Hillsborough County Development Services Department
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

RE: REQUEST FOR ADMINISTRATIVE VARIANCE
Application No: PRS 24-0064
Folio No.: 056777.0000

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development assigned Application No. PRS 24-0064. The subject site currently has a billboard with an allowable 100 SF of commercial uses per PRS 22-0357 Final Conditions of Approval. The applicant is proposing to increase the allowable square footage from 100 SF to 3,500 SF for commercial uses per CG land uses as defined in the Hillsborough County Land Development Code and proposes restricted CG uses. The subject parcel is 0.33+/- acres and located on the north side of Sun City Center Blvd. and approximately 600 feet west of Upper Creek Drive.

We are requesting an administrative variance to Land Development Code (LDC) Section 6.04.03.Q – Cross-Access Requirements. Per PRS 23-0357 Condition 11.3, vehicular and pedestrian cross access shall be constructed to the project's western boundary with Folio No. 056776.0520. In addition, the subject site is located on SR 674 within FDOT's jurisdiction, a cross access connection is required by FDOT District 7 Access Management Staff. However, the Cypress Creek floodplain borders and encroaches the subject site to the northwest and west, construction of a cross access would create a negative environmental impact. Thus, the applicant is requesting this administrative variance for consideration.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

(a) There is an unreasonable burden on the applicant.

- The subject property is adjacent to Cypress Creek which is a major environmentally sensitive area as shown in the FEMA Flood Map (**EXHIBIT A**). Providing mitigation for a vehicular and pedestrian cross access of wetland jurisdiction and compensation for filling in the 100-year floodplain and floodway creates an unfair burden on the applicant to conform to the regulations due to the limited physical and environmental impact.
- The Cypress Creek floodway is connected hydraulically with Waters of the U.S. (WOTUS). Any impact to the floodway requires a FDEP 404 permit that must be approved by USACOE. The encroachment and filling for cross access cannot be justified with WOTUS and creates an unfair burden on applicant (**EXHIBIT B**).
- A portion of the subject parcel along the western property was delineated as Wetland Conservation Area and certified by the Hillsborough County Environmental Protection Commission (**EXHIBIT C**). Proposing cross access on the subject site to west is impossible to justify as "reasonable use" per EPC Chapter 1-11. Thus, this creates an unreasonable burden on the applicant.

(b) The variance would not be detrimental to the public health, safety, and welfare.

- With the proposed limited uses restrictions, there would be no disruption to the existing traffic pattern, nor

would it create any safety concerns. Per the FDOT Crash Data Report recorded for this segment of the road, there have not been any major crashes from 2015-2019 (EXHIBIT D).

- The subject site is very small in size with limited allowable uses. Cross access to the west does not serve any purpose nor pose any safety concerns.
- The proposed project would generate an increase in trips by an average daily trip, (+) 7 trips in the a.m. peak hour, and (+) 22 trips in the p.m. which is not a substantial increase and will not be a detriment to public health, safety, or welfare.

(c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.

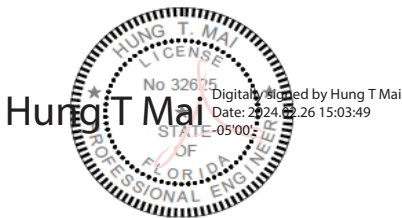
- Without cross access, the subject site would be functional due to the parcel's small size and proposed limited uses.
- Without cross access the property to the west would not be affected. In fact, the adjacent site would operate without disruption to the local traffic circulation/operation.

We respectfully request your review and approval of the variance request. Exhibits are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HUNG T. MAI, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is:

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



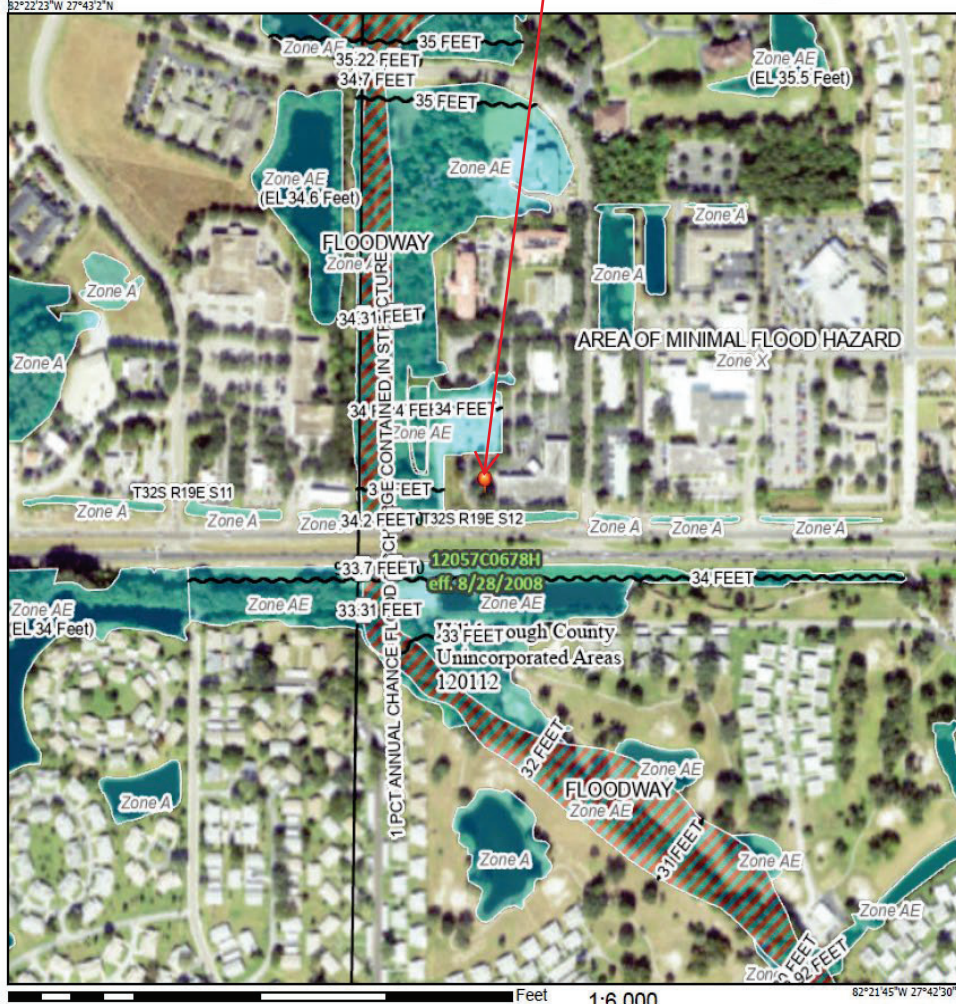
SUBJECT SITE

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, AE, AR
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future conditions 1% Annual chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRS
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- 202 Cross Sections with 1% Annual chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



Basemap Imagery Source: USGS National Map 2023

HTM PROJECT # 100-21-022

H.T. MAI, INC.
Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmai@aol.com

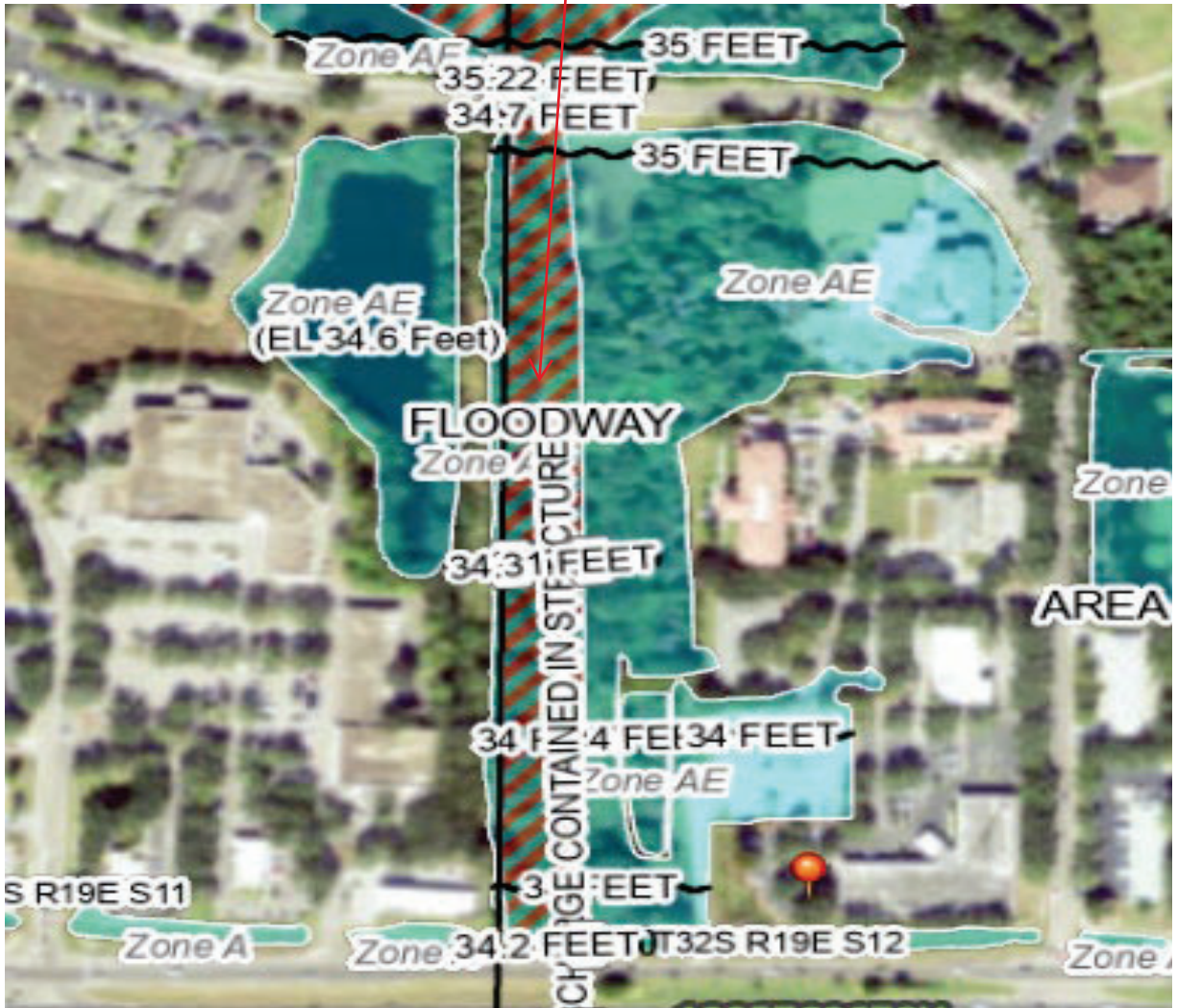
**MARK MARIANI MINOR MODIFICATION
SUN CITY CENTER BLVD., SUN CITY CENTER, FL 33573
SECTION 12/32S/19E, HILLSBOROUGH COUNTY**

PRS 24-0064

**EXHIBIT
A**



CYPRESS CREEK
FLOODWAY



HTM PROJECT # 100-21-022

H.T. MAI, INC.
 Civil, Water Resources & Environmental Engineering
 14031 N. DALE MABRY HIGHWAY
 TAMPA, FL 33618
 Phone: (813) 962-6230
 Fax: (813) 962-6420
 E-mail: htmmai@aol.com

MARK MARIANI MINOR MODIFICATION
 SUN CITY CENTER BLVD., SUN CITY CENTER, FL 33573
 SECTION 12/32S/19E, HILLSBOROUGH COUNTY

PRS 24-0064

**EXHIBIT
B**



LEGAL DESCRIPTION: (PER INSTRUMENT # 2021363402) FOLI# NO. 056777-0000
TRACT BEGINNING 25.54 FEET SOUTH OF SOUTHWEST CORNER OF NORTHWEST 1/4, RUN EAST 160.55 FEET, SOUTH 95 FEET, WEST 160.55 FEET AND NORTH 95 FEET TO POINT OF BEGINNING, SECTION, TOWNSHIP-RANGE, 12-32-19 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE:

PROPERTY FOLI# NUMBER(S)	056777-0000
COMMUNITY PLANNING AREA(S)	SUN CITY CENTER
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT EXIST WITHIN ANY OVERLAY DISTRICT.
SPECIAL ZONE(S)	NONE
SCENIC ROADWAY CORRIDOR(S)	NONE WITHIN OR ADJACENT TO PROJECT
HISTORIC LANDMARKS	NO DESIGNATED HISTORIC LANDMARKS AND / OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND/OR STRUCTURES EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PLATS	NONE WITHIN OR ADJACENT TO PROJECT
EXISTING ZONING	PD (73-1186)
F.L.U.	RES-6
GROSS ACREAGE	0.3347
PROPOSED DENSITY	
PROPOSED USES	COMMERCIAL USES WITH RESTRICTIONS
MIN. LOT SIZE	
MIN. SETBACKS	FRONT YARD(S) PER CONDITIONS OF APPROVAL SIDE YARD(S) PER CONDITIONS OF APPROVAL REAR YARD(S) PER CONDITIONS OF APPROVAL
MINIMUM LOT WIDTH	N/A
ENVIRONMENTALLY SENSITIVE AREA(S) ACREAGE	0 AC.
MAN-MADE WATER BODY(ES) ACREAGE	0 AC.
NATURAL WATER BODY(ES) ACREAGE	0 AC.
PUBLIC PARK LAND(S) ACREAGE	0 AC.
PUBLIC SCHOOL SITE(S) ACREAGE	0 AC.
UTILITIES SERVICE AREA	URBAN
DENSITY BONUS REQUEST	NO

REZONING PETITION: PRS 24-0064

FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE 1-A AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12057C0678H, DATED 08/29/08. ELEVATIONS ARE BASED ON NAVD '88 DATUM.

NOTES:

- NO RIGHTS-OF-WAY EXIST WITHIN THE PROJECT BOUNDARIES.
- NO RIGHTS-OF-WAY SHALL BE DEDICATED OR RESERVED. SEE PLAN FOR ALL ROADWAYS ADJOINING, TRaversING, OR WITHIN 200' OF THE PROJECT BOUNDARIES. FDOT TAKING IS SHOWN.
- PROPOSED BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH THE LDC.
- PARKING SHALL BE PROVIDED CONSISTENT WITH LDC SECTION 6.05.02.
- EPC APPROVED WETLAND LINE DEPICTED HEREIN AS SURVEYED BY KCI TECHNOLOGIES, JOB #512105685.00, LAST UPDATED 1/10/2024.

UTILITIES SERVICE AREA: URBAN SERVICE AREA
WATER: HILLSBOROUGH COUNTY
SEWER: HILLSBOROUGH COUNTY

LEGEND:

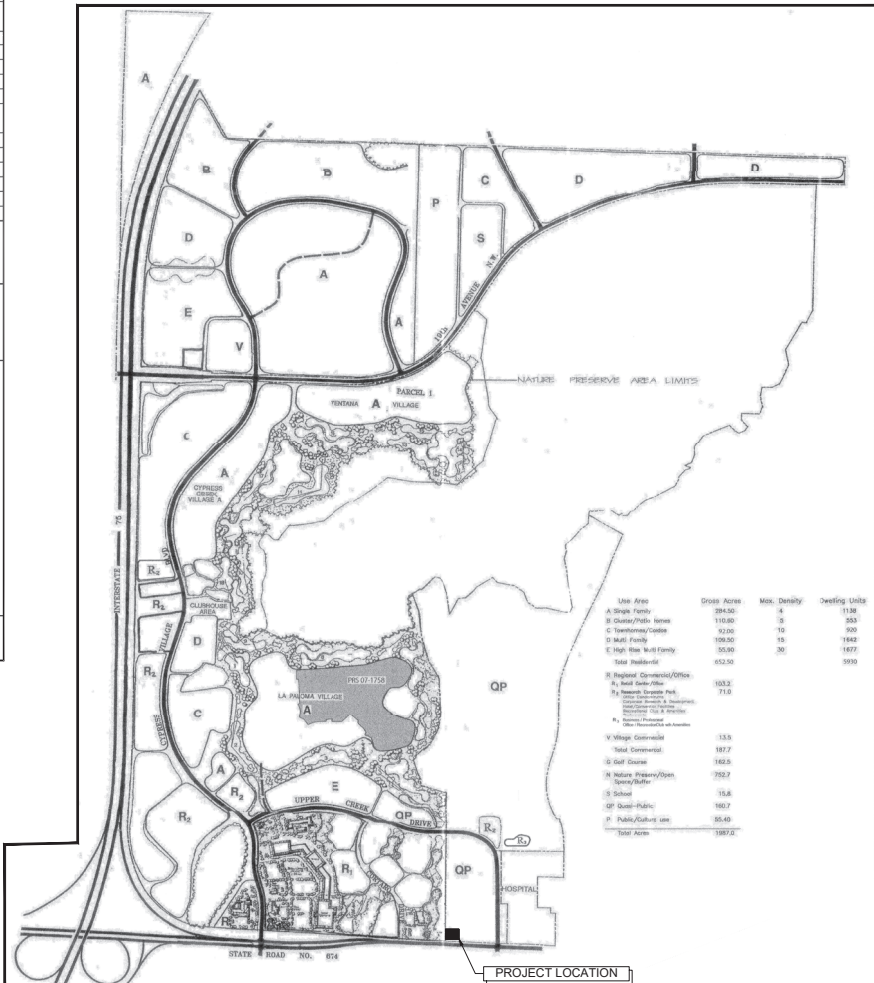
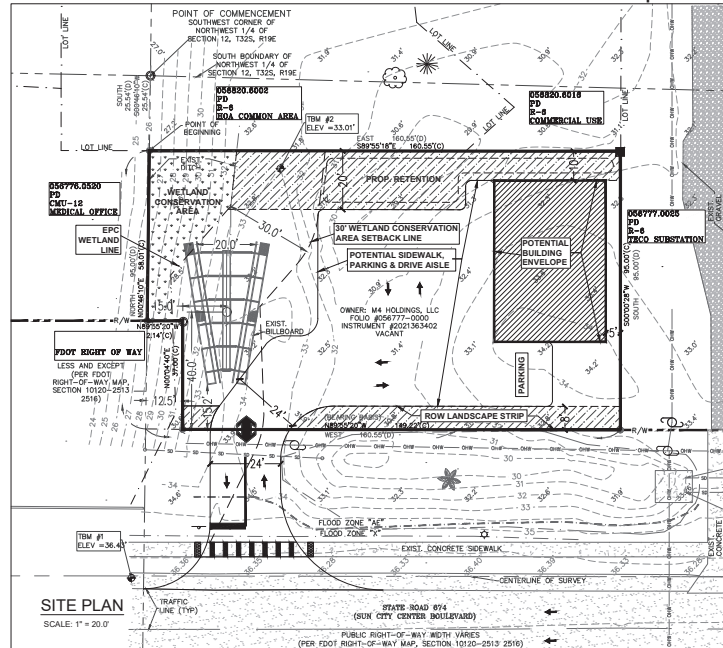
PROPOSED BUILDING
 PROPOSED VEHICULAR ACCESS
LINE TYPES LEGEND:
 R.O.W. LINE
 PROPERTY LINE (PD BOUNDARY)
 PARCEL LINE
 HALF TONE BACKGROUND INDICATES EXISTING CONDITIONS

ADJACENT PARCELS LEGEND:

FOLIO NUMBER
 CURRENT ZONING
 FUTURE LAND USE
 CURRENT LAND USE

PROJECT CONTACTS:

APPLICANT: TONY MUNIZ, JR. 8405 N. EDSON AVE. TAMPA, FLORIDA 33604	OWNER: MARK MARIANI, TRUSTEE 8405 N. EDSON AVE. TAMPA, FLORIDA 33604	SURVEYOR: KCI TECHNOLOGIES SURVEYORS SCIENTIST QSP 4041 CRESCENT PARK DR. TAMPA, FLORIDA 33578
--	--	---



DATE	REVISION	BY
01-31-24	REVISIONS PER EPC, FDOT	HTA

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

PROJECT	MARK MARIANI MINOR MODIFICATION SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA 33573	JOB NUMBER	100-21-022	SHEET	1
		DATE	OCT 2023	OF	1
GENERAL SITE DEVELOPMENT PLAN					



Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	60	6	6
Proposed	191	8	23
Difference (+/-)	(+) 131	(+)2	(+)17

*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	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SR 674/Cross Access	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

**CURRENTLY
APPROVED**

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

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

- 3.2 These uses shall be subject to the site design standards for each use as outlined in Section 2.6.4 of the Land Development Code (LDC) and all other applicable LDC requirements.
4. The following uses shall be permitted within the development pod “P”:
 - a. Library
 - b. Public school
 - c. Parks and recreational facilities with or without lighted fields and courts
 - d. Fire station
 - e. Community Center
- 4.1 The maximum FAR for the development pod “P” shall be 0.35. Maximum height for the “P” development pod shall be limited to 50 feet. With the exception of FAR and maximum height, development standards within development pod P shall be those of the CG zoning district.

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

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

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

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

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

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

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

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

10. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless specified herein:

10.1 Parcel 1 (Recreational Facility – Tract P in Village A of Ventana) shall be developed with a 10 foot buffer and screening consisting of a 6 foot aluminum rail fence with three to four foot hedges adjacent to residential.

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

11. The area associated with PRS 22-0357 shall permit Retail Center/Office uses. Maximum Floor Area Ratio (FAR)permitted shall be 100 sf.

11.1 Vehicular access shall be limited to (1) one connection to SR 674. Such access shall be subject to the review and approval of the Florida Department of Transportation (FDOT).

11.2 Notwithstanding anything herein these conditions or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

11.3 Notwithstanding anything herein these conditions or on the PD site plan to the contrary, vehicular and pedestrian cross access shall be constructed to the project's western boundary with folio 056776.0520. Such access shall only be required when uses constructed on the site are likely to result in the interchange of vehicular or pedestrian trips between the two properties.

11.4 Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001-South County Potable Water Repump Station Expansion and C32011-Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that create additional demand on the system.

- 11.5 The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 11.6 Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 11.7 Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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

12. Stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
13. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 13.1 Ground Signs shall be limited to Monument Signs.
 - 13.2 Billboards, pennants and banners shall be prohibited.
 - 13.3 Existing permitted signs located on the property prior to the approval of PRS 06-0814 shall not be subject the conditions herein.
14. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
15. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC are in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified site plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PORTION OF THE PROJECT ASSOCIATED WITH APPLICATIONS PRS 22-0243 and MM 22-1340:

19. The home brewing neighborhood business and a microbrewery without outside storage shall be restricted to the R-2 use area with folio number 54245.0630 and limited to 1,533 square feet of gross floor area.
20. Water distribution system improvements will need to be completed prior to connection to the County's water system for a home brewing neighborhood business and a microbrewery without outside storage approved through PRS 22-0243. No building permits for the home brewing neighborhood business and a microbrewery that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.
21. 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.
22. 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.
23. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
24. 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.
25. Mini-Warehouse development without open storage or truck leasing shall be restricted to the R-2 use area with folio number 54245.0630 (or any subsequent partition of said land parcel) and limited to 69,840 sf of GFA.
26. The Dimensional Standards for the Commercial General zoning district within Section 6.01.01 of the LDC shall apply.

27. The following rules and design features shall apply to the north and east building facades of the Mini-Warehouse building.
- 27.1 The building footprint shall have a horizontal shift of 2' minimum building articulation for a length of greater than 10% of wall length (refer to General Development Plan building footprint).
- 27.2 At least 15% of the horizontal length of each façade shall be comprised of the following design features; windows, shutters, transoms, awnings, doors, recessed entryways, porticos and/or pilasters. These design features may be functional, or “faux” and purely cosmetic in design. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.
- 27.3 Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
- 27.4 Building facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, metal panels, metal siding or brick. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, metal, wood or vinyl slats.
28. The Type ‘B’ Buffer along the north property line shall be enhanced with additional evergreen shade tree planting along the length of the buffer that is adjacent to the mini-warehouse building’s north wall. The additional tree planting shall be trees planted not more than 15’ apart, instead of the code required 20’ apart.
29. If the existing 3,992 square foot building’s uses (home brewing business/microbrewery and medical office - see General Development Plan) change, and the new use or uses causes the total AM or PM Peak Trips (when added to the Mini-Warehouse facility) to be 50 or greater, then the applicant will need to provide a Detailed Transportation Analysis per Section 6.2.1(C)(8) of the Development Review Procedures Manual to determine if site access improvements are warranted. If said detailed site access analysis finds that site access improvements are warranted, the applicant shall be responsible for constructing the warranted site access improvements.
30. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/21/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SCC/ South

PETITION NO: PRS 24-0064

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

CONDITIONS OF APPROVAL

New Conditions (Applying only to folio 56777.0000)

- If PRS 24-0064 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 26, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.Q, which was found approvable on March 4, 2024. Approval of this Administrative Variance will waive the cross access requirement to the adjacent property to the west.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 0.34 ac. portion of Planned Development (PD) #73-0186, most recently amended by PRS 22-0357. The existing PD is approved for a variety of uses, including up to 103.2 acres of R1 designated uses (Retail Center/Office uses); and the subject property is approved for a maximum of up to 100 s.f. of commercial uses. The proposed modification is to allow 3,500 sf of commercial general uses with restrictions.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. Staff prepared a comparative analysis of the potential worst-case scenario based on the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11th Edition.

Existing PD Zoning:

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

Proposed PD Modification:

Land Use/Size		Total Peak Hour Trips

	24 Hour Two-Way Volume	AM	PM
PD, 3,500 s.f. Retail (ITE Code 822)	191	8	23

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(+)131	(+)2	(+)17

The proposed modification will result in potential increase in trip generation of 131 daily trips, 2 AM peak hour trips, and 17 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

SITE ACCESS AND CONNECTIVITY

The site currently has one (1) approved access connection to SR 674. The modification proposes to shift the approved access connection to the east to avoid potential conflicts with an existing TECO pole in the right of way and the existing billboard on the subject property.

REQUESTED ADMINISTRATIVE VARIANCE: CROSS ACCESS

The applicant’s EOR submitted a Section 6.04.02.B. Administrative Variance request (dated February 24, 2024) for Floyd Road requesting relief from the Section 6.04.03.Q requirement to vehicular and pedestrian cross access to the adjacent property zoned with similar uses and fronting SR 674. On March 4, 2024 the County Engineer found the variance approvable. As such, no cross access connection would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Source: 2020 Hillsborough County LOS Report

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, March 4, 2024 10:53 AM
To: htmai@aol.com
CC: Tu Mai [tkmai@aol.com]; Heinrich, Michelle [HeinrichM@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]
Subject: FW: PRS 24-0064 - Administrative Variance Review
Attachments: 24-0064 AVAdd 02-26-24.pdf

Importance: High

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0064 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, February 28, 2024 2:26 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: PRS 24-0064 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable to me, please copy the following people in your email response:

htmai@aol.com

tkmai@aol.com

heinrichm@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. 6.04.03.Q (AV-Cross Access) <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. 1st REV 6.04.03.Q (AV-Cross Access) <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Mark Mariani Minor Modification
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	056777.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Hung T. Mai, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD (73-0186)
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PRS 24-0064
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

February 26, 2024

Mr. Michael J. Williams, P.E.
c/o Ms. Sheida L. Tirado, P.E.
Hillsborough County Development Services Department
601 E. Kennedy Blvd., 20th Floor
Tampa, FL 33602

ATTN.: Michael J. Williams, P.E. – Hillsborough County Engineer

RE: REQUEST FOR ADMINISTRATIVE VARIANCE
Application No: PRS 24-0064
Folio No.: 056777.0000

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development assigned Application No. PRS 24-0064. The subject site currently has a billboard with an allowable 100 SF of commercial uses per PRS 22-0357 Final Conditions of Approval. The applicant is proposing to increase the allowable square footage from 100 SF to 3,500 SF for commercial uses per CG land uses as defined in the Hillsborough County Land Development Code and proposes restricted CG uses. The subject parcel is 0.33+/- acres and located on the north side of Sun City Center Blvd. and approximately 600 feet west of Upper Creek Drive.

We are requesting an administrative variance to Land Development Code (LDC) Section 6.04.03.Q – Cross-Access Requirements. Per PRS 23-0357 Condition 11.3, vehicular and pedestrian cross access shall be constructed to the project's western boundary with Folio No. 056776.0520. In addition, the subject site is located on SR 674 within FDOT's jurisdiction, a cross access connection is required by FDOT District 7 Access Management Staff. However, the Cypress Creek floodplain borders and encroaches the subject site to the northwest and west, construction of a cross access would create a negative environmental impact. Thus, the applicant is requesting this administrative variance for consideration.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

(a) There is an unreasonable burden on the applicant.

- The subject property is adjacent to Cypress Creek which is a major environmentally sensitive area as shown in the FEMA Flood Map (**EXHIBIT A**). Providing mitigation for a vehicular and pedestrian cross access of wetland jurisdiction and compensation for filling in the 100-year floodplain and floodway creates an unfair burden on the applicant to conform to the regulations due to the limited physical and environmental impact.
- The Cypress Creek floodway is connected hydraulically with Waters of the U.S. (WOTUS). Any impact to the floodway requires a FDEP 404 permit that must be approved by USACOE. The encroachment and filling for cross access cannot be justified with WOTUS and creates an unfair burden on applicant (**EXHIBIT B**).
- A portion of the subject parcel along the western property was delineated as Wetland Conservation Area and certified by the Hillsborough County Environmental Protection Commission (**EXHIBIT C**). Proposing cross access on the subject site to west is impossible to justify as "reasonable use" per EPC Chapter 1-11. Thus, this creates an unreasonable burden on the applicant.

(b) The variance would not be detrimental to the public health, safety, and welfare.

- With the proposed limited uses restrictions, there would be no disruption to the existing traffic pattern, nor

would it create any safety concerns. Per the FDOT Crash Data Report recorded for this segment of the road, there have not been any major crashes from 2015-2019 (EXHIBIT D).

- The subject site is very small in size with limited allowable uses. Cross access to the west does not serve any purpose nor pose any safety concerns.
- The proposed project would generate an increase in trips by an average daily trip, (+) 7 trips in the a.m. peak hour, and (+) 22 trips in the p.m. which is not a substantial increase and will not be a detriment to public health, safety, or welfare.

(c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.

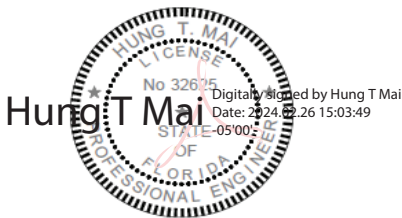
- Without cross access, the subject site would be functional due to the parcel's small size and proposed limited uses.
- Without cross access the property to the west would not be affected. In fact, the adjacent site would operate without disruption to the local traffic circulation/operation.

We respectfully request your review and approval of the variance request. Exhibits are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HUNG T. MAI, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EOR Florida P.E. No. 32625

Based on the information provided by the applicant, this request is:

_____ Approved with Conditions

_____ Approved

_____ Disapproved

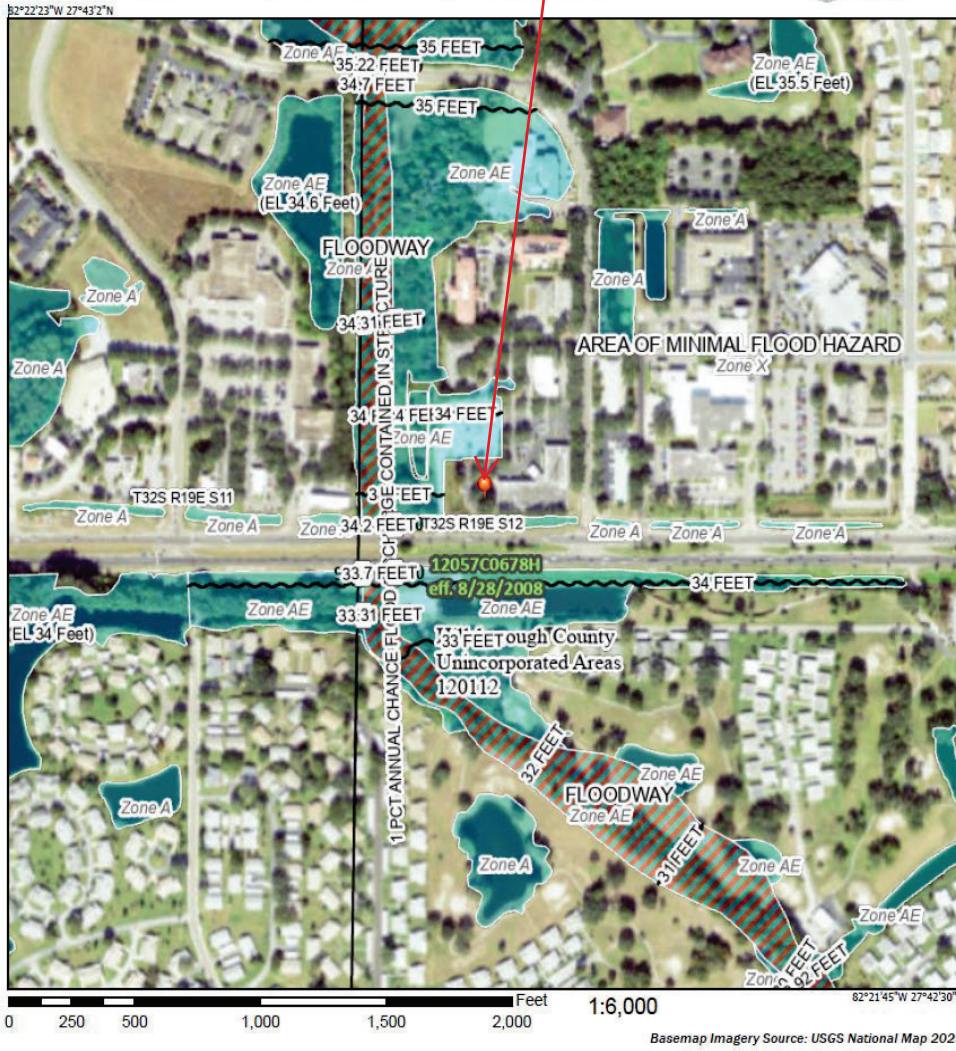
Michael J. Williams, P.E.
Hillsborough County Engineer on _____

NOTICE: Consistent with Section 6.04.02.B.8 of the LDC, the result of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



SUBJECT SITE

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AO, AH, VE, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future conditions 1% Annual chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 202 Cross Sections with 1% Annual chance Water Surface Elevation
- 17.5 Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2024 at 10:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HTM PROJECT # 100-21-022

H.T. MAI, INC.
Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmai@aol.com

MARK MARIANI MINOR MODIFICATION
SUN CITY CENTER BLVD., SUN CITY CENTER, FL 33573
SECTION 12/32S/19E, HILLSBOROUGH COUNTY

PRS 24-0064

EXHIBIT
A



CYPRESS CREEK
FLOODWAY



HTM PROJECT # 100-21-022

H.T. MAI, INC.
 Civil, Water Resources & Environmental Engineering
 14031 N. DALE MABRY HIGHWAY
 TAMPA, FL 33618
 Phone: (813) 962-6230
 Fax: (813) 962-6420
 E-mail: htmmai@aol.com

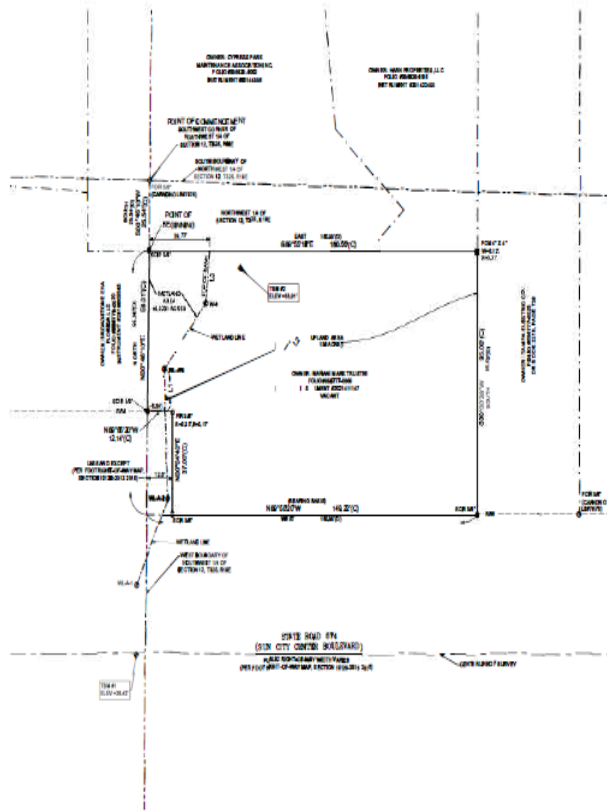
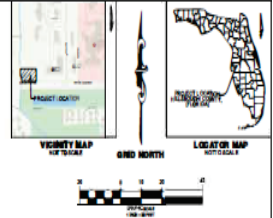
MARK MARIANI MINOR MODIFICATION
 SUN CITY CENTER BLVD., SUN CITY CENTER, FL 33573
 SECTION 12/32S/19E, HILLSBOROUGH COUNTY

PRS 24-0064

**EXHIBIT
B**



WETLAND SURVEY
SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA



DESCRIPTION: (P) UNIMPLACED TRACT 10141

TRACT BEGINNING 54.87 FEET SOUTH OF SOUTHWEST CORNER OF NORTHWEST 1/4, NEAN EAST 1/2 SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE PURPOSE OF Delineating WETLANDS AND A LAND USE RESTRICTION INFORMATION WAS PROVIDED BY THE CLIENT.
2. ADDITIONAL CONDITIONS BY ANYONE OTHER THAN THE SURVEYOR AND SUFFERER PROHIBITED WITHOUT WRITTEN CONSENT FROM THE SURVEYOR.
3. ELEVATIONS SHOWN ON THIS SURVEY ARE RELATED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS BASED ON A PRIMARY BENCH MARK FOR THE NEARBY AREA (ELEVATION 24.20 FT) WERE USED. ELEVATIONS SHOWN IN THIS SURVEY ARE AS FOLLOWS:
TOWNSHIP: 32.20 FT; RANGE: 19.00 FT; SECTION: 12.00 FT
4. THE DATE OF MEASUREMENT FOR THIS SURVEY IS 01/11/2024. FLORIDA MEETS AND EXCEEDS THE NORTH AMERICAN DATUM OF 1988 (NAD 83).
5. THE NO UNDERGROUND UTILITY, UNDERGROUND OR ABOVE GROUND FOUNDATIONS WERE OBSERVED AS PART OF THE SURVEY. UNDERGROUND UTILITY ARE SHOWN AS APPROXIMATE.
6. THE SURVEY IS PREPARED FOR THE BENEFIT OF A TITLE COMMITMENT. NO ABSTRACT COMMENCEMENT. THERE MAY BE OTHER SURVEYS, EASEMENTS, RIGHTS OF WAY, ETC. AS SHOWN ON THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL ONLY.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48001C0410 WITH AN EFFECTIVE DATE OF 08/26/92. THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN ZONE X1 (LOW FLOOD ELEVATION 15.00).
8. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01/11/2024.
9. PORTION CORNER OF THE SURVEY ARE NOT COVERED WITHIN THE ORIGINAL BOUNDARY AND WERE SET BY A SURVEYOR IN 1984. THIS SURVEY WAS NOT CONDUCTED IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR THE PROFESSION (S.S.P.) AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N67°00'00"E	15.00'
L2	N41°00'00"E	31.00'
L3	N00°00'00"E	18.00'

WETLAND FLAG DATA	
NUMBER	NORTHING / EASTING
WLA-1	(225842.87) (328823.47)
WLA-2	(225842.87) (328823.47)
WLA-3	(225842.87) (328823.47)
WLA-4	(225842.87) (328823.47)

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C. BY EPC STAFF.
Raham 01/11/2024
SIGNATURE DATE
EPC
EXPIRATION DATE: 01/11/2029

LEGEND

- (S) SURVEY STATION
- (W) WETLAND BOUNDARY
- (C) CONCRETE CURB
- (D) DRAINAGE CANAL
- (E) ELEVATION MARKER
- (F) FLOOD HAZARD ZONE
- (G) GROUNDWATER
- (H) HIGHWAY
- (I) INTERSECTION OF TOWNSHIP/RANGE
- (J) JUNCTION
- (K) KETTLE HOLE
- (L) LATERAL FLOW
- (M) MEAN SEA LEVEL
- (N) NORTH-SOUTH BOUNDARY
- (O) OPEN WATER
- (P) PROPERTY BOUNDARY
- (Q) QUAD
- (R) RAILROAD
- (S) STATE ROAD
- (T) TOP OF BANK
- (U) UNDESIGNED

DATE	DESCRIPTION
01/11/2024	FIELD SURVEY
01/11/2024	DATA ENTRY
01/11/2024	FINAL CHECK
01/11/2024	ISSUE



KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
1500 22ND STREET, SUITE 200
TAMPA, FL 33629
PHONE: (813) 962-6230

WETLAND SURVEY
SUN CITY CENTER BOULEVARD
HUDSON, FL
FOR
MARK MARIANI TRUSTEE
SCALE: AS SHOWN
DATE: 01/11/2024
PAGE: 1 OF 1

HTM PROJECT # 100-21-022

H.T. MAI, INC.
Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmmai@aol.com

MARK MARIANI MODIFICATION
SUN CITY CENTER BLVD., SUN CITY CENTER, FL 33573
SECTION 12/32S/19E, HILLSBOROUGH COUNTY
PRS 24-0064

EXHIBIT C



LEGAL DESCRIPTION: (PER INSTRUMENT # 2021363402) FOLI# NO. 056777-0000
TRACT BEGINNING 25.54 FEET SOUTH OF SOUTHWEST CORNER OF NORTHWEST 1/4, RUN EAST 160.55 FEET, SOUTH 95 FEET, WEST 160.55 FEET AND NORTH 95 FEET TO POINT OF BEGINNING, SECTION, TOWNSHIP-RANGE, 12-32-19 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE:

PROPERTY FOLI# NUMBER(S)	056777-0000
COMMUNITY PLANNING AREA(S)	SUN CITY CENTER
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT EXIST WITHIN ANY OVERLAY DISTRICT.
SPECIAL ZONE(S)	NONE
SCENIC ROADWAY CORRIDOR(S)	NONE WITHIN OR ADJACENT TO PROJECT
HISTORIC LANDMARKS	NO DESIGNATED HISTORIC LANDMARKS AND / OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND/OR STRUCTURES EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PLATS	NONE WITHIN OR ADJACENT TO PROJECT
EXISTING ZONING	PD (73-1186)
F.L.U.	RES-6
GROSS ACREAGE	0.3347
PROPOSED DENSITY	
PROPOSED USES	COMMERCIAL USES WITH RESTRICTIONS
MIN. LOT SIZE	
MIN. SETBACKS	FRONT YARD(S) PER CONDITIONS OF APPROVAL SIDE YARD(S) PER CONDITIONS OF APPROVAL REAR YARD(S) PER CONDITIONS OF APPROVAL
MINIMUM LOT WIDTH	N/A
ENVIRONMENTALLY SENSITIVE AREA(S) ACREAGE	0 AC.
MAN-MADE WATER BODY(ES) ACREAGE	0 AC.
NATURAL WATER BODY(ES) ACREAGE	0 AC.
PUBLIC PARK LAND(S) ACREAGE	0 AC.
PUBLIC SCHOOL SITE(S) ACREAGE	0 AC.
UTILITIES SERVICE AREA	URBAN
DENSITY BONUS REQUEST	NO

REZONING PETITION: PRS 24-0064

FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12057C0678H, DATED 08/29/08. ELEVATIONS ARE BASED ON NAVD '88 DATUM.

NOTES:

- NO RIGHTS-OF-WAY EXIST WITHIN THE PROJECT BOUNDARIES.
- NO RIGHTS-OF-WAY SHALL BE DEDICATED OR RESERVED. SEE PLAN FOR ALL ROADWAYS ADJOINING, TRaversING, OR WITHIN 200' OF THE PROJECT BOUNDARIES. FDOT TAKING IS SHOWN.
- PROPOSED BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH THE LDC.
- PARKING SHALL BE PROVIDED CONSISTENT WITH LDC SECTION 6.05.02.
- EPC APPROVED WETLAND LINE DEPICTED HEREIN AS SURVEYED BY KCI TECHNOLOGIES, JOB #512105685.00, LAST UPDATED 1/10/2024.

UTILITIES SERVICE AREA: URBAN SERVICE AREA
WATER: HILLSBOROUGH COUNTY
SEWER: HILLSBOROUGH COUNTY

LEGEND:

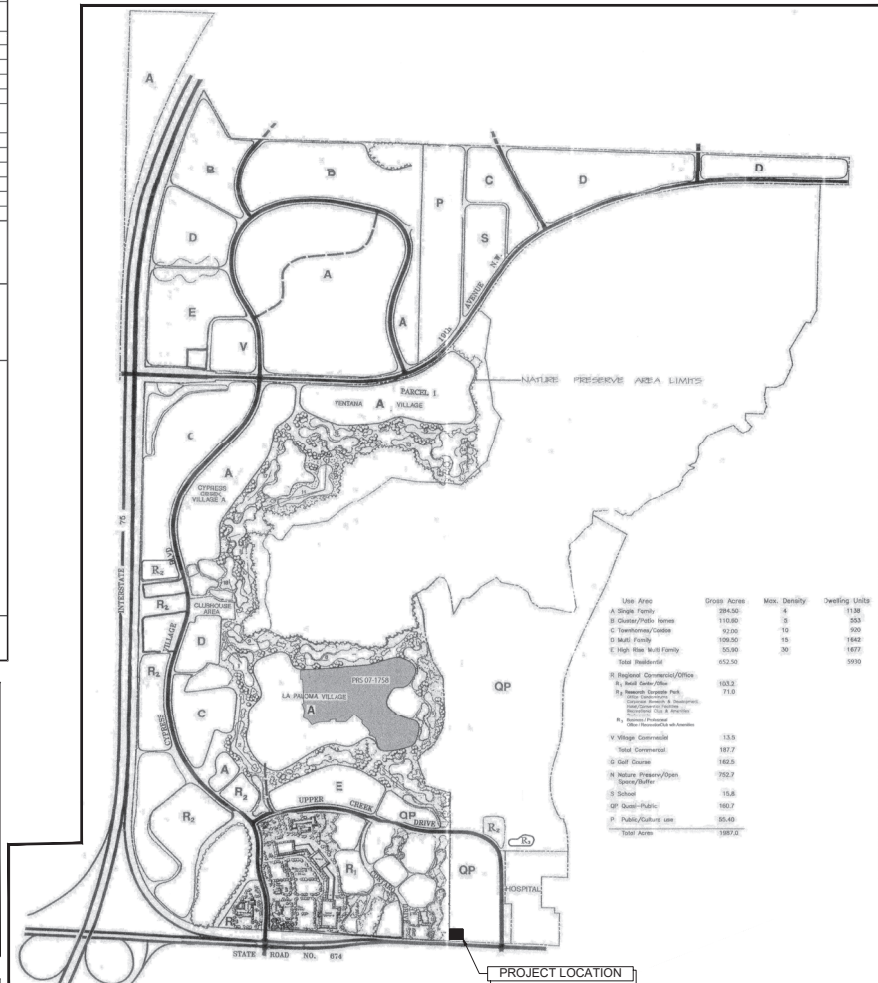
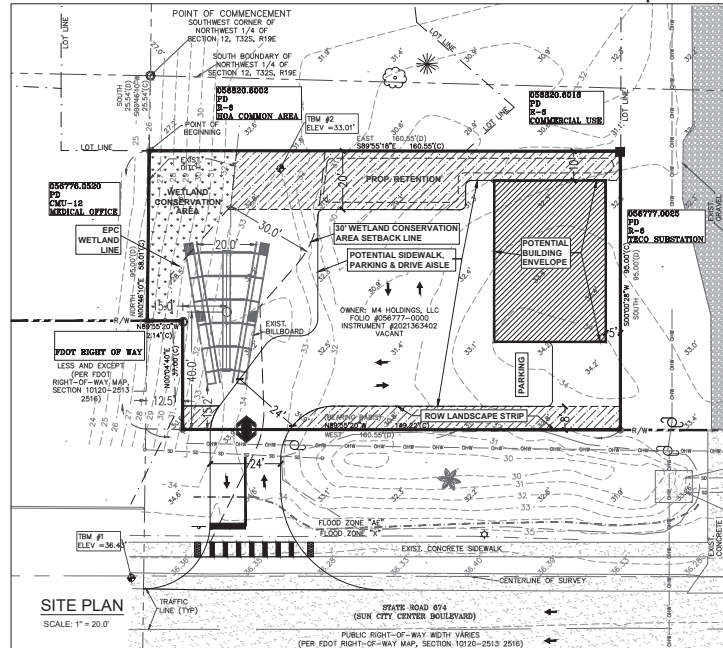
PROPOSED BUILDING
 PROPOSED VEHICULAR ACCESS
LINE TYPES LEGEND:
 R.O.W. LINE
 PROPERTY LINE (PD BOUNDARY)
 PARCEL LINE
 HALF TONE BACKGROUND INDICATES EXISTING CONDITIONS

ADJACENT PARCELS LEGEND:

FOLIO NUMBER
 CURRENT ZONING
 FUTURE LAND USE
 CURRENT LAND USE

PROJECT CONTACTS:

APPLICANT: TONY MUNIZ, JR. 8405 N. EDSON AVE. TAMPA, FLORIDA 33604	OWNER: MARK MARIANI, TRUSTEE 8405 N. EDSON AVE. TAMPA, FLORIDA 33604	SURVEYOR: KCI TECHNOLOGIES SURVEYORS SCIENTIST QSP 4041 CRESCENT PARK DR. TAMPA, FLORIDA 33578
--	--	---



DATE	REVISION	BY
01-31-24	REVISIONS PER EPC, FDOT	HTA

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

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

JOB NUMBER: 100-21-022

DATE: OCT 2023

GENERAL SITE DEVELOPMENT PLAN



Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	60	6	6
Proposed	191	8	23
Difference (+/-)	(+) 131	(+)2	(+)17


*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	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SR 674/Cross Access	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

Pre-Application Meeting Permit Package Checklist

Pre App Information		
Meeting Date	<u>2/26/2024</u>	
Meeting Title	<u>SR 674 Billboard & Commercial Use Revisit II</u>	
FDOT Coordinator	<u>Mecale' Roth (Mecale.roth@dot.state.fl.us or 813-612-3237)</u>	
Location/Address	<u>SR 674 and Cypress Creek</u>	
State Road	<u>674</u>	Section ID <u>10 120 000</u>
MP	<u>4.015</u>	R/L of Roadway <u>Left</u>
Road Class	<u>5</u> Speed Limit <u>45 MPH</u>	Connection Spacing <u>245'</u> Signal Spacing <u>1320'</u>
Full Median Opening Spacing	<u>1320'</u> ; Directional Median Opening Spacing <u>660'</u>	
Folio #	<u>56777-0000</u>	
Attendees	<u>Tu Mai, Hung Mai, Tony Muniz, and Rick Perez</u>	
FDOT Staff	<u>Mecale' Roth, Allison Carroll, Leanna Schaille, Lindsey Mineer, and Dan Santos</u>	

-  All checked boxes apply to this project per the information provided and reviewed in this meeting
-  All comments are non-binding and subject to change.
-  All comments related to FDOT specs and standards automatically update to the current version when the standards are revised. Plans should all meet the current standards at the time the permit package is submitted in OSP

Application Checklist		
<input checked="" type="checkbox"/>	Property owner's Information	<input checked="" type="checkbox"/> Notarized LOA - letter(s) of authorization from owner for anyone representing on their behalf (EOR, PM, Construction Coordinator, etc.)
<input checked="" type="checkbox"/>	Deed or other proof of ownership	Including 3rd party representatives
<input checked="" type="checkbox"/>	EOR's contact information	
<input checked="" type="checkbox"/>	EOR certification	<input checked="" type="checkbox"/> Local approval(s) - some form of approval by all other local agencies (county, city, SWFWMD, EPA, etc.)
<input checked="" type="checkbox"/>	MOT tech (use EOR's info in the application and change it when the MOT Tech is	<input checked="" type="checkbox"/> Plans - signed and sealed

Access Permits	Additional Details
<input checked="" type="checkbox"/> Existing land use	
<input checked="" type="checkbox"/> Existing trips	
<input checked="" type="checkbox"/> Proposed land use	
<input checked="" type="checkbox"/> Proposed trips	
<input checked="" type="checkbox"/> Permit Category & Fee	TBD
<input checked="" type="checkbox"/> Significant Change	
<input checked="" type="checkbox"/> Access to State Road	If not in favor, why?
<input checked="" type="checkbox"/> FDOT in favor	
<input type="checkbox"/> FDOT NOT in favor	
<input type="checkbox"/> Resubmit new design for further review	
<input type="checkbox"/> Conforming access	
<input checked="" type="checkbox"/> Non conforming access	<input checked="" type="checkbox"/> Subject to closure in future when alternate access is available
<input type="checkbox"/> Cross access and court recorded easement	
<input type="checkbox"/> Vehicular	
<input type="checkbox"/> Pedestrian (if required by local municipality)	

Pre-Application Meeting Permit Package Checklist

<input checked="" type="checkbox"/>	Auto turn template	
<input checked="" type="checkbox"/>	COI - liability insurance	
	Land donation & easement	
<input checked="" type="checkbox"/>	Traffic study	
	Design variation	
<input checked="" type="checkbox"/>	MOT indices	
	TTCP plan	

Drainage Permits (See separate checklist)		Additional Details
<input checked="" type="checkbox"/>	Permit	
	Exception	
<input type="checkbox"/>	Exception questionnaire	
	Unsure	
<input checked="" type="checkbox"/>	Survey - Signed & sealed	
<input checked="" type="checkbox"/>	SWFWMD approval	

Construction Agreements		Additional Details
<input type="checkbox"/>	Construction Agreement	
<input type="checkbox"/>	Turn lane	
<input type="checkbox"/>	Median Modification	
<input type="checkbox"/>	Sidewalk	
<input type="checkbox"/>	Other	
	Median modification letters	
	Security Instrument	
	Easement - court recorded	
	Cost estimate - signed & sealed	
	LOA - construction coordinator, managing LLC, GM, any 3rd party authorized agent	

Utility Permits		Additional Details
<input type="checkbox"/>	Water	TBD
<input type="checkbox"/>	Sewer	
<input type="checkbox"/>	Other	

General Use & Other Permits		Additional Details
<input type="checkbox"/>	General Use	
<input type="checkbox"/>	Other	

FDOT Construction Projects In Area				
FPID #	Type of Work	Start Date	Project Manager	Contact Info
N/A				

Pre-Application Meeting Permit Package Checklist

Additional Notes

1. Relocate driveway to the east just on the other side of the utility pole on the east side of the current proposed driveway
2. Maintain proper throat depth
3. Show sight triangles on plans
4. Radii as shown - 35'
5. Width as shown - 24'
6. Inbound lane 14' and outbound 10'
7. Show **all** existing structures in the ROW in the plans

RE: Follow Up: Sun City Center Parcel - Request for Shared Driveway Access Easement

From: Otero, Monica (motero@tecoenergy.com)

To: tkmai@aol.com

Date: Tuesday, February 13, 2024 at 05:09 PM EST

Good Afternoon Tu –

Tampa Electric Company Land Use Committee reviewed your proposed use within TECO property (Folio No. 056777-0025) located at 3901 E. 674 Hwy., in Ruskin. Based on the plans provided, the Committee objects to the proposed driveway plans.

The plans show inadequate clearance for the existing poles and facilities located at the entrance of the TECO driveway. Therefore, the Committee recommended to reapply to FDOT for access to your development.

Please let me know if you have any questions.

Thank you,

Monica Otero

Real Estate Analyst

Tampa Electric Company and Peoples Gas System
702 N. Franklin Street, Plaza 9 | Tampa, FL 33602
t: 813.228.4153 | motero@tecoenergy.com

From: Tu Mai <tkmai@aol.com>
Sent: Friday, February 9, 2024 10:48 AM
To: Otero, Monica <MOtero@tecoenergy.com>
Subject: Follow Up: Sun City Center Parcel - Request for Shared Driveway Access Easement

Good morning Ms. Otero,

I'm writing to follow up on the request I submitted for the Sun City Center parcel.

Was there a determination reached by the committee at yesterday's meeting? Please advise.

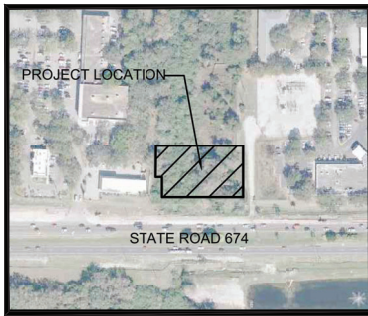
Thank you,

Tu

H.T. MAI, INC.

CIVIL ENGINEERING & REAL ESTATE CONSULTING

14031 North Dale Mabry Highway



LEGAL DESCRIPTION: (PER INSTRUMENT # 2021363402) FOLI# NO: 056777-0000
 TRACT BEGINNING 25.54 FEET SOUTH OF SOUTHWEST CORNER OF NORTHWEST 1/4, RUN EAST 160.55 FEET, SOUTH 95 FEET, WEST 160.55 FEET AND NORTH 95 FEET TO POINT OF BEGINNING, SECTION, TOWNSHIP-RANGE, 12-32-19 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA TABLE:

PROPERTY FOLI# NUMBER(S)	056777-0000
COMMUNITY PLANNING AREA(S)	SUN CITY CENTER
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT EXIST WITHIN ANY OVERLAY DISTRICT.
SPECIAL ZONES(S)	NONE
SCENIC ROADWAY CORRIDOR(S)	NONE WITHIN OR ADJACENT TO PROJECT
HISTORIC LANDMARKS	NO DESIGNATED HISTORIC LANDMARKS AND / OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND/OR STRUCTURES EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PLATS	NONE WITHIN OR ADJACENT TO PROJECT
EXISTING ZONING	PD (73-1186)
F.L.U.	RES-6
GROSS ACREAGE	0.3341
PROPOSED DENSITY	
PROPOSED USES	COMMERCIAL USES WITH RESTRICTIONS
MIN. LOT SIZE	
MIN. SETBACKS	FRONT YARD(S) PER CONDITIONS OF APPROVAL SIDE YARD(S) PER CONDITIONS OF APPROVAL REAR YARD(S) PER CONDITIONS OF APPROVAL
MINIMUM LOT WIDTH	N/A
ENVIRONMENTALLY SENSITIVE AREA(S) ACREAGE	0 AC.
MAN-MADE WATER BODY(ES) ACREAGE	0 AC.
NATURAL WATER BODY(ES) ACREAGE	0 AC.
PUBLIC PARK LAND(S) ACREAGE	0 AC.
PUBLIC SCHOOL SITE(S) ACREAGE	0 AC.
UTILITIES SERVICE AREA	URBAN
DENSITY BONUS REQUEST	NO

REZONING PETITION: PRS 24-0064

FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE 1-A AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12057C0678H, DATED 08/29/08. ELEVATIONS ARE BASED ON NAVD '88 DATUM.

NOTES:

- NO RIGHTS-OF-WAY EXIST WITHIN THE PROJECT BOUNDARIES.
- NO RIGHTS-OF-WAY SHALL BE DEDICATED OR RESERVED. SEE PLAN FOR ALL ROADWAYS ADJOINING, TRaversING, OR WITHIN 200' OF THE PROJECT BOUNDARIES. FDOT TAKING IS SHOWN.
- PROPOSED BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH THE LDC.
- PARKING SHALL BE PROVIDED CONSISTENT WITH LDC SECTION 6.05.02.
- EPC APPROVED WETLAND LINE DEPICTED HEREIN AS SURVEYED BY KCI TECHNOLOGIES, JOB #512105685.00, LAST UPDATED 1/10/2024.

UTILITIES SERVICE AREA: URBAN SERVICE AREA
 WATER: HILLSBOROUGH COUNTY
 SEWER: HILLSBOROUGH COUNTY

LEGEND:

PROPOSED BUILDING
 PROPOSED VEHICULAR ACCESS
LINE TYPES LEGEND:
 R.O.W. LINE
 PROPERTY LINE (PD BOUNDARY)
 PARCEL LINE
 HALF TONE BACKGROUND INDICATES EXISTING CONDITIONS

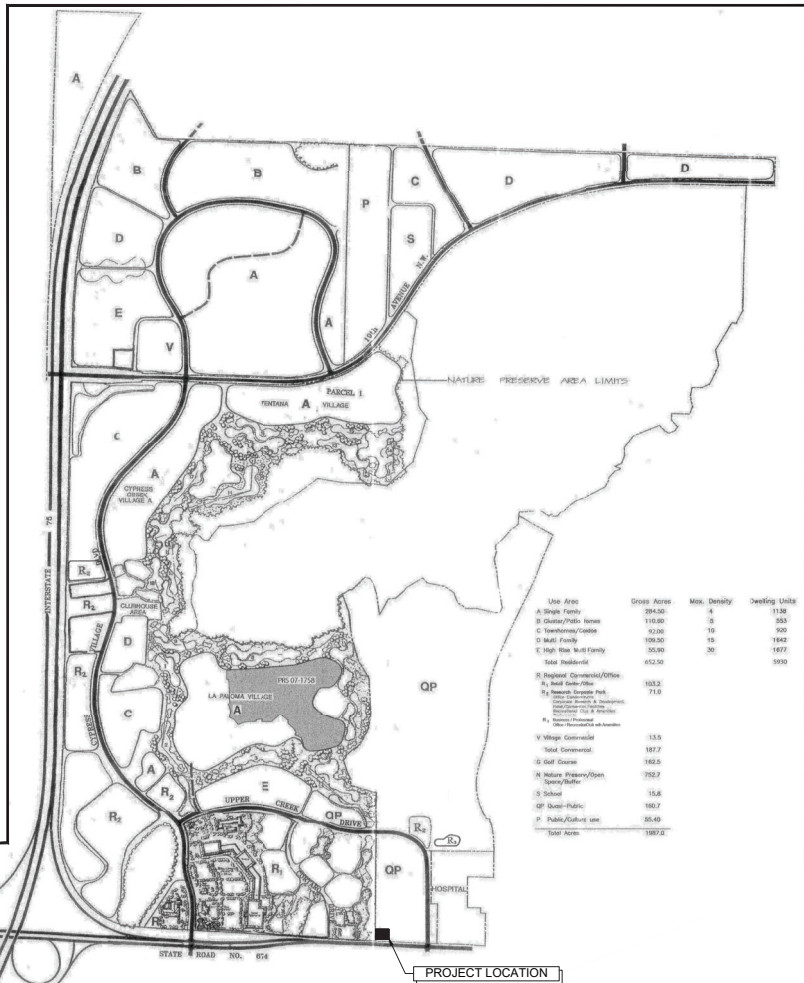
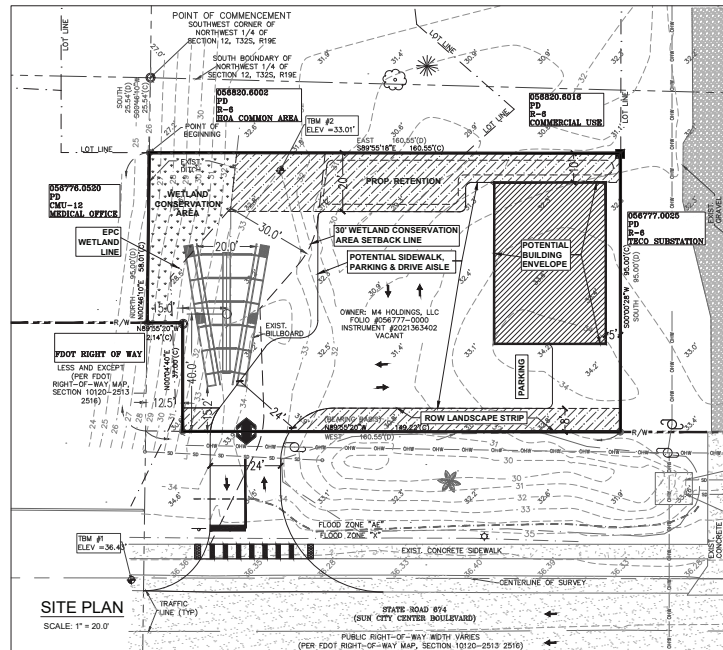
ADJACENT PARCELS LEGEND:

FOLI# NUMBER
 CURRENT ZONING
 FUTURE LAND USE
 CHURCH
 CURRENT LAND USE

PROJECT CONTACTS:

APPLICANT: TONY MUNIZ, JR. 8405 N. EDSON AVE. TAMPA, FLORIDA 33604	OWNER: MARK MARIANI, TRUSTEE 8405 N. EDSON AVE. TAMPA, FLORIDA 33604	SURVEYOR: KCI TECHNOLOGIES SURVEYORS SCIENTIST GSP 4041 CRESCENT PARK DR. TAMPA, FLORIDA 33578
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ASSUMED NORTH



DATE	REVISION	BY
01-31-24	REVISIONS PER EPC, FDOT	HTA

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

PROJECT: MARK MARIANI MINOR MODIFICATION SUN CITY CENTER BLVD., SUN CITY CENTER, FLORIDA SECTION 12, TOWNSHIP 33 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA 33573	JOB NUMBER: 100-21-022	SHEET: 1 OF 1
DATE: OCT 2023	GENERAL SITE DEVELOPMENT PLAN	



COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 19, 2024</p> <p>PETITION NO.: 24-0064</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: February 13, 2024</p> <p>PROPERTY ADDRESS: Sun City Center Blvd, Sun City Center, FL 33573</p> <p>FOLIO #: 056777-0000</p> <p>STR: 12-32S-19E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	10/25/2023
WETLAND LINE VALIDITY	YES. Wetland Survey expires 01-11-2029
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Cypress Creek located in western portion of parcel.
<p><i>These comments reflect the revised site plan and information received 2-2-2024 and replace prior comments issued January 19, 2024.</i></p>	
<p>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:</p> <ul style="list-style-type: none"> 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. 	

- 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.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 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.

- 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/cb

ec: tony@gabrieltampa.com
tmuniz3550@yahoo.com
htmai@aol.com



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 11/8/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/17/2023

APPLICANT: Tony Muniz, Jr. **PID:** 24-0064

LOCATION: Northside of Sun City Center Blvd & 600-ft west of Upper Creek Dr.
Ruskin, FL 33573

FOLIO NO.: 56777.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

PETITION NO.: PRS 24-0064 REVIEWED BY: Clay Walker, E.I. DATE: 11/13/2023

FOLIO NO.: 56777.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 16 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located south of the subject property within the north Right-of-Way of Sun City Center Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.