

**1.0 APPLICATION SUMMARY**

Applicant: GHS MLK 11, LLC

FLU Category: R-20, R-4 and R-6 (Existing PD)
R-4 and R-6 (Modified PD)

Service Area: Urban

Site Acreage: 2.22 +/- Acres

Community Plan Area: Seffner Mango

Overlay: None

**Introduction Summary:**

The applicant requests to modify the existing PD (90-0012) to remove 15.43 +/- acres from the greater PD. The most recent PD modification is MM 99-0122.

A companion PD request (25-0579) has been submitted to the County to rezone a majority of the parcels within the subject PD (90-0012), as well as two additional parcels (064335.0000 and 064334.0000).

Existing Approval(s):	Proposed Modification(s):
Planned Development 90-0012 acreage at 15.63 +/- acres	Planned Development 90-0012 acreage reduced to 2.22 +/- acres
The development in the PD-C portion of the PD-MU project shall be limited to PD-C(N), and uses and mini-warehouses. Maximum building area, including outparcels and mini-warehouses, shall be 125,000 sq.ft.	Adjust the entitlements to allow a 0.25 FAR within the PD-C portion (RES-6 FLU). Uses remain limited to PD-C(N) uses and mini-warehouses.
The development in the PD-H portion of the PD-MU limited to a maximum of 24 units on 4.9 acres (4 units per acre)	The development in the PD-H portion of the PD-MU limited to 4 units on 1.23 acres (4 units per acre - RES-4 FLU)

Additional Information:

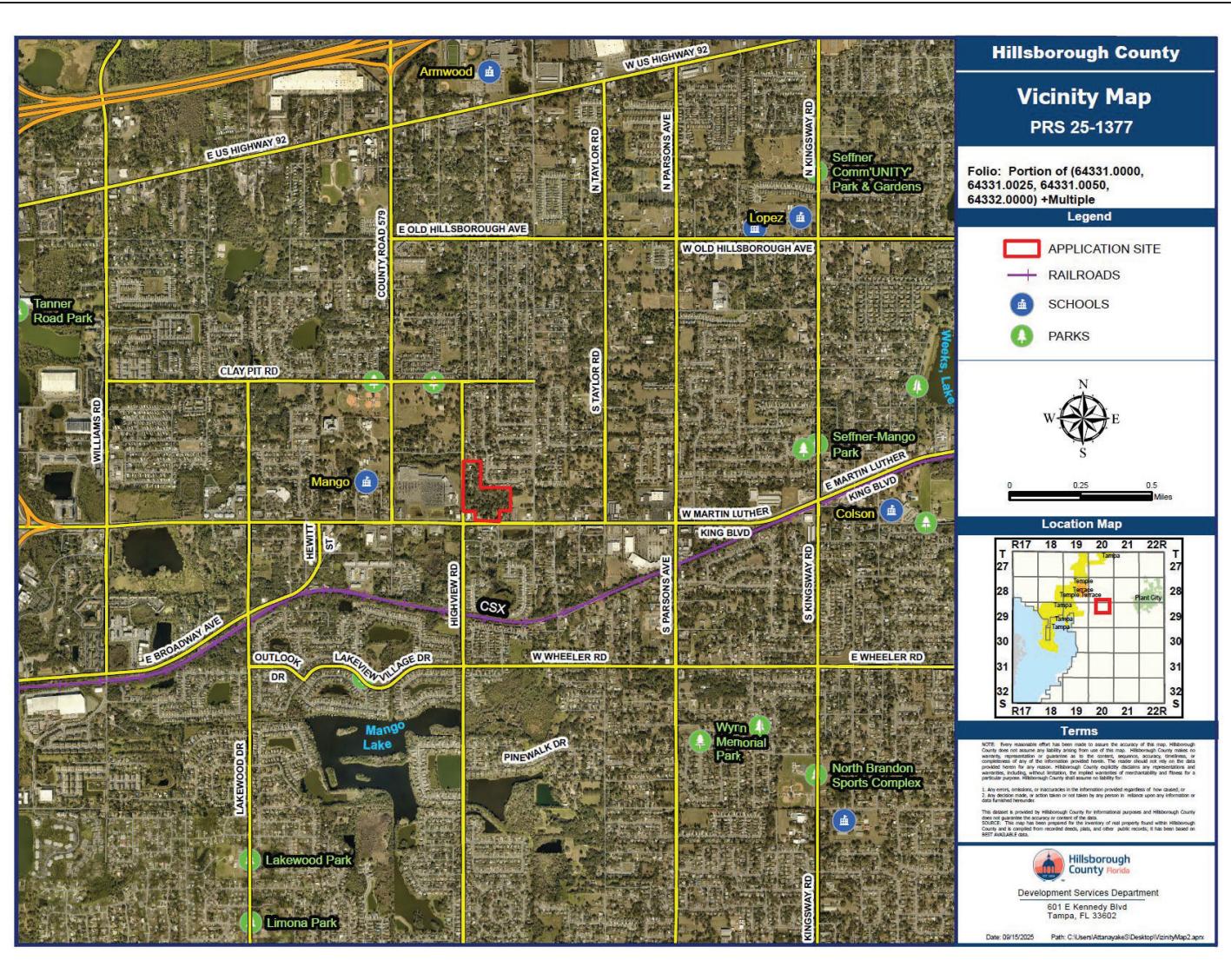
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation:
N/A

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

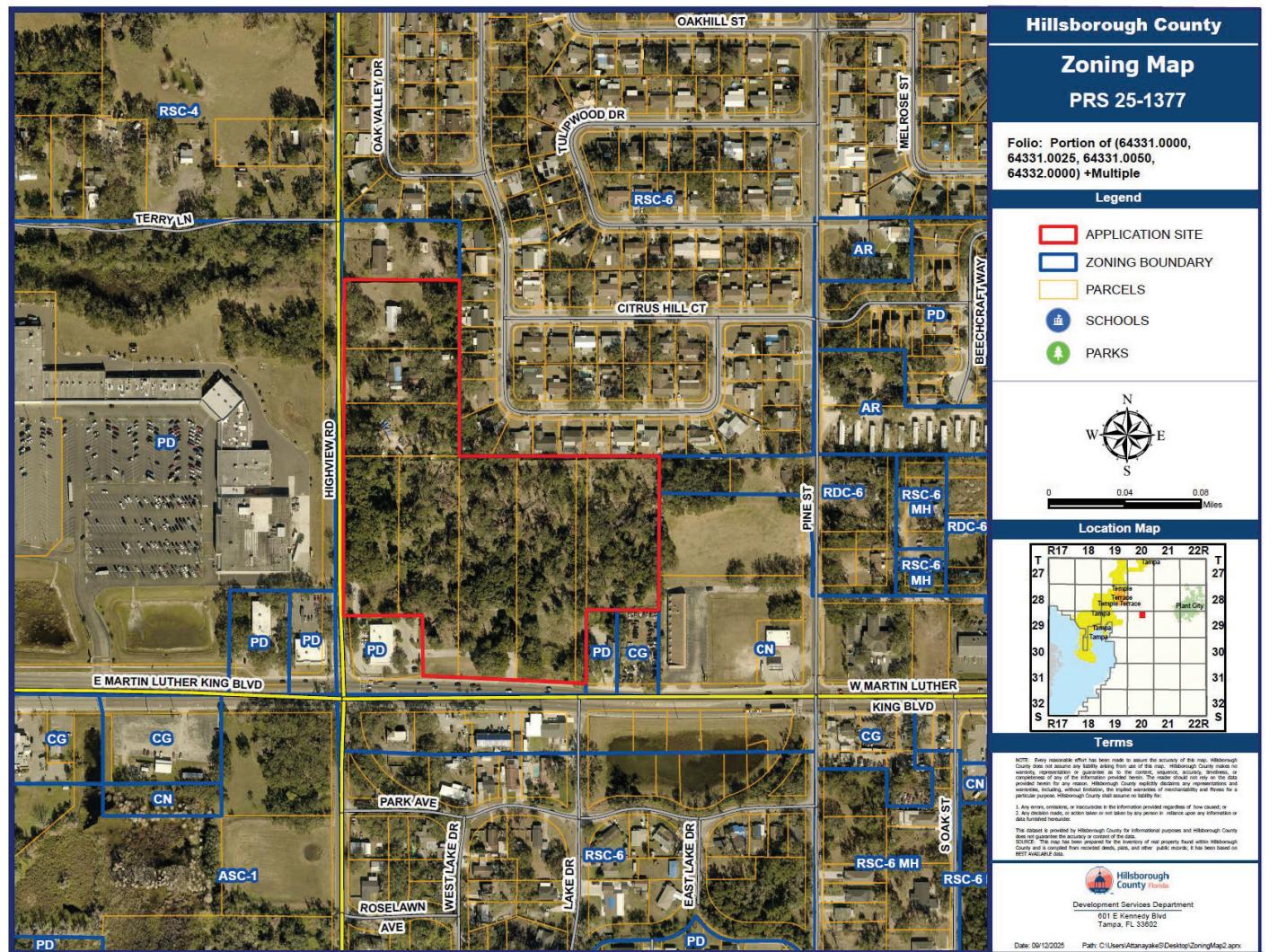


Context of Surrounding Area:

The proposed Planned Development is located on the northeastern corner of Highview Road and E. Dr. Martin Luther King Boulevard intersection, east of Interstate 75. The surrounding area is comprised of a majority of residential uses at various lot sizes to the north, east, south, and northwest. The adjacent PD to the west is developed with a shopping center and commercial uses. Additionally, to the south of the property there are a variety of commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

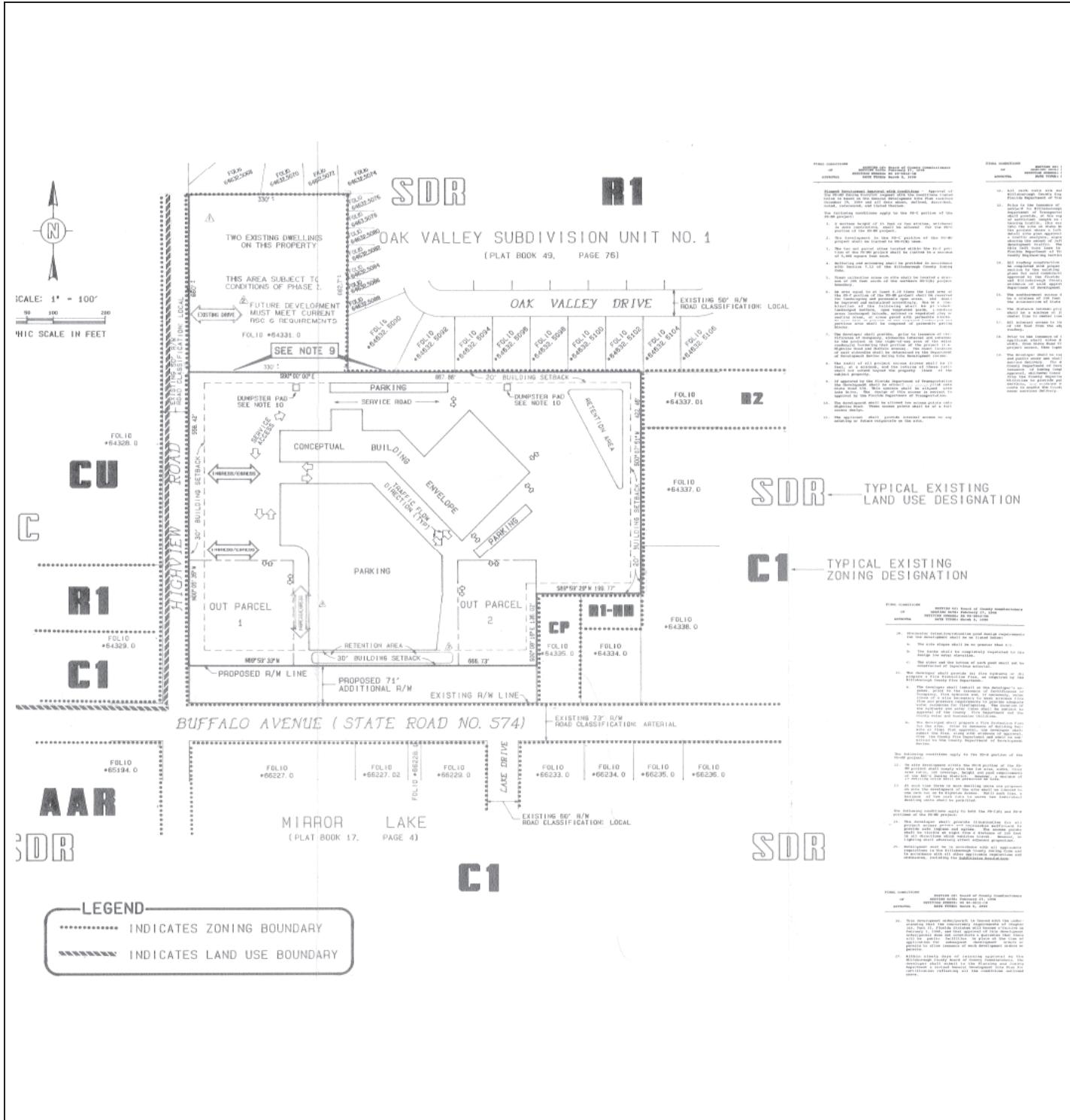


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD, RSC-6	4 DU per GA (RES-4 FLU)	Residential	Residential
South	CN	FAR: 0.20	Commercial, Neighborhood	Commercial
East	CN, RDC-6	FAR: 0.20, 6 DU per GA/ FAR: NA	Commercial, Neighborhood, Residential, Two-Family	Vacant and Commercial
West	PD 85-0206 PD 17-0381	FAR: 0.75, FAR: 0.239	Shopping center, big box stores, retail, eating establishments, CN uses, medical office and general commercial	Big box stores, shopping center, medical office, fast food restaurant

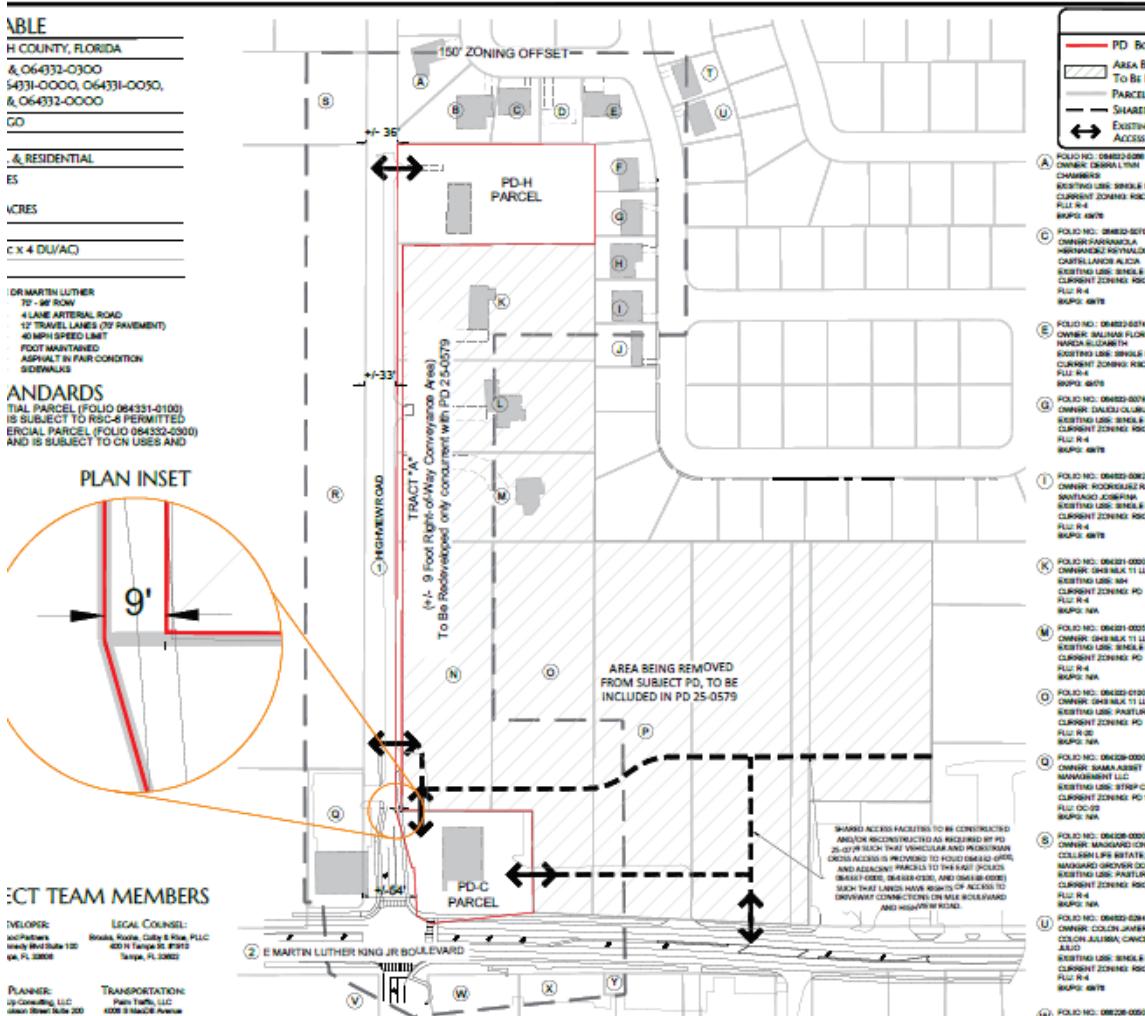
2.0 LAND USE MAP SET AND SUMMARY DATA

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
E Dr Martin Luther King Jr Blvd (CR 574)	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Highview Road	County Collector - Rural	2 Lanes <input checked="" 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 Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,137	586	269
Proposed	4,137	586	269
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Northern Project Site (Folio 64331.0100)	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	
South		None	None	
East		None	None	
West	X	Pedestrian & Vehicular	None	Meets LDC
Southern Project Site (Folio 64332.0300) *	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		Pedestrian	None	
East	X	Pedestrian & Vehicular	None	Meets LDC
West		Pedestrian	None	

Notes: *Vehicular access to folio 64332.0300 is proposed to remain through abutting parcels via Shared Access Facility.

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	
Check if Applicable:	<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 _____			
<input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <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 type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 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 type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The parcels associated with this modification are located along the eastern side of Highview Road starting from the northeastern corner of Highview Road and E. Dr. Martin Luther King Boulevard intersection, east of Interstate 75. The surrounding area is comprised of a majority of residential uses at various lot sizes with commercial developments to the west and south.

A companion PD request (25-0579) has been submitted to the County, which incorporates the parcels being removed from the subject PD (90-0012) as well as two additional parcels (064335.0000 and 064334.0000). PD 25-0579 proposes to allow for a mixed-use development of a maximum of 27,000 square feet of general commercial uses and a maximum of 304 multi-family dwelling units at a proposed density of +/- 26.3 dwelling units per gross acre. Staff has no objections to PD 25-0579.

The modification will result in two remaining parcels in PD 90-0012 (Folios: 064332-0300 and 064331-0100), connected via a nine-foot tract of land (Tract "A") comprised of the remaining portions of the following parcels: 064331-0000, 064331-0050, 064331-0025, and 064332-0000. The remaining PD 90-0012 portion in the southwest will allow commercial uses, as is proposed under PD 25-0579 adjacent to east of the site. The remaining portion in the north will continue to allow residential. PD 25-0579 addresses compatibility with the existing residential to the north and east, which staff determined to be compatible.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 2, 2026.

1. A maximum height of 35 feet or two stories, whichever is more restrictive, shall be allowed for the PD-C portion of the PD-MU project. ~~However, within 50 feet of the northern property boundary of the mini warehouse portion of the project no structure shall exceed 16 feet in height or one story, whichever is more restrictive.~~
2. The development in the PD-C portion of the PD-MU project shall be limited to PD-C(N), and uses and mini-warehouses. Intensity shall be limited to a maximum FAR of 0.25. ~~Maximum building area, including outparcels and mini-warehouses, shall be 125,000 square feet. The project shall be developed with either a maximum of 65,000 square feet of floor area for CN uses and 60,000 square feet of mini-warehouse floor area or a maximum of 50,000 square feet of floor area for CN uses and 75,000 square feet of floor area for the mini warehouse use.~~
3. ~~The two outparcel sites located within the PD-C portion of the PD-MU project shall be limited to a maximum total of 12,625 square feet of building area for both outparcels.~~
43. Minimum front yard setbacks in the PD-C portion of the project shall be 30 feet. Minimum side and rear yard setbacks in the PD-C portion of the project shall be 20 feet.
5. ~~The northernmost mini warehouse structure shall be constructed parallel to the north project boundary and the storage units shall be accessed from the south side. No vehicle drive aisles or parking areas shall be permitted north of the structure.~~
64. Buffering and screening shall be provided in accordance with requirements of the Hillsborough County Land Development Code ~~unless otherwise stated herein.~~

6.1 ~~In the PD-C portion of the project, a masonry wall or PVC fence six feet in height shall be provided along the northern and eastern property boundaries which abut project and non-project residential uses.~~

6.2 ~~Along the northern and eastern property boundaries of the PD-C portion of the project which abut project and non-project residential uses, the developer shall protect existing trees where possible and shall supplement existing trees with evergreen shade trees 10 feet in height at the time of planting and spaced no more than 20 feet apart.~~
75. Lighting within the commercial retail portion of the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination beyond project boundaries. ~~All outdoor lighting fixtures within the mini-warehouse facility shall be mounted to the buildings below the roof line and shall be directed to prevent off site illumination.~~

8. ~~Trash collection areas on site shall be located a minimum of 200 feet south of the northern PD-C(I) project boundary.~~
9. ~~An area equal to at least 0.20 times the land area of the PD-C portion of the PD-MU project shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.~~
10. ~~The developer shall provide, prior to issuance of Certificates of Occupancy, sidewalks internal and external to the project in the right-of-way area of the major roadway(s) bordering that portion of the project (i.e. Highview Road and Martin Luther King Boulevard). The exact location of said sidewalks shall be determined by the Planning and Growth Management Department during Site Construction Plan review.~~
11. ~~The radii of all project access drives shall be 25 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject property.~~
12. ~~If approved by Florida Department of Transportation, the development shall be allowed one access point onto State Road 574. This access shall be aligned with Lake Drive, unless otherwise approved by F.D.O.T. The design of this access is subject to approval by the Florida Department of Transportation.~~
13. ~~The development shall be allowed permitted and limited to one (1) two access points access connection onto Highview Road to serve the residential portion of the PD. These access points shall be a full access design.~~
14. ~~Vehicular access to the applicant shall provide internal access the commercial portion of the PD shall be limited to a Shared Access Facility with folio 64332.0000 to the north and folios 64332.0100, 64332.0050, and 64332.0200 to the east to any existing or future outparcels on the site. No direct access from the commercial parcel to Highview Road or E. Dr. Martin Luther King, Jr. Boulevard shall be permitted.~~
15. ~~All curb cuts are subject to approval by the Hillsborough County Public Works Department and the Florida Department of Transportation.~~
16. ~~Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County and/or Florida Department of Transportation approval, the developer shall provide, at his expense, left turn storage lanes of sufficiency length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site on State Road 574 and at each access to the project where a left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The construction and design of this left turn lane is subject to approval by the Florida Department of Transportation and Hillsborough County Public Works Department.~~
17. ~~All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. The design plans for said construction shall be reviewed and approved by the Florida Department of Transportation and Hillsborough County Public Works Department and evidence of said approval shall be submitted to the Planning and Growth Management Department.~~
18. ~~The southernmost access drive on Highview Road, shall be a minimum of 230 feet from the edge of pavement of State Road 574 and Highview Road.~~

19. ~~The distance between project drives on Highview Road, shall be a minimum of 150 feet, to be measured from center line to center line.~~

208. ~~All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway unless otherwise approved by Hillsborough County and/or the Florida Department of Transportation. Notwithstanding anything on the PD general site plan or herein conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.~~

219. ~~Prior to the issuance of Certificates of Occupancy, the applicant shall widen Highview Road to 24 feet in width, from State Road 574 through to the northernmost project access, then taper to the existing width. As Highview Road is a substandard collector roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.~~

2210. ~~The applicant shall reserve 66.5 feet of right of way from the existing center line of right of way on State Road 574 to accommodate a six lane divided arterial roadway. The right of way reserved shall be up to 26.5 feet from the existing right of way and is consistent with the roadway improvements west of Highview Road. The applicant may utilize the reservation area for retention, landscaping and buffering and shall be given intensity/density (F.A.R./d.u.) credit for the approved development from the reservation. As shown on the PD site plan, Tract "A" shall be dedicated to Hillsborough County for Highview Road. Improvements within Tract "A" shall be constructed by the developer of the adjacent PD 25-0579.~~

2311. ~~The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery except that an interim septic tank may be utilized for a period not to exceed two years to serve a tire store only with a maximum of 7,000 square feet of floor space, which is located in the PD-C portion of the PD-MU. The remainder of the shopping center shall connect to public water and sewer upon development. This septic tank may be used provided the Health Department has no objection and the developer obtains the necessary permits from all applicable regulatory agencies. The payment of capacity fees shall be paid prior to the issuance of the septic tank permit. The developer shall submit to the Hillsborough County Development Services Planning and Growth Management Department, prior to the issuance of Zoning Compliance Permits or Final plat approval, whichever comes first, evidence of commitment from the County Department of Water to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery.~~

The following conditions apply to the PD-H portion of the PD-MU project:

2412. ~~On-site development within the PD-H portion of the PD-MU project shall comply with the lot size, width, floor area ratio, lot coverage height and yard requirements of the RSC-6 Zoning District. However, a maximum of 24 dwelling units shall be permitted on site.~~

25. ~~At such time three or more dwelling units are proposed on site the development of the The site shall be limited to one curb cut on to Highview Avenue. Until such time, a maximum of two curb cuts to serve two individual dwelling units shall be permitted.~~

The following conditions apply to both the PD-C(N) and PD-H portions of the PD-MU project:

2613. The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. the access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.

2714. Development must be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances, including the Subdivision Regulations.

2815. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes will become effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

2916. Within ninety days of approval of ~~MM-99-0122 PRS 25-1316~~ by the Hillsborough County Board of County Commissioners, the developer shall submit to the ~~Planning and Growth Management~~ Hillsborough County Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

18. 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:	
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.	

APPLICATION NUMBER: PRS 25-1377

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2026

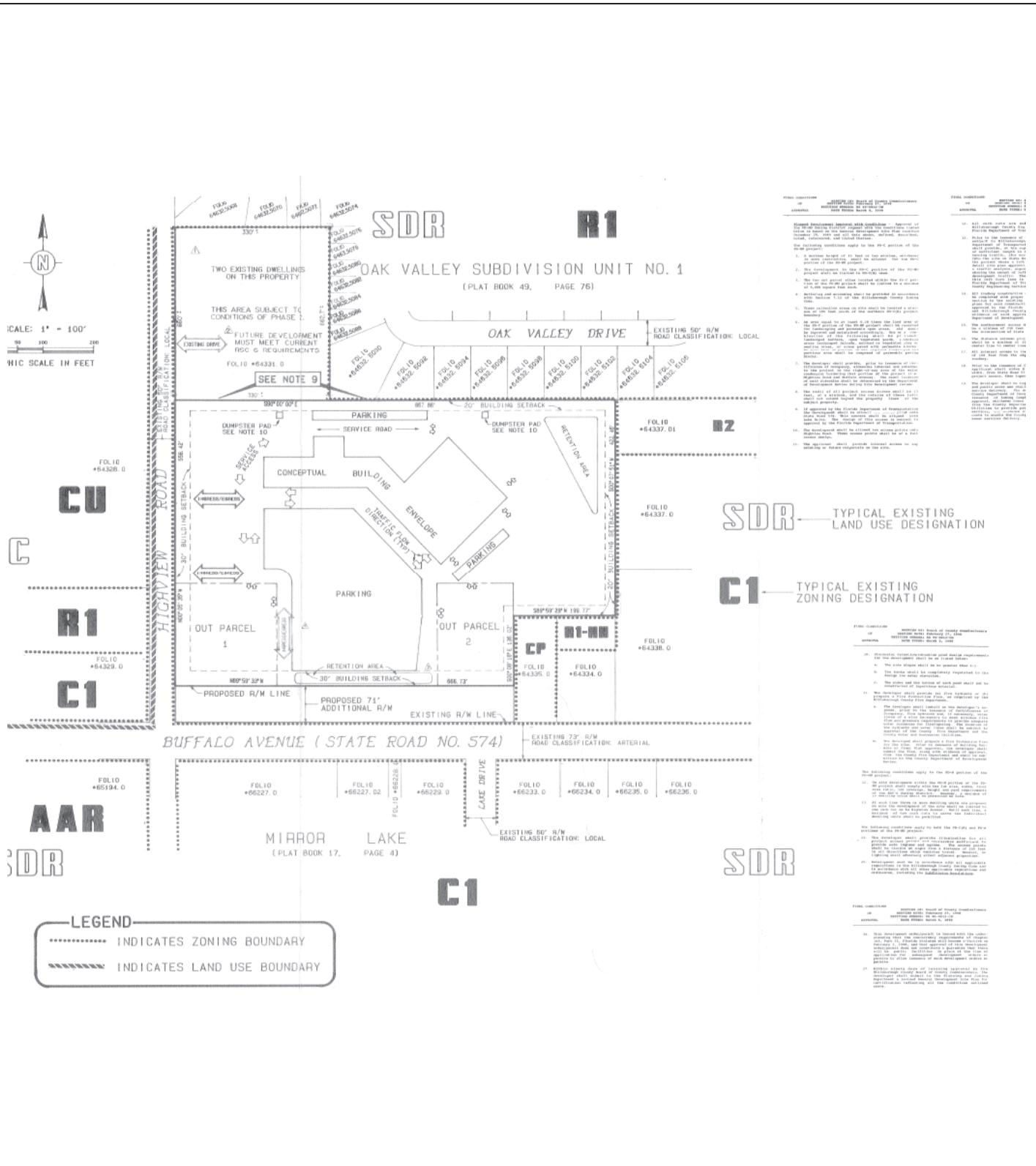
Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

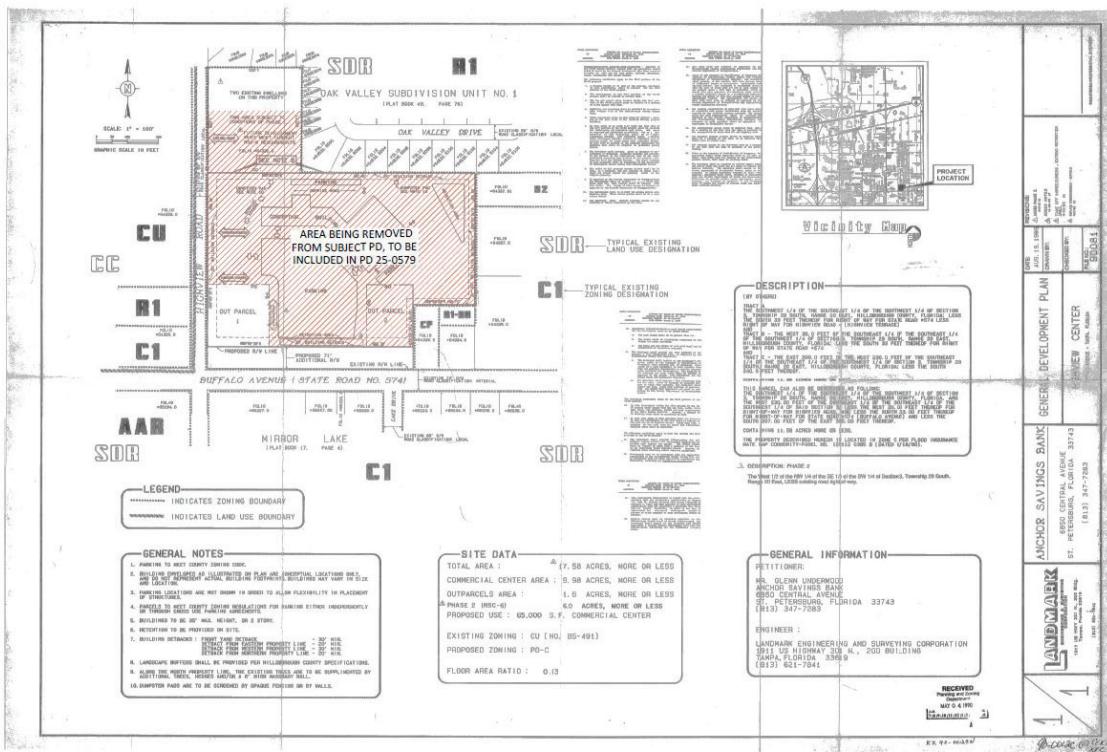
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



PROJECT NAME:
MLK AND HIGHVIEW

DRAWING TITLE:
ORIGINAL PD 90-0012

PREPARED FOR:
GHS MLK II, LLC

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

APPLICATION NUMBER: PRS 25-1377

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: PRS 25-1377

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions

10. ~~The developer shall provide, prior to issuance of Certificate of Occupancy, sidewalks internal and external to the project in the right of way area of the major roadway(s) bordering that portion of the project (i.e. Highview Road and Martin Luther King Boulevard). The exact location of said sidewalks shall be determined by the Planning and Growth Management Development Services Department during Site Construction Plan review.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Minimum 5-foot-wide sidewalks will be required along external and internal roadways, and in other locations where required by the Land Development Code.]

11. ~~The radii of all project access drives shall be 25 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject property.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access drives will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

12. ~~If approved by Florida Department of Transportation, the development shall be allowed one access point onto State Road 574. This access shall be aligned with Lake Drive, unless otherwise approved by F.D.O.T. The design of this access is subject to approval by the Florida Department of Transportation.~~

[Transportation Review Staff proposes deletion of this condition as direct access to State Road 574 will not be permitted for this PD minor modification area.]

13. ~~The development shall be allowed two permitted and limited to one (1) access connection points onto Highview Road to serve the residential portion of the PD. These access points shall be of a full access design.~~

14. ~~Vehicular access to the applicant shall provide internal commercial portion of the PD shall be limited to access to a Shared Access Facility with folio 64332.0000 to the north and folios 64332.0100, 64332.0050, and 64332.0200 to the east, any existing or future outparcels on the site. No direct access from the commercial parcel to Highview Road or E Dr Martin Luther King Jr Boulevard shall be permitted.~~
15. ~~All curb cuts are subject to approval by the Hillsborough County Public Works Department and the Florida Department of Transportation.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified curb cuts will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

16. ~~Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County and/or the Florida Department of Transportation approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site on State Road 574 and at each access to the project where a left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The construction and design of this left turn land is subject to approval by the Florida Department of Transportation and Hillsborough County Public Works Department.~~

[Transportation Review Staff proposes deletion of this condition as direct access to State Road 574 will not be permitted for this PD minor modification area.]

17. ~~All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. The design plans for said construction shall be reviewed and approved by the Florida Department of Transportation and Hillsborough County Public Works Department and evidence of said approval shall be submitted to the Planning and Growth Management Department.~~

[Transportation Review Staff proposes deletion of this condition as direct access to State Road 574 will not be permitted for this PD minor modification area.]

18. ~~The southernmost access drive on Highview Road, shall be a minimum of 230 feet from the edge of pavement of State Road 574 and Highview Road.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access connections will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

19. ~~The distance between project drives on Highview Road, shall be a minimum of 150 feet, to be measured from center line to center line.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access connections will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

20. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway unless otherwise approved by Hillsborough County and/or the Florida Department of Transportation.

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access connections will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

21. Prior to the issuance of Certificates of Occupancy, the applicant shall widen Highview Road to 24 feet in width, from State Road 574 through to the northernmost project access, then taper to the existing width. As Highview Road is a substandard collector roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

[Transportation Review Staff proposes the revised condition to conform with current practice.]

22. The applicant shall reserve 66.5 feet of right of way from the existing center line of right of way on State Road 574 to accommodate a six lane divided arterial roadway. The right of way reserved shall be up to 26.5 feet from the existing right of way and is consistent with the roadway improvements west of Highview Road. The applicant may utilize the reservation area for retention, landscaping and buffering and shall be given intensity/density (F.A.R./d.u.) credit for the approved development from the reservation area.

~~The following conditions apply to the PD H portion of the PD MU project:~~

25. At such time three or more dwelling units are proposed on site the development of the site shall be limited to one curb cut on to Highview Avenue. Until such time, a maximum of two curb cuts to serve two individual dwelling units shall be permitted.

[Transportation Review Staff proposes deletion of this condition as it is duplicative of revised Condition 13 above.]

New Conditions

- As shown on the PD site plan, Tract "A" shall be dedicated to Hillsborough County for Highview Road. Improvements within Tract "A" shall be constructed by the developer of the adjacent PD 25-0579.
- Notwithstanding anything on the PD general site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to PD 90-0012, most recently modified by MM 99-0122. The existing PD is approved for 24 single-family dwelling units and non-residential uses up to 125,000 square feet: either a maximum of 65,000 square feet of neighborhood commercial uses and a maximum of 60,000 square feet of

mini-warehouse or a maximum of 50,000 square feet of neighborhood commercial uses and a maximum of 75,000 square feet of mini-warehouse.

The applicant is proposing to modify the PD to remove 9 parcels totaling approximately 14.43 acres from the subject PD with the remaining two parcels (folios 64332.0300 & 64331.0100) subject to this minor modification request. The parcels proposed to be removed from the current PD are proposed under a companion PD request (25-0579).

The parcels remaining in this subject PD are approved for 4 single-family dwelling units on the PD-H portion of the PD (folio 64331.0100) and 6,825 square feet of neighborhood commercial uses on the PD-C portion of the PD (folio 64332.0300). The remnant folios are currently developed with one single-family dwelling unit and a 6,825 square foot automobile parts store.

As companion to this minor modification request, the abutting PD 25-0579 has offered a 9-foot-wide strip of land (Tract "A") on the east side of Highview Rd that shall be dedicated to Hillsborough County for substandard road improvements associated with the Design Exception requested along with PD 25-0579. Improvements within Tract "A" will be the requirement of the developer of PD 25-0579 and will be limited to the improvements noted in the Design Exception requested with PD 25-0579. The subject PD is not obligated to make improvements within Tract "A" as described in the Design Exception associated with PD 25-0579.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning for PRS area:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD-H Portion – 4 Single-Family Dwelling Units (ITE LUC 210)	36	3	3
PD-C Portion – 6,825 Square Foot Coffee/Donut Shop with Drive Through Window (ITE LUC 937)	4,101	583	266
Total	4,137	586	269

Proposed Zoning for PRS area:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
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Total	4,137	586	269

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E Dr Martin Luther King Jr Blvd and Highview Rd.

E Dr Martin Luther King Jr Blvd is a 4-lane, divided, urban principal arterial roadway. The roadway is owned and maintained by the Florida Department of Transportation (FDOT) and is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 4-foot-wide bike lanes, +/- 5-foot-wide sidewalks along the north and south sides of the roadway in the immediate vicinity of the proposed project, and within a range of +/-73 to +/-98-foot-wide right-of-way along the project's frontage.

While this segment of roadway is identified in the Hillsborough County Corridor Preservation Plan as future 4-lane roadway, the improvement was completed in 2016.

Highview Rd is a 2-lane, undivided, substandard collector roadway characterized by +/- 9-foot-wide lanes average condition, and +/- 5-foot-wide to +/- 6-foot-wide sidewalks along a portion of both sides of the roadway within the vicinity of the project. The roadway lies within a varying +/- 33-foot-wide to +/- 53-foot-wide of right of way in the vicinity of the proposed project.

SITE ACCESS

The existing PD permits access connections to Highview Rd and E Dr Martin Luther King Jr Blvd to serve the overall PD. With the request to remove parcels from the PD existing access to the subject parcels will not change, although changes to the PD conditions are necessary to reflect access for the subject PD minor modification area.

Vehicular access to the PD-C parcel is currently provided through a Shared Access Facility, with associated easements, for access to Highview Rd through folio 64332.0000 to the north and for access to E Dr Martin Luther King Jr Blvd through folios 64332.0100, 64332.0050, and 64332.0200 to the east. The parcels facilitating the Shared Access Facility are within proposed PD 25-0579. PD 25-0579 is proposing to relocate the access connections to Highview Rd and E Dr Martin Luther King Jr Blvd but will maintain the Shared Access Facility to the subject parcel. PD 25-0579 is required to revise the associated access easements for the Shared Access Facility to reflect the relocation of external access connections.

No direct access connections to E Dr Martin Luther King Jr Blvd will be permitted.

Vehicular access to the PD-H parcel is currently established with a driveway serving the existing single-family residence. If this parcel proposes redevelopment, one vehicular access connection to Highview Rd shall be permitted. The location and design of the access connection to Highview Rd will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards at time of preliminary/construction plan review stage.

Given that Highview Rd is a substandard roadway, and in accordance with Sec. 6.04.03.L. of the LDC, the developer is required to improve the public roadway network between the project driveway and the nearest roadway meeting an applicable standard. A Sec. 6.04.02.B Administrative Variance and/or Transportation Technical Manual (TTM) Design Exception (DE) or Design Deviation Memoranda (DDM) may be considered for these improvements, as applicable. The required improvements for Highview Rd will be reviewed at the time of preliminary/construction plan review stage.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of Highview Rd is not included in the 2024 Hillsborough County Level of Service (LOS) Report. The roadway level of service provided below for E Dr Martin Luther King Jr Blvd and the segment of Highview Rd south of E Dr Martin Luther King Jr Blvd is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E Dr Martin Luther King Jr Blvd (CR 574)	Highview Road	Parsons Avenue	D	C
Highview Road (segment south of subject site)	Windhorst Road	E Dr Martin Luther King Jr Blvd (CR 574)	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**CURRENTLY
APPROVED**



BOARD OF COUNTY COMMISSIONERS

Pat Frank
Chris Hart
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms
Ben Wacksman

Hillsborough County
Florida

Deputy County Administrator
Patricia Bean

Office of the County Administrator
Daniel A. Kleman

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel

February 11, 1999

Keith W. Brickleyer/R. Michael Brooks
500 East Kennedy Boulevard, Suite 200
Tampa, FL 33602

RE: PETITION NO. MM 99-0122-TH

Dear Applicants:

At the regularly scheduled public meeting on February 9, 1999, the Board of County Commissioners granted your request for a Major Modification to PD-MU 90-012, with the attached amended final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to Development Services, 19th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

A handwritten signature in black ink that reads "Paula Harvey".

Paula M. Harvey, AICP
Manager, Land Use/Zoning Section
PLANNING AND GROWTH
MANAGEMENT DEPARTMENT

dmt

cc: File PD-MU 90-012

REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:
BOCC MEETING DATE:
DATE TYPED:

MM 99-0122-TH (90-012)
February 9, 1999
February 10, 1999

Approval - Approval, subject to the conditions listed below, is based on site plan received October 30, 1998.

1. A maximum height of 35 feet or two stories, whichever is more restrictive, shall be allowed for the PD-C portion of the PD-MU project. However, within 50 feet of the northern property boundary of the mini-warehouse portion of the project no structure shall exceed 16 feet in height or one story, whichever is more restrictive.
2. The development in the PD-C portion of the PD-MU project shall be limited to PD-C(N) uses and mini-warehouses. Maximum building area, including outparcels and mini-warehouses, shall be 125,000 square feet. The project shall be developed with either a maximum of 65,000 square feet of floor area for CN uses and 60,000 square feet of mini-warehouse floor area or a maximum of 50,000 square feet of floor area for CN uses and 75,000 square feet of floor area for the mini-warehouse use.
3. The two outparcel sites located within the PD-C portion of the PD-MU project shall be limited to a maximum total of 12,625 square feet of building area for both outparcels.
4. Minimum front yard setbacks in the PD-C portion of the project shall be 30 feet. Minimum side and rear yard setbacks in the PD-C portion of the project shall be 20 feet.
5. The northernmost mini-warehouse structure shall be constructed parallel to the north project boundary and the storage units shall be accessed from the south side. No vehicle drive aisles or parking areas shall be permitted north of the structure.
6. Buffering and screening shall be provided in accordance with requirements of the Hillsborough County Land Development Code unless otherwise stated herein.
 - 6.1 In the PD-C portion of the project, a masonry wall or PVC fence six feet in height shall be provided along the northern and eastern property boundaries which abut project and non-project residential uses.
 - 6.2 Along the northern and eastern property boundaries of the PD-C portion of the project which abut project and non-project residential uses, the developer shall protect existing trees where possible and shall supplement existing trees with evergreen shade trees 10 feet in height at the time of planting and spaced no more than 20 feet apart.
7. Lighting within the commercial retail portion of the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination beyond project boundaries. All outdoor lighting fixtures within the mini-warehouse facility shall be mounted to the buildings below the roof line and shall be directed to prevent off-site illumination.
8. Trash collection areas on site shall be located a minimum of 200 feet south of the northern PD-C(N) project boundary.

REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 99-0122-TH (90-012)
BOCC MEETING DATE: • February 9, 1999
DATE TYPED: February 10, 1999

9. An area equal to at least 0.20 times the land area of the PD-C portion of the PD-MU project shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
10. The developer shall provide, prior to issuance of Certificates of Occupancy, sidewalks internal and external to the project in the right-of-way area of the major roadway(s) bordering that portion of the project (i.e. Highview Road and Martin Luther King Boulevard). The exact location of said sidewalks shall be determined by the Planning and Growth Management Department during Site Construction Plan review.
11. The radii of all project access drives shall be 25 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject property.
12. If approved by Florida Department of Transportation, the development shall be allowed one access point onto State Road 574. This access shall be aligned with Lake Drive, unless otherwise approved by F.D.O.T. The design of this access is subject to approval by the Florida Department of Transportation.
13. The development shall be allowed two access points onto Highview Road. These access points shall be of a full access design.
14. The applicant shall provide internal access to any existing or future outparcels on the site.
15. All curb cuts are subject to approval by the Hillsborough County Public Works Department and the Florida Department of Transportation.
16. Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County and/or the Florida Department of Transportation approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site on State Road 574 and at each access to the project where a left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The construction and design of this left turn land is subject to approval by the Florida Department of Transportation and Hillsborough County Public Works Department.
17. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. The design plans for said construction shall be reviewed and approved by the Florida Department of Transportation and Hillsborough County Public Works Department and evidence of said approval shall be submitted to the Planning and Growth Management Department.

REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:
BOCC MEETING DATE:
DATE TYPED:

MM 99-0122-TH (90-012)
February 9, 1999
February 10, 1999

18. The southernmost access drive on Highview Road, shall be a minimum of 230 feet from the edge of pavement of State Road 574 and Highview Road.
19. The distance between project drives on Highview Road, shall be a minimum of 150 feet, to be measured from center line to center line.
20. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway unless otherwise approved by Hillsborough County and/or the Florida Department of Transportation.
21. Prior to the issuance of Certificates of Occupancy, the applicant shall widen Highview Road to 24 feet in width, from State Road 574 through to the northernmost project access, then taper to the existing width.
22. The applicant shall reserve 66.5 feet of right-of-way from the existing center line of right-of-way on State Road 574 to accommodate a six lane divided arterial roadway. The right-of-way reserved shall be up to 26.5 feet from the existing right-of-way and is consistent with the roadway improvements west of Highview Road. The applicant may utilize the reservation area for retention, landscaping and buffering and shall be given intensity/density (F.A.R./d.u.) credit for the approved development from the reservation area.
23. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery except that an interim septic tank may be utilized for a period not to exceed two years to serve a tire store only with a maximum of 7,000 square feet of floor space, which is located in the PD-C portion of the PD-MU. The remainder of the shopping center shall connect to public water and sewer upon development. This septic tank may be used provided the Health Department has no objection and the developer obtains the necessary permits from all applicable regulatory agencies. The payment of capacity fees shall be paid prior to the issuance of the septic tank permit. The developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Zoning Compliance Permits or Final plat approval, whichever comes first, evidence of commitment from the County Department of Water to provide public water and public sewer services, and evidence of agreement to pay necessary costs to enable the County to provide water and public sewer services delivery.

The following conditions apply to the PD-H portion of the PD-MU project:

24. On-site development within the PD-H portion of the PD-MU project shall comply with the lot size, width, floor area ratio, lot coverage height and yard requirements of the RSC-6 Zoning District. However, a maximum of 24 dwelling units shall be permitted on site.
25. At such time three or more dwelling units are proposed on site the development of the site shall be limited to one curb cut on to Highview Avenue. Until such time, a maximum of two curb cuts to serve two individual dwelling units shall be permitted.

REVISED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 99-0122-TH (90-012)
BOCC MEETING DATE: February 9, 1999
DATE TYPED: February 10, 1999

The following conditions apply to both the PD-C(N) and PD-H portions of the PD-MU project:

26. The developer shall provide illumination for all project access points and approaches sufficient to provide safe ingress and egress. the access points shall be visible at night from a distance of 200 feet in all directions which vehicles travel. However, no lighting shall adversely affect adjacent properties.
27. Development must be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances, including the Subdivision Regulations.
28. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes will become effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
29. Within ninety days of approval of MM 99-0122 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/30/2025

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Seffner Mango

PETITION NO: PRS 25-1377

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

Revised Conditions

10. ~~The developer shall provide, prior to issuance of Certificate of Occupancy, sidewalks internal and external to the project in the right of way area of the major roadway(s) bordering that portion of the project (i.e. Highview Road and Martin Luther King Boulevard). The exact location of said sidewalks shall be determined by the Planning and Growth Management Development Services Department during Site Construction Plan review.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Minimum 5-foot-wide sidewalks will be required along external and internal roadways, and in other locations where required by the Land Development Code.]

11. ~~The radii of all project access drives shall be 25 feet, at a minimum, and the returns of these radii shall not extend beyond the property lines of the subject property.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access drives will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

12. ~~If approved by Florida Department of Transportation, the development shall be allowed one access point onto State Road 574. This access shall be aligned with Lake Drive, unless otherwise approved by F.D.O.T. The design of this access is subject to approval by the Florida Department of Transportation.~~

[Transportation Review Staff proposes deletion of this condition as direct access to State Road 574 will not be permitted for this PD minor modification area.]

13. ~~The development shall be allowed two permitted and limited to one (1) access connection points onto Highview Road to serve the residential portion of the PD. These access points shall be of a full access design.~~

14. ~~Vehicular access to the applicant shall provide internal commercial portion of the PD shall be limited to access to a Shared Access Facility with folio 64332.0000 to the north and folios 64332.0100, 64332.0050, and 64332.0200 to the east. any existing or future outparcels on the site. No direct access from the commercial parcel to Highview Road or E Dr Martin Luther King Jr Boulevard shall be permitted.~~
15. ~~All curb cuts are subject to approval by the Hillsborough County Public Works Department and the Florida Department of Transportation.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified curb cuts will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

16. ~~Prior to the issuance of Certificates of Occupancy and subject to Hillsborough County and/or the Florida Department of Transportation approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, (for eastbound to northbound traffic) into the site on State Road 574 and at each access to the project where a left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. The construction and design of this left turn land is subject to approval by the Florida Department of Transportation and Hillsborough County Public Works Department.~~

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[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access connections will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

19. ~~The distance between project drives on Highview Road, shall be a minimum of 150 feet, to be measured from center line to center line.~~

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access connections will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

20. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway unless otherwise approved by Hillsborough County and/or the Florida Department of Transportation.

[Transportation Review Staff proposes deletion of this condition to conform with current practice. Any new or modified access connections will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards.]

21. Prior to the issuance of Certificates of Occupancy, the applicant shall widen Highview Road to 24 feet in width, from State Road 574 through to the northernmost project access, then taper to the existing width. As Highview Road is a substandard collector roadway, the developer will be required to improve the roadway to current County standards from the project's access to the next roadway that meets current County standards, unless otherwise approved in accordance with Sec. 6.04.02.B of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

[Transportation Review Staff proposes the revised condition to conform with current practice.]

22. The applicant shall reserve 66.5 feet of right of way from the existing center line of right of way on State Road 574 to accommodate a six lane divided arterial roadway. The right of way reserved shall be up to 26.5 feet from the existing right of way and is consistent with the roadway improvements west of Highview Road. The applicant may utilize the reservation area for retention, landscaping and buffering and shall be given intensity/density (F.A.R./d.u.) credit for the approved development from the reservation area.

~~The following conditions apply to the PD H portion of the PD MU project:~~

25. At such time three or more dwelling units are proposed on site the development of the site shall be limited to one curb cut on to Highview Avenue. Until such time, a maximum of two curb cuts to serve two individual dwelling units shall be permitted.

[Transportation Review Staff proposes deletion of this condition as it is duplicative of revised Condition 13 above.]

New Conditions

- As shown on the PD site plan, Tract "A" shall be dedicated to Hillsborough County for Highview Road. Improvements within Tract "A" shall be constructed by the developer of the adjacent PD 25-0579.
- Notwithstanding anything on the PD general site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD project boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to PD 90-0012, most recently modified by MM 99-0122. The existing PD is approved for 24 single-family dwelling units and non-residential uses up to 125,000 square feet: either a maximum of 65,000 square feet of neighborhood commercial uses and a maximum of 60,000 square feet of

mini-warehouse or a maximum of 50,000 square feet of neighborhood commercial uses and a maximum of 75,000 square feet of mini-warehouse.

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The parcels remaining in this subject PD are approved for 4 single-family dwelling units on the PD-H portion of the PD (folio 64331.0100) and 6,825 square feet of neighborhood commercial uses on the PD-C portion of the PD (folio 64332.0300). The remnant folios are currently developed with one single-family dwelling unit and a 6,825 square foot automobile parts store.

As companion to this minor modification request, the abutting PD 25-0579 has offered a 9-foot-wide strip of land (Tract "A") on the east side of Highview Rd that shall be dedicated to Hillsborough County for substandard road improvements associated with the Design Exception requested along with PD 25-0579. Improvements within Tract "A" will be the requirement of the developer of PD 25-0579 and will be limited to the improvements noted in the Design Exception requested with PD 25-0579. The subject PD is not obligated to make improvements within Tract "A" as described in the Design Exception associated with PD 25-0579.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning for PRS area:

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Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
Difference	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject site has frontage on E Dr Martin Luther King Jr Blvd and Highview Rd.

E Dr Martin Luther King Jr Blvd is a 4-lane, divided, urban principal arterial roadway. The roadway is owned and maintained by the Florida Department of Transportation (FDOT) and is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 4-foot-wide bike lanes, +/- 5-foot-wide sidewalks along the north and south sides of the roadway in the immediate vicinity of the proposed project, and within a range of +/-73 to +/-98-foot-wide right-of-way along the project's frontage.

While this segment of roadway is identified in the Hillsborough County Corridor Preservation Plan as future 4-lane roadway, the improvement was completed in 2016.

Highview Rd is a 2-lane, undivided, substandard collector roadway characterized by +/- 9-foot-wide lanes average condition, and +/- 5-foot-wide to +/- 6-foot-wide sidewalks along a portion of both sides of the roadway within the vicinity of the project. The roadway lies within a varying +/- 33-foot-wide to +/- 53-foot-wide of right of way in the vicinity of the proposed project.

SITE ACCESS

The existing PD permits access connections to Highview Rd and E Dr Martin Luther King Jr Blvd to serve the overall PD. With the request to remove parcels from the PD existing access to the subject parcels will not change, although changes to the PD conditions are necessary to reflect access for the subject PD minor modification area.

Vehicular access to the PD-C parcel is currently provided through a Shared Access Facility, with associated easements, for access to Highview Rd through folio 64332.0000 to the north and for access to E Dr Martin Luther King Jr Blvd through folios 64332.0100, 64332.0050, and 64332.0200 to the east. The parcels facilitating the Shared Access Facility are within proposed PD 25-0579. PD 25-0579 is proposing to relocate the access connections to Highview Rd and E Dr Martin Luther King Jr Blvd but will maintain the Shared Access Facility to the subject parcel. PD 25-0579 is required to revise the associated access easements for the Shared Access Facility to reflect the relocation of external access connections.

No direct access connections to E Dr Martin Luther King Jr Blvd will be permitted.

Vehicular access to the PD-H parcel is currently established with a driveway serving the existing single-family residence. If this parcel proposes redevelopment, one vehicular access connection to Highview Rd shall be permitted. The location and design of the access connection to Highview Rd will be required to conform with all applicable Land Development Code and Transportation Technical Manual standards at time of preliminary/construction plan review stage.

Given that Highview Rd is a substandard roadway, and in accordance with Sec. 6.04.03.L. of the LDC, the developer is required to improve the public roadway network between the project driveway and the nearest roadway meeting an applicable standard. A Sec. 6.04.02.B Administrative Variance and/or Transportation Technical Manual (TTM) Design Exception (DE) or Design Deviation Memoranda (DDM) may be considered for these improvements, as applicable. The required improvements for Highview Rd will be reviewed at the time of preliminary/construction plan review stage.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

This segment of Highview Rd is not included in the 2024 Hillsborough County Level of Service (LOS) Report. The roadway level of service provided below for E Dr Martin Luther King Jr Blvd and the segment of Highview Rd south of E Dr Martin Luther King Jr Blvd is for informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E Dr Martin Luther King Jr Blvd (CR 574)	Highview Road	Parsons Avenue	D	C
Highview Road (segment south of subject site)	Windhorst Road	E Dr Martin Luther King Jr Blvd (CR 574)	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: September 26, 2025

TO: Michael Brooks, Brooks, Rocha, Colby & Rice PLLC

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Allison Carroll, FDOT
David Ayala, FDOT
Richard Perez, Hillsborough County

SUBJECT: **RZ-STD 25-1316**, 12020 & 12008 E Dr Martin Luther King Jr Blvd (MLK)
Folios: 64337.0000, 64338.0000, 64338.0100

PRS 25-1377, NE quadrant of Highview Road and MLK
Folios: 64331.0000, 64331.0050, 64331.0025, 64332.0000, 64332.0100,
64332.0050, 64332.0200, 64310.0010, 64333.0000

RZ-PD 25-0579, NE quadrant of Highview Road and MLK
Folios: 64332.0000, 64310.0010, 64331.0000, 64331.0025, 64331.0050,
64332.0500, 64332.0100, 64332.0200, 64333.0000, 64334.0000,
64335.0000

These projects are on a state road, E Dr Martin Luther King Jr Blvd. The parcels in RZ-STD 25-1316 were reviewed at a Pre-Application meeting with FDOT on 1/23/24 for a quick serve restaurant with drive through. The FDOT Pre-Application Finding is attached.

RZ-PD 25-0579 was reviewed at a Pre-Application meeting with FDOT on 3/18/25 for multi-family, fast food restaurant with drive through and coffee shop with drive through. The FDOT Agency Comment Sheet is attached.

Page 2
Michael Brooks
September 26, 2025

These rezonings are adjacent to each other, show cross access connections and shared parking, as well as appear to have the same property owner. It is recommended that the applicant meet with FDOT before zoning approval to discuss access, drainage and right of way.

Pre-application meetings may be made through Ms. Allison Carroll at the District Seven Tampa Operations offices of the Florida Department of Transportation. She can be reached at 813-245-1680 or at Allison.Carroll@dot.state.fl.us.

Thank you for the opportunity to comment.

END OF MEMO



RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

January 23rd 2024

QSR E MLK Jr Dr (SR 574) & Pine St, Seffner Pre App Meeting

SR 574
10 090 000
MP 4.618
Class 5 @ 45MPH
Connection/signal spacing – 245'/1320'
Directional/full median opening spacing – 660'/1320'
Folio # 064338-0100

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

**THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO
CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 7/23/2024**

Attendees:

Guests: Kyle Morel, Michael Yates, Christine Hughes, Emma Zions, Nate Rizzo, Stacey Bridenback, William Garner, Sheida Tirado, Richard Perez

FDOT: Mecale Roth, Todd Croft, Nancy Porter, Allison Carroll, Tom Allen, Leanna Schaill, Lindsey Mineer, Luis Mejia, Dan Santos, and Justin An

Proposed Conditions:

Proposing to redevelop the parcel with a quick-serve restaurant with drive-through.

SR 574 is a **class 5** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **245'** driveway spacing, **660'** directional, **1320'** full median opening spacing, and **1320'** signal spacing requirements.

FDOT Recommendations:



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1. SR 574 is a Class 5 45 MPH roadway section, with 245' driveway spacing.
2. Proposing a 5400 sq ft QSR with drive-thru generating 175 peak hour trips.
 - a. The project appears to be a Chick-fil-A which generates significant traffic.
3. A right-in/right-out access to the state roadway will not be permitted by the Department as shown and will be required to be modified to a right-in only access.
4. The Department will also require the applicant to address any potential conflicts as a result of the internal cross access within the internal drive aisle. The potential for conflicts with inbound vehicles for either uses on the parcel.
5. The proposed access connection does not meet spacing requirements and is considered non-conforming and will be required to include a cross-access with the property to the west.
6. The cross-access agreement is required to be complete, and court-recorded prior to issuance of the approved permit.
7. Please include complete site development plans.
8. Please include complete roadway development plans.
9. Please provide a complete Traffic Impact Analysis including the entire property under ownership. The existing retail use is to be included in the evaluation impacts. A traffic study is required to be included evaluating the impacts to the signal, including the evaluation of the NB left turn movements from Pine St into the parcel to ensure that there is no potential for queueing into the intersection, which may become blocked by the SB queue at the signal. The study will be required to include the lunchtime peak trips as well as to determine the impacts to the signal.
10. Please provide an Auto-Turn exhibit for the site using the largest anticipated vehicle expected to enter and exit the site. Please show the inbound and outbound movements and internal site circulation.
11. The proposed improvements to Pine St will be required to be included in the access permit.
12. A Letter of Authorization will be required from the maintaining agency (i.e., Hillsborough County) of Pine St to be included in the permit application package.
13. The permit application for the site development will be required to include a Letter of Authorization from the property owner.
14. A construction agreement will be required for all roadway improvements.
15. The proposed development will require the submittal of an Access Connection Permit, a Construction Agreement for all proposed improvements in the FDOT right of way, and a Drainage Connection Permit.



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16. The property consists of two parcels that are being combined and purchased, but it is currently leased.
 - a. Submit lease information.
17. Existing buildings will be demolished and rebuilt.
18. Proposing to remove existing driveways at the western edge of the parcel and sharing access with the western property via a single driveway.
19. The shopping plaza on the adjacent parcel will remain.
20. A complete Traffic Impact Analysis, including ICE analysis, will be required for review. Please provide all relevant and necessary information for the Department to have a clear understanding of the proposed use(s).
 - a. Include all users of the driveway to be included in the TIA.
21. A right-in only as far west as possible is the only driveway option on MLK.
22. Access to Pine St will require a southbound right-turn lane.
23. FDOT is concerned about illegal U-turns at nearest western median opening. People need to go to the intersection at CR 579.
24. Provide the existing AM and PM peak hour and ADT trips and proposed AM and PM peak hour and ADT trips.
25. Provide the Truck-turning template for all movements to and from the site. Use the largest anticipated vehicle expected to access the property.
26. The cross-access easement to the west is required to be recorded.
27. There is a HART bus stop that will need to be relocated. Please contact HART about relocation.
28. The existing fire hydrant will need to be relocated.
29. There is a TMSO study recommending a signal head change at the intersection of MLK and Pine St.
30. The entire turn lane needs to be in FDOT right of way; sidewalk can be in an easement.
31. Provide 6' sidewalk connection to the state roadway.
32. Drainage:
 - a. A Drainage Connection Permit will be required, including a full set of plans and stormwater report.
 - b. Will need SUE to ensure there are no conflicts with existing utilities.
 - c. Will need a Right of Way dedication (property donation) for the turn lane, and an easement for the sidewalk.
 - d. Provide SWFWMD permit.
 - e. Provide photos of the site.
 - f. Provide pre/post drainage maps with elevations and flow arrows to verify the drainage patterns.
 - g. See the DCP checklist for additional requirements.



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33. May need utility permits.
 - a. Submit utility permits via OSP, one utility per permit.
34. Local Government approval is required prior to issuance of FDOT approval.
35. Please verify utility conflicts and identify before and after locations of existing utilities on the plans.
36. Please note there are no existing FDOT projects in design for this section of SR 574.
37. If a utility permit is needed, please refer to the Utility Accommodation Manual (UAM) or contact Genesis Zambrano at Genesis.zambrano@dot.state.fl.us or 813-612-3200.
38. Contact Leanna Schaill or Tammer Al-Turk for any traffic or access related questions at leanna.schaill@dot.state.fl.us, tammer.alturk@dot.state.fl.us, or at 813-975-6000.
39. Contact Nancy Porter or Mecale' (makayla) Roth for permit, pre app, or general questions at nancy.porter@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.

Summary:

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

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

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

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

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

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or



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- drainage exception
- construction agreement
- utility
- general Use
- other _____

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

Respectfully,

Nancy Porter

Permit Coordinator II
2822 Leslie Rd.
Tampa, Fl. 33619
Office - 813-612-3205
M-F 7:30 AM – 4:00 PM





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Additional Comments/Standard Information:

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

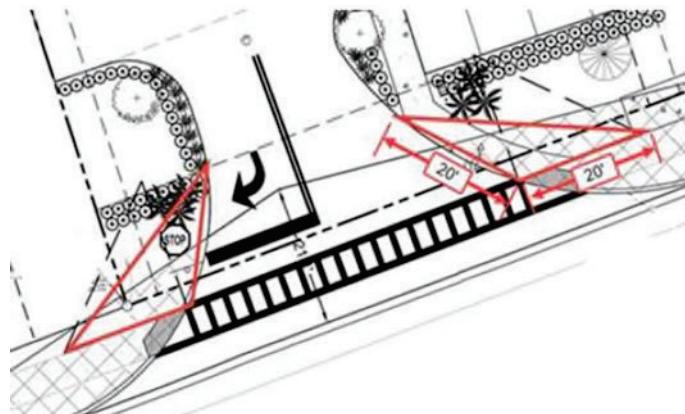
1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



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

Context Classification:

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

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafc44194851ba93>



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Tampa, FL 33612-6456

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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

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

Notes:

(1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.

(2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.

(3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.

(4) See *FDM 260.2.2* for sidewalk width requirements on bridges.

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

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

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

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



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GOVERNOR

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Tampa, FL 33612-6456

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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

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

231-Lighting



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

AGENCY COMMENT SHEET

DATE: April 2, 2025

FROM: Lindsey Mineer, FDOT

PETITION NO.: PRS 25-0579

LOCATION: 4021 Highview Rd, Seffner

FOLIOS: 64332.0000, 64310.0010, 64331.0000, 64331.0025, 64331.0050, 64332.0500, 64332.0100, 64332.0200, 64333.0000, 64334.0000, 64335.0000

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

This project is on a state road, Dr. Martin Luther King Jr. Blvd., (SR 574). This site was reviewed at a Pre-Application meeting with FDOT on 3/18/25. The following comments are based on the site plan provided at that meeting and are not legally binding. These requirements and recommendations can be modified at any time at the department's discretion.

- This section of SR 574 is a Class 5, 45 mph roadway with 240' driveway spacing.
- A traffic study will be required for the proposed development and is to include the intersection of Highview Rd and impacts to the state roadway.
- Please include the AM and PM peak hour traffic and distribution of trips.
- Please include the redirection of the trips to the south of SR 574 as a result of modification to the state road and need for U-turn movements.
- The department will also require an evaluation of the impacts to the southbound leg of the intersection as a result of local government requirements.

- Any addition of a left turn lane to the existing signalized intersection may require an ICE analysis to evaluate the impacts to the intersection.
- Include the Parts store as background trips and future development trips.
- Please note that all proposed improvements on the state roadway are required to be designed for the design speed standards per FDM.
- The proposed development will require a permit application and construction agreement for review and approval.

If you have any questions, please reach out to Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

COMMISSION

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Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: November 12, 2025	COMMENT DATE: October 10, 2025
PETITION NO.: 25-1377	PROPERTY ADDRESS: 4021, 4201, 4205, 4209 Highview Rd, 11924, 12002, 12006 E Dr Martin Luther King Jr Blvd, Seffner, FL 33584
EPC REVIEWER: Melissa Yanez	FOLIO #: See application
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 03-29S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerials, soil survey and EPC file search
<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.</p>	
INFORMATIONAL COMMENTS:	
<p>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.</p>	
<p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p>	
<p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

My/aow

ec: chris@hfoinvestments.com / mbrooks@brclaw.com / rkert@brclaw.com

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



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:** 9/8/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/22/2025

PROPERTY OWNER: GHS MLK 11, LLC **PID:** 25-1377

APPLICANT: GHS MLK 11, LLC

LOCATION: 4209 Highview Rd. Seffner, FL 33584
4205 Highview Rd Seffner, FL 33584
4201 Highview Rd Seffner, FL 33584
4021 Highview Rd Seffner, FL 33584

FOLIO NO.: 64331.0000, 64331.0050, 64331.0025, 64332.0000, 64332.0100

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

AGENCY REVIEW COMMENT SHEET

TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 09-12-2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Micheal Brooks

PETITION NO: 25-1377

LOCATION: 4209 Highview, Seffner

FOLIO NO: 64331.0050, 64331.0025, 64332.0000, SEC: _____ 64332.0100, 64331.0000 TWN: _____ RNG: _____

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 25-1377

REVIEWED BY: Clay Walker, E.I. **DATE:** 9/9/2025

FOLIO NO.: 64331.0000, 64331.0050, 64331.0025, 64332.0000, 64332.0100

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A __ inch water main exists (adjacent to the site), (approximately __ feet from the site) _____. 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 __ inch wastewater gravity main exists (adjacent to the site), (approximately __ feet from the site) _____. 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 Water Resources Department has no comments or objections.