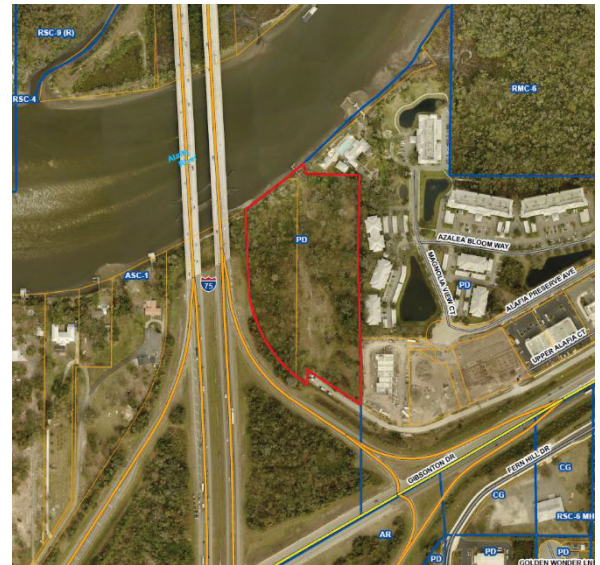


PD Modification Application: PRS 26-0173**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** July 21, 2026**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Mark Bentley, Esq., B.C.S., AICP**FLU Category:** CMU-12**Service Area:** Urban**Site Acreage:** 9.86**Community
Plan Area:** Riverview**Overlay:** None**Introduction Summary:**

Subject property was rezoned to PD 99-0735 in 1999 to allow a two-phased development allowing a dry boat storage facility, recreational vehicle storage area and a 70 room, 35,000 square foot hotel/motel. The most recent modification, MM 25-0071, was approved modifying the uses and entitlements, to allow mini warehousing, a marina/dry dock, and a 240 room, 120,000 square foot hotel. The hotel was permitted to be a maximum height of 75 feet, with a 2:1 setback requirement after 20 feet of height.

The applicant is requesting a minor modification to reduce the 2:1 height requirement to a 1:1 height requirement. The applicant is also asking for variation to the hotel parking requirement from 1.1 spaces per guest room to 1.0 space per guest room. In addition, the applicant is proposing an increase building setback to the east property line from 30 feet to 40 feet.

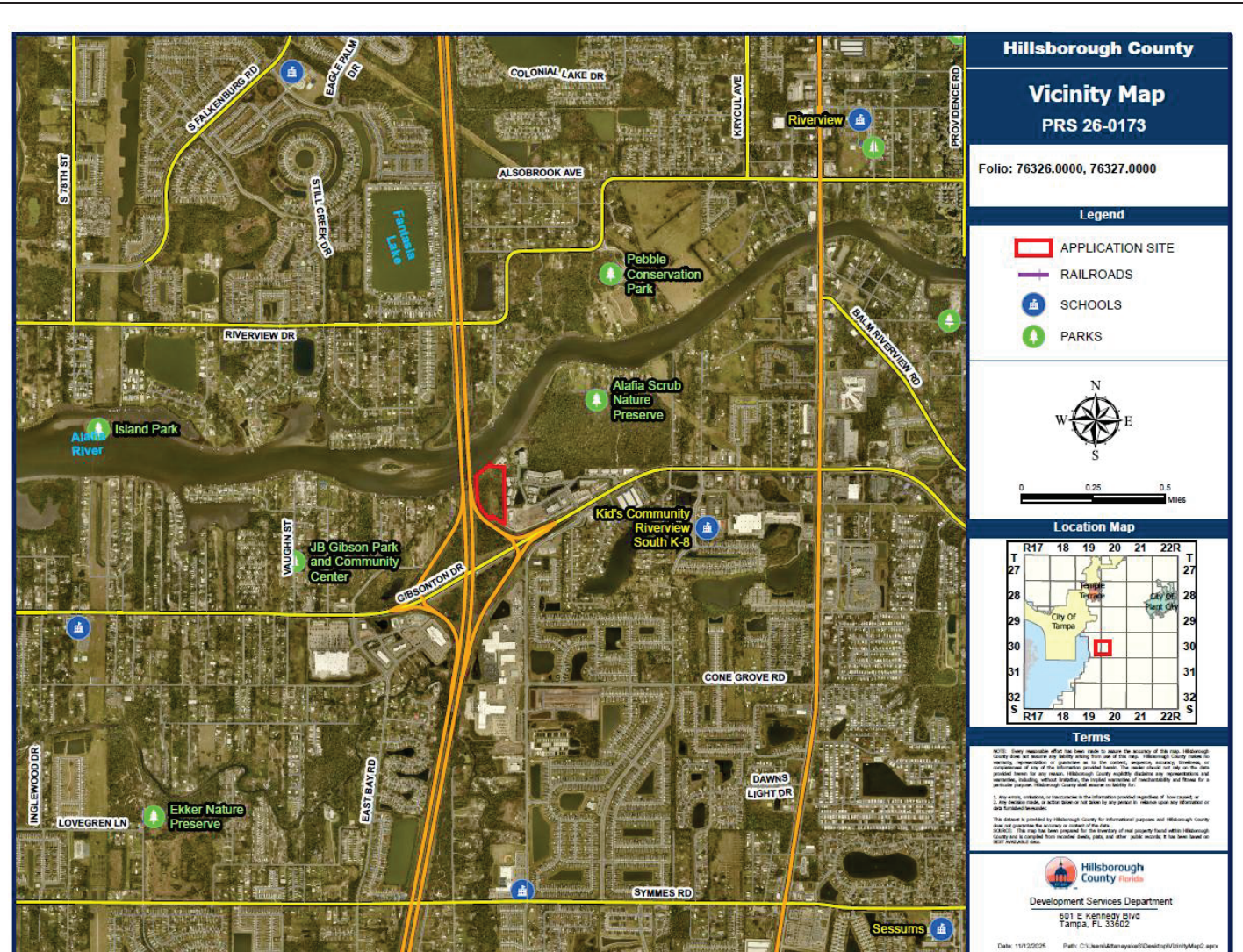
Existing Approval(s):	Proposed Modification(s):
1. Hotel Use: a. Maximum Height: 75 feet (2:1) b. Parking: 1.1 spaces per guest room	1. Hotel Use: a. Maximum Height: 75 feet (1:1) b. Parking: 1.0 space per guest room
2. East building setback: 30 feet	2. East building setback: 40 feet

Additional Information:	
PD Variation(s):	LDC Part 6.05.00 (Parking/Loading)
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

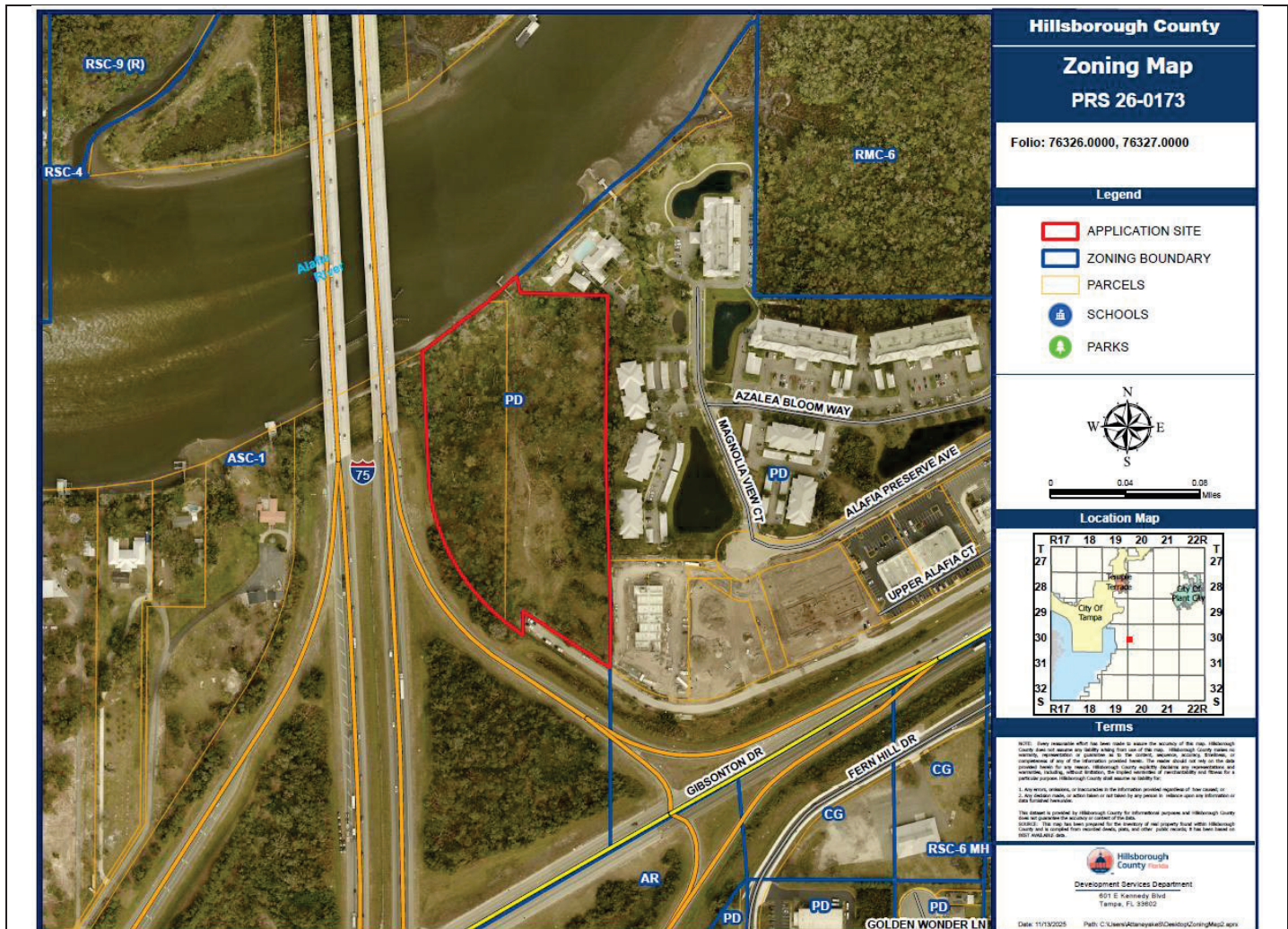


Context of Surrounding Area:

The subject property is located within the Urban Service Area and within the Riverview Community Plan Area. The surrounding area consists of multi-family residential and commercial neighborhood uses to the east, commercial general and single-family to the south, and low density single-family to the west. To the north, the property is adjacent to the Alafia River. The property fronts Highway 75 to the west and Gibsonton Drive to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

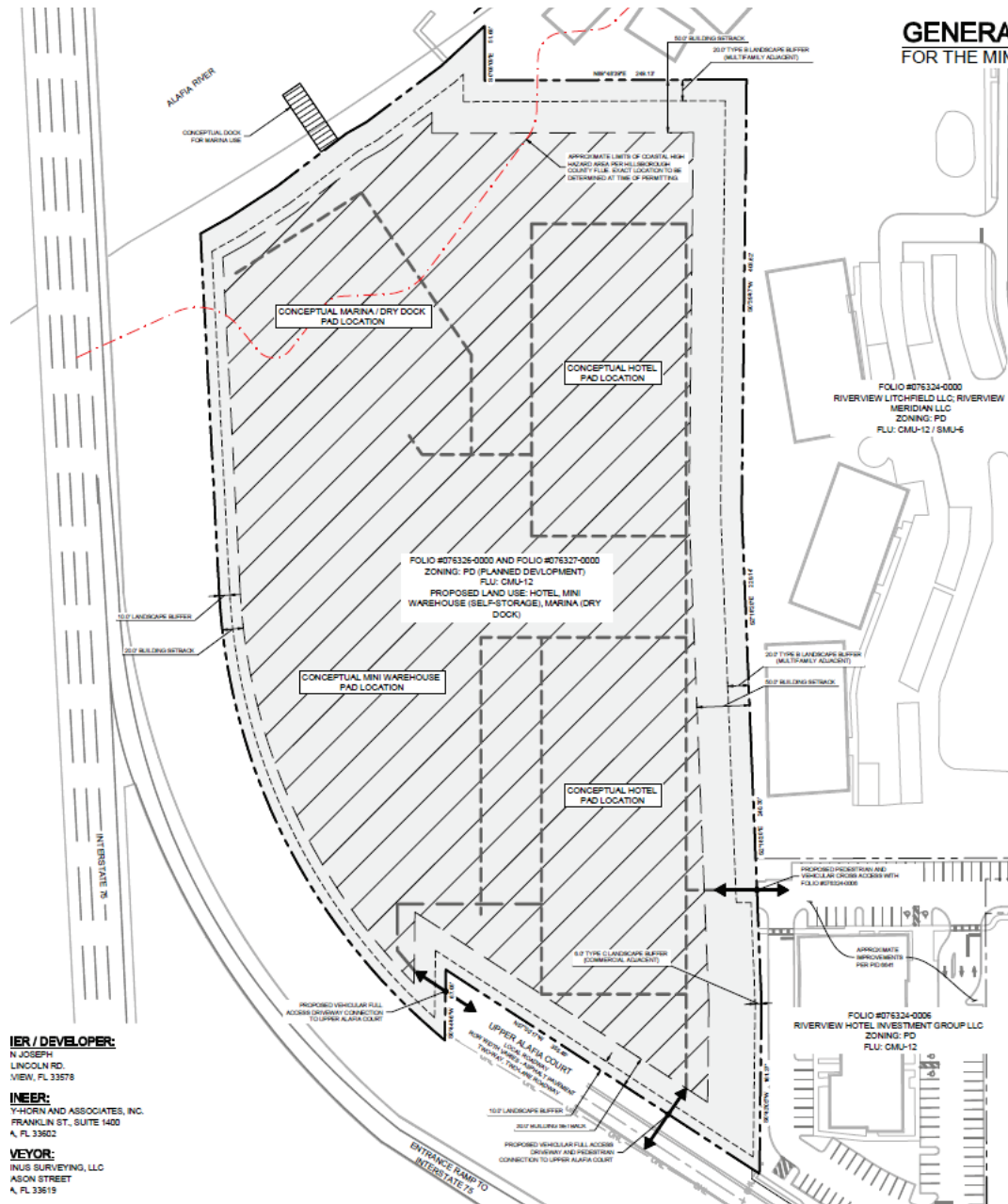


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0848	11.6 DU per acre / .38 FAR	Multi-family, CN uses, BPO uses, hotel	Multi-family residential / Alafia River
South	ASC-1	1 DU per acre	Single-Family Conventional / Agriculture	Undeveloped / Highway Intersection
East	PD 06-0848	11.6 DU per acre / .38 FAR	Multi-family, CN uses, BPO uses, hotel	Multi-family residential
West	ASC-1	1 DU per acre	Single-Family Conventional / Agriculture	Interstate 75

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
Upper Alafia Ct. (Old Gibsonton Rd.)	FDOT Frontage Road - Rural	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (Removal/Rerouting)
Alafia Preserve Ave.	Currently Private Local Urban (To Be Public)	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
Fern Hill Dr. Ext.	Currently Private Local Urban (To Be Public)	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other - TBD
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,597	129	187
Proposed	2,597	129	187
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands present
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Impact/Mobility Fees NA				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☐ Yes ☐ No	☐ Inconsistent ☐ Consistent	☐ Yes ☐ No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to modify Planned Development 99-0735 in order to amend the 2:1 setback requirement to a 1:1 setback for the hotel use. In addition, the applicant has requested a parking variance to allow 1.0 space per guest room, rather than the 1.1 space per guest room.

To address staff's concerns with the 2:1 setback requirement change, the applicant has proposed an increase to the east side yard setback to a minimum of 40 feet, an increase of 10 feet from the previous approval. The additional setback under the 2:1 requirement is 110 feet, with a 30-foot setback, resulting in a setback of 140 feet (inclusive of the 20-foot-wide buffer). The additional setback under the 1:1 requirement is 55 feet, with a 40-foot setback, which results in a setback of 95 feet (inclusive of the 20-foot-wide buffer). Under the existing, a 20-foot high building has a minimum setback of 30 feet. Under the proposed, a 20-foot high building has a minimum setback of 40 feet. Property to the east is developed with multi-family structures at heights of 2 to 5 stories in height, which are not subject to the 2:1 setback.

Staff does not object to the proposed PD variation to the hotel parking standard, which will view the hotel as composed of "suites" rather than "rooms" - which generates less needed parking. Transportation has requested an additional condition to require bicycle parking to be constructed, equal to 5% of the number of spaces (See Condition #10). The PD currently requires a parking standard of 1.1 spaces per room. The maximum room count for the hotel is 240 rooms. If the PD Variation is approved, the required number of spaces will decrease from 264 spaces to 240 spaces with bicycle parking.

Staff does not have any compatibility concerns with the requested modifications.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 7, 2026.

1. Development shall be limited to 90,000 square feet of mini-warehouse (self-storage) use, 17,000 square foot (120 slips) of Marina/Dry Dock use, and 120,000 square foot (240 rooms) of hotel use.
2. Development shall be generally located within the envelope shown on the site plan. Development standards shall be as indicated in the General Site Development Plan and as follows:
 - 2.1 Overall non-residential uses
 - 2.1.1 Minimum front yard – 30 feet
 - 2.1.2 Minimum side yard (east) – ~~30~~ 40 feet at a building height of 20 feet or less; additional setback of 21 foot for every 1 foot over 20 feet to be provided in addition to the minimum ~~30~~40-foot setback.
 - 2.1.3 Minimum side yard (west) – 20 feet
 - 2.1.4 Minimum rear yard (north) – 30 feet at a building height of 20 feet or less; additional setback of 2 feet for every 1 foot over 20 feet to be provided in addition to the minimum 30-foot setback.
 - 2.1.5 Max Floor Area Ratio (FAR) – 0.50
 - 2.2 Max Building Height
 - 2.2.1 Hotel – 75 feet (21:1 setback)
 - 2.2.2 Mini-warehouse / Marina: 55 feet (2:1 setback)
3. Buffering and screening shall be provided as depicted on the general site plan.
4. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination beyond project boundaries.
5. Project access and cross shall be as generally shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, there shall be a minimum of one (1) vehicular and pedestrian access to Upper Alafia Court. Any additional connections and the location/design of all connections shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
6. Prior to or concurrent with the initial increment of development, the developer shall:
 - 6.1 Construct a roadway meeting Transportation Technical Manual (TS-3) non-residential subtype standards within the 54-foot-wide public right-of-way within adjacent PD 23-0414, to connect

the Upper Alafia Court (Old Gibsonton Rd.) frontage road with Alafia Preserve Ave. The general location of this improvements is shown/labeled on PD Sheet 1 of 2 as the “Offsite Roadway Improvement Area”;

- 6.2 Remove those existing portions of the Upper Alafia Court (Old Gibsonton Rd.) frontage road between the “Offsite Roadway Improvements Area” and Fern Hill Dr. The general limits of this area are shown/labeled on PD Sheet 1 of 2;
- 6.3 Close and remove the existing connection of Upper Alafia Court (Old Gibsonton Rd.) frontage road with Fern Hill Dr. Closure of this connection shall occur simultaneously with the new connection referenced in condition 6.1., above. This shall include extending the curbing and sidewalk along the west side of Fern Hill Dr. south to Gibsonton Dr. and restoring the sod; and,
- 6.4 Conduct an updated transportation analysis with additional turning movement count data at the access of folio 76343.1012 Fern Hill Dr. This analysis should examine:
 - 6.4.1 The 95% percentile queue spill back from to the southbound approach of the Fern Hill Dr. and Gibsonton Dr. intersection;
 - 6.4.2 Sufficiency of available queue within the substandard northbound to westbound left turn lane on Fern Hill Dr. into the above referenced folio;
 - 6.4.3 The effects that closure or modification of median opening would on the adjacent have on uses within folio 763464.0000 and at the intersection of Alafia Preserve Ave. and Fern Hill Dr.;
 - 6.4.4 Whether modification of the 4-way stop control condition at the intersection of Alafia Preserve Ave. and Fern Hill Dr. is appropriate in light of the above.

This analysis will be used by the County used to determine whether closure or other modification of the median opening between Gibsonton Dr. and Alafia Preserve Ave. is necessary, the type of stop control modification which may be appropriate at the intersection of Fern Hill Dr. and Alafia Preserve Ave., and whether any other site access improvements are appropriate or needed related to this issue. The developer shall construct any modifications/improvements as may be required by the County as a result of the study.

7. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. 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.
9. Upon dedication to Hillsborough County of Alafia Preserve Ave. and Fern Hill Dr., the County shall notify the Developer of said dedication. Thereafter, the Developer, one (1) year from the date of such notification by the County or prior to issuance of the first certificate of occupancy, temporary or otherwise, whichever occurs first, shall be required to do the following:

- 9.1.a Replace that section of sidewalk constructed with pavers, which is along the northern side of Alafia Preserve Ave. located +/- 200 feet west of Fern Hill Dr. Enter, with a minimum 5-footwide concrete sidewalk meeting Transportation Technical Manual (TTM) standards; or,
- 9.1. b Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain the pavers in perpetuity until such time as they are replaced with a concrete sidewalk as noted above; and,
- 9.2.a Relocate or remove all fencing within the Alafia Preserve Ave. right-of-way to be dedicated and conveyed to Hillsborough County; or,
- 9.2.b. Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain any fencing within the right-of-way in perpetuity until such time as such fencing may be relocated or removed from the right-of-way; and,
- 9.3. Construct slip ramps along Alafia Preserve Ave. as necessary to transition the on-street bicycle lanes to the existing sidewalks (and vice versa), where existing bicycle lanes are not present or are less than the minimum required width; and,
- 9.4 Remove any light poles within 4-feet of the face or curb along Alafia Preserve Ave., or otherwise relocate such poles outside of the right-of-way; and,
- 9.5 Refresh all striping within Alafia Preserve Ave. and along that portion of Fern Hill Dr. north of Gibsonton Dr.; and,
- 9.6 Replace all truncated domes at curb ramps within Alafia Preserve Ave. right-of-way and along that portion of Fern Hill Dr. north of Gibsonton Dr., which are damaged or otherwise do not meet current standards; and,
- 9.7 Remove the uncontrolled mid-block crosswalk on Fern Hill Dr. and restore curbing and sod as Needed; and,
- 9.8 At the north end of Fern Hill Dr., replace damaged median curbing and adjust the radii as necessary to comply with current standards.

The above conditions may require the developer to obtain permission and/or otherwise coordinate with owners of the affected properties.

10. Consistent with a PD variation request approved as a part of PRS 26-0173, hotel uses shall be permitted to utilize a minimum rate of 1.0 spaces per room, provided the developer constructs bicycle parking spaces (consistent with LDC Sec. 6.05.02.P.), equal to 5% of the number of spaces which would otherwise have been required Sec. 6.05.02.E. of the LDC. Parking for all other uses shall be in accordance with the Hillsborough County LDC.

911. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.

- ~~10~~12. 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, and ordinances of Hillsborough County.
- ~~11~~13. The boat ramp shall be generally located on the General Site Plan and shall be utilized in conjunction with the marina (dry dock) only. No public access to the boat ramp shall be permitted. Approval of the General Site Plan shall not be considered as approval to construct said boat ramp. Approval for placement and construction of the facility shall be obtained from the Tampa Port Authority, the Hillsborough County Environmental Protection Commission, the Southwest Florida Water Management District and/or the U.S. Army Corps of Engineers as applicable.
- ~~12~~14. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of the development order/permit does not constitute development orders or permits to allow issuance of such development orders or permits.
- ~~13~~15. 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.
- ~~14~~16. 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.
- ~~15~~17. 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).
- ~~16~~18. 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.
- ~~17~~19. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- ~~18~~20. The requested Planned Development (PD) identifies potential development within 100 feet of the Alafia River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code. Adequate justification for this disturbance must be provided to remove this agency's objections.
- ~~19~~21. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the

condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- ~~2022~~. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- ~~2123~~. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- ~~2224~~. 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.
- ~~2325~~. 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

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

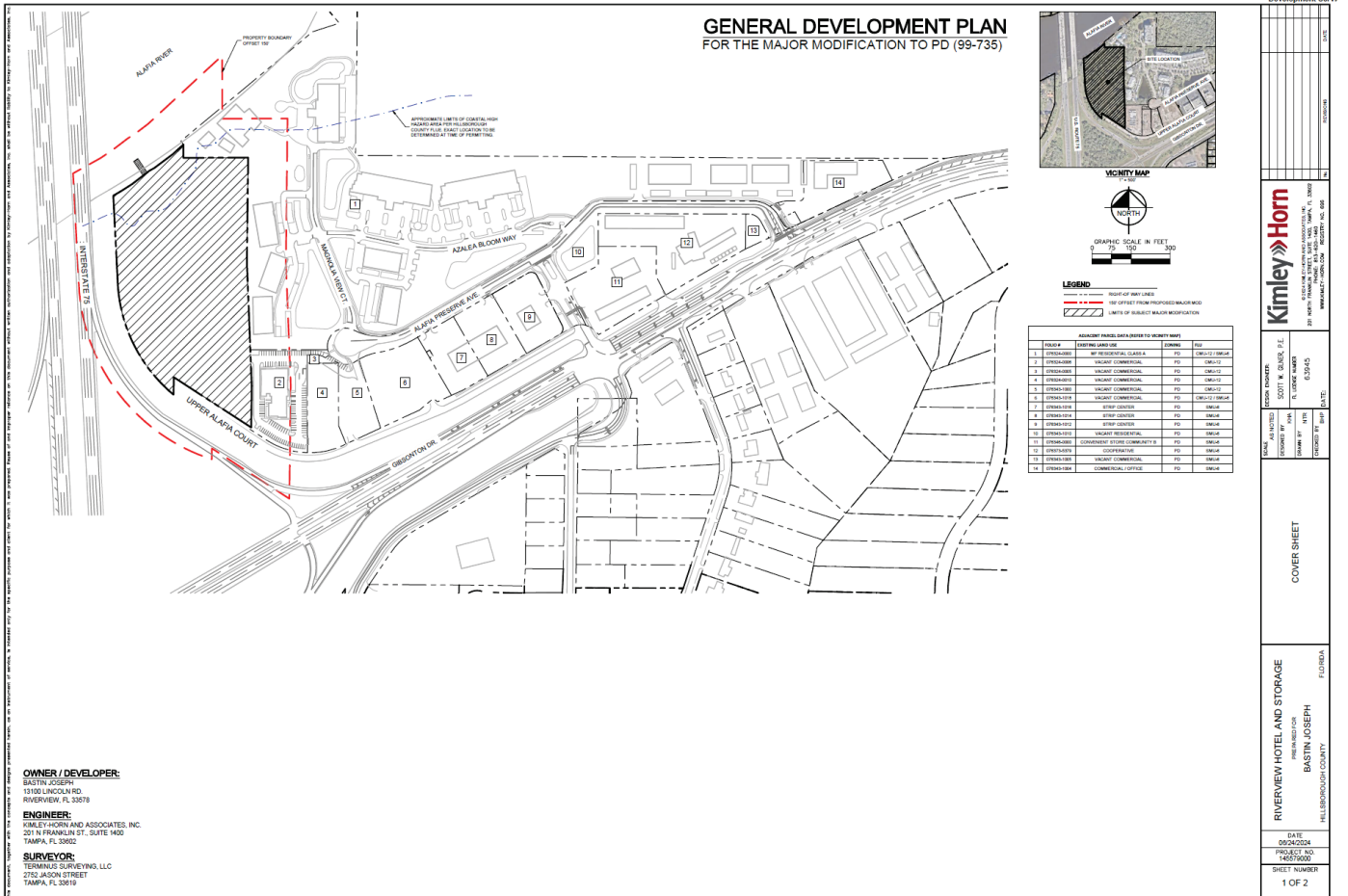
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

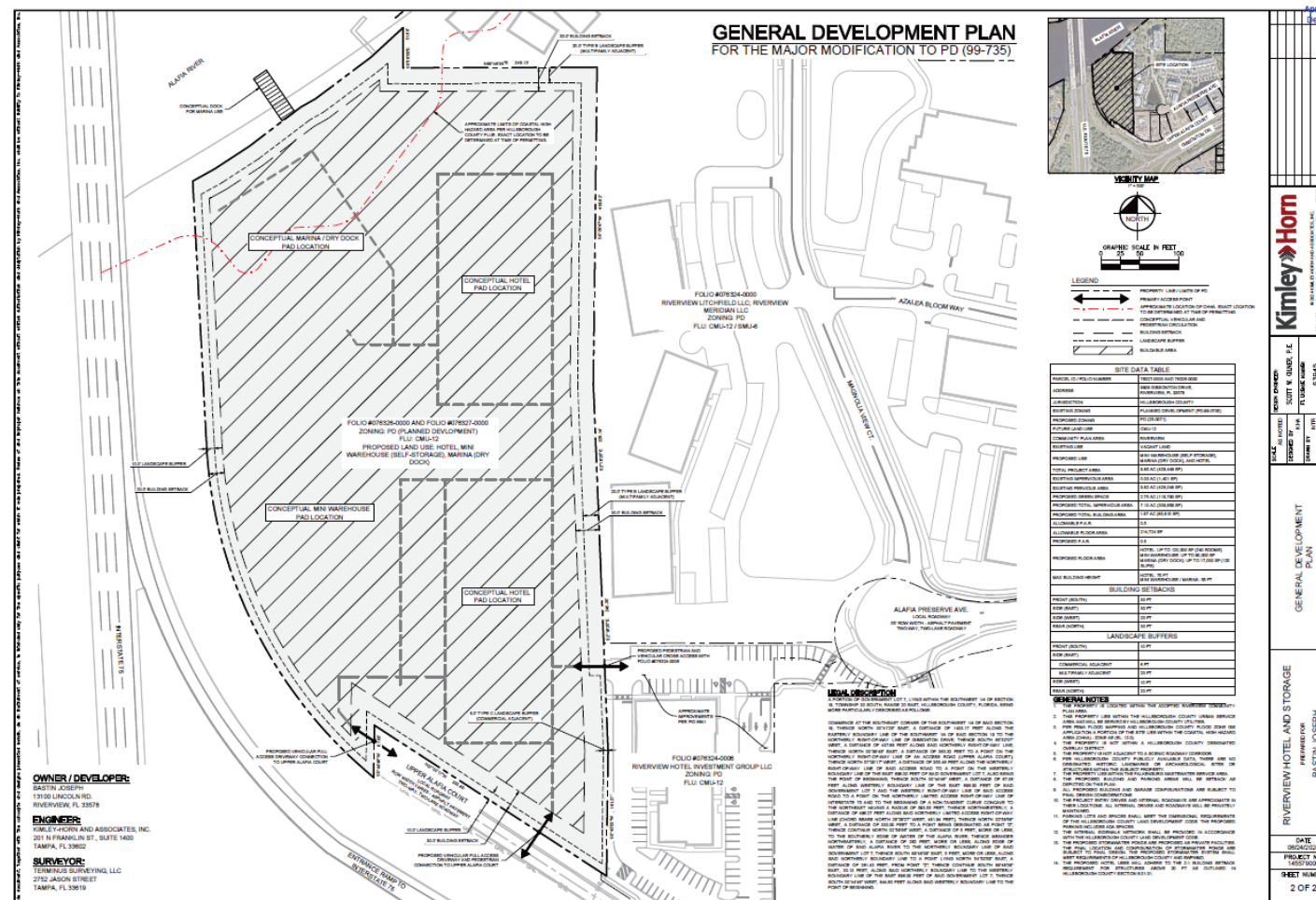
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full) (Sheet 1)



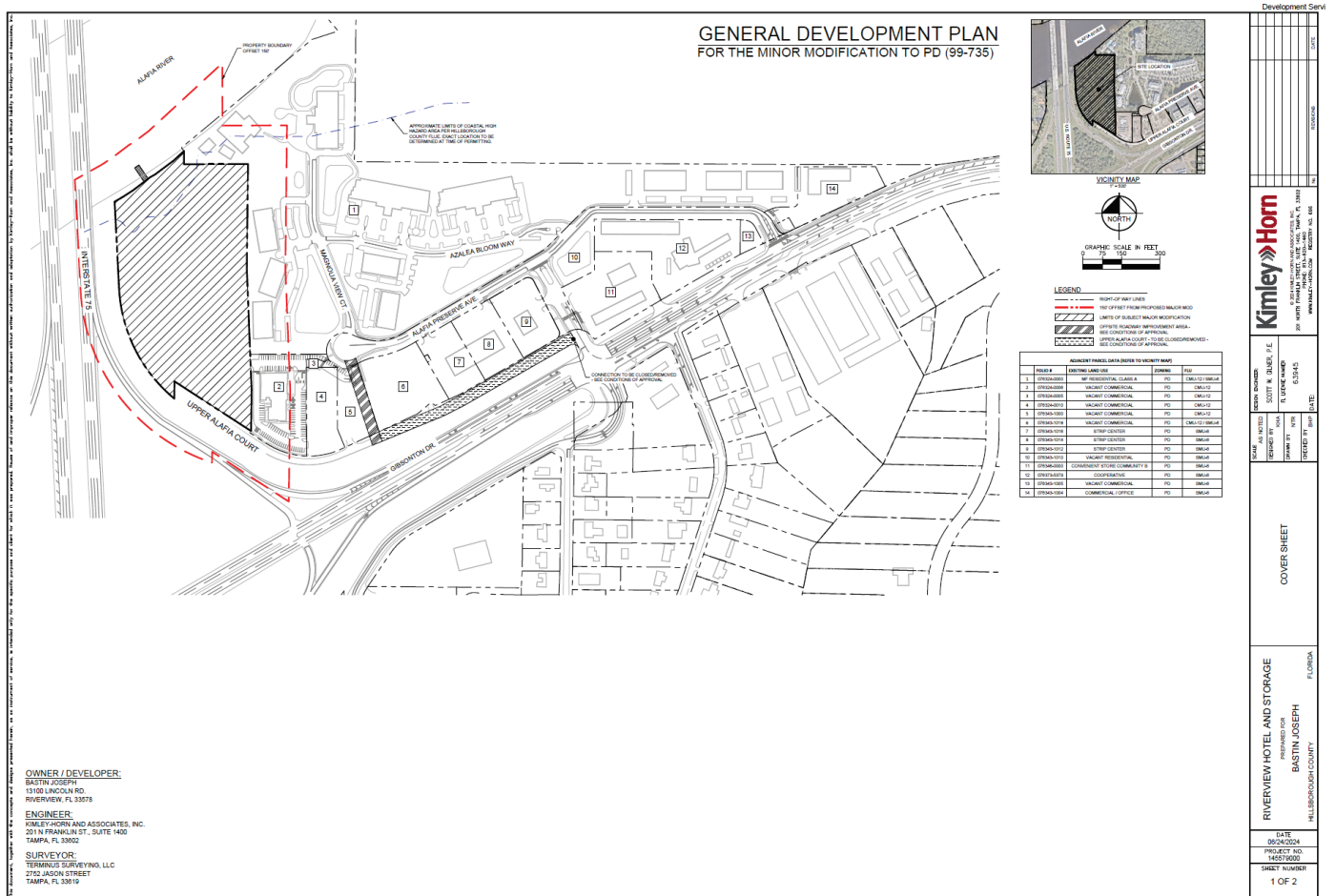
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full) (Sheet 2)



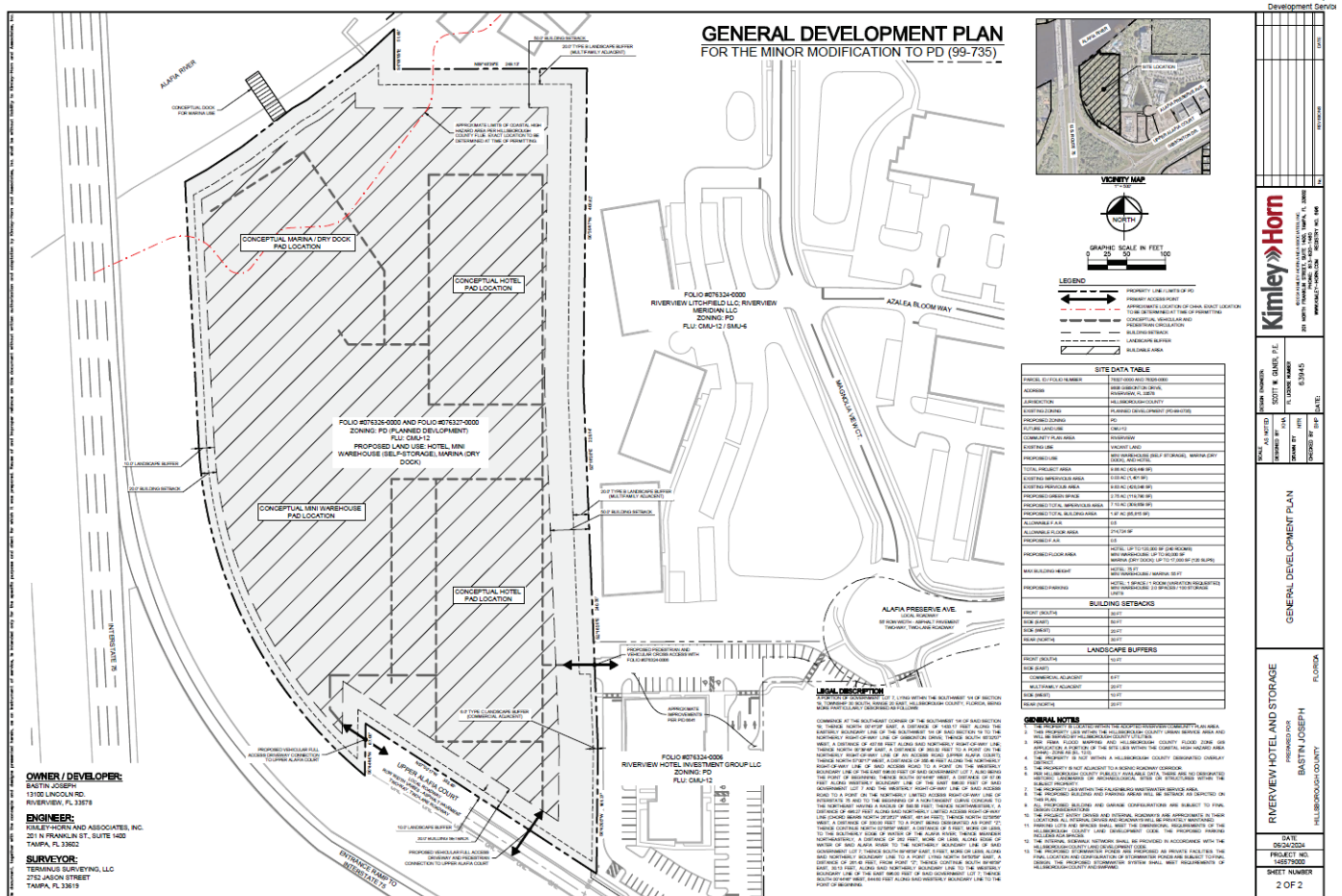
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) (Sheet 1)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) (Sheet 2)



APPLICATION NUMBER: PRS 26-0173

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 21, 2026

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 12/18/2025

Revised: 5/20/2026

Revised: 6/30/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: PRS 26-0173

- ☐ 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 grounds.

NEW CONDITIONS OF APPROVAL

All previous transportation-related conditions of approval shall carry forward. In addition, transportation recommends the following new conditions:

1. Upon dedication to Hillsborough County of Alafia Preserve Ave. and Fern Hill Dr., the County shall notify the Developer of said dedication. Thereafter, the Developer, one (1) year from the date of such notification by the County or prior to issuance of the first certificate of occupancy, temporary or otherwise, whichever occurs first, shall be required to do the following:
 - 1.1.a. Replace that section of sidewalk constructed with pavers, which is along the northern side of Alafia Preserve Ave. located +/- 200 feet west of Fern Hill Dr. Enter, with a minimum 5-foot-wide concrete sidewalk meeting Transportation Technical Manual (TTM) standards; or,
 - 1.1.b. Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain the pavers in perpetuity until such time as they are replaced with a concrete sidewalk as noted above; and,
 - 1.2.a. Relocate or remove all fencing within the Alafia Preserve Ave. right-of-way to be dedicated and conveyed to Hillsborough County; or,
 - 1.2.b. Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain any fencing within the right-of-way in perpetuity until such time as such fencing may be relocated or removed from the right-of-way; and,
 - 1.3. Construct slip ramps along Alafia Preserve Ave. as necessary to transition the on-street bicycle lanes to the existing sidewalks (and vice versa), where existing bicycle lanes are not present or are less than the minimum required width; and,
 - 1.4. Remove any light poles within 4-feet of the face or curb along Alafia Preserve Ave., or otherwise relocate such poles outside of the right-of-way; and,

- 1.5 Refresh all striping within Alafia Preserve Ave. and along that portion of Fern Hill Dr. north of Gibsonton Dr.; and,
- 1.6 Replace all truncated domes at curb ramps within Alafia Preserve Ave. right-of-way and along that portion of Fern Hill Dr. north of Gibsonton Dr., which are damaged or otherwise do not meet current standards; and,
- 1.7 Remove the uncontrolled mid-block crosswalk on Fern Hill Dr. and restore curbing and sod as needed; and,
- 1.8 At the north end of Fern Hill Dr., replace damaged median curbing and adjust the radii as necessary to comply with current standards.

The above conditions may require the developer to obtain permission and/or otherwise coordinate with owners of the affected properties.

2. Consistent with a PD variation request approved as a part of PRS 26-0173, hotel uses shall be permitted to utilize a minimum rate of 1.0 spaces per room, provided the developer constructs bicycle parking spaces (consistent with LDC Sec. 6.05.02.P.), equal to 5% of the number of spaces which would otherwise have been required Sec. 6.05.02.E. of the LDC. Parking for all other uses shall be in accordance with the Hillsborough County LDC.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a minor modification, also known as a personal appearance, or PRS, to a +/- 9.86 ac. Planned Development (PD) #99-0735, as most recently amended via MM 25-0071. The existing PD is approved for the following uses:

Development shall be limited to 90,000 square feet of mini-warehouse (self-storage) use, 17,000 square foot (120 slips) of Marina/Dry Dock use, and 120,000 square foot (240 rooms) of hotel use.

The applicant is proposing to modify the PD to request a parking variation for hotel room uses and modify setback requirements.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), a trip generation and site access analysis was not required to process this request, as the proposed changes do not affect project entitlements or change the maximum trip generation potential of the subject site. Staff prepared the analysis below, comparing trips potentially generated by development under the approved and proposed zoning, utilizing a generalized worst-case scenario. Data provided below is based on data presented during the 25-0071 modification, which is based on information from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
120 Berth Drydock/Marina (ITE LUC 420)	289	8	25
90,000 s.f. Mini-Warehouse Uses (ITE LUC 151)	130	8	13
240 Hotel Rooms (ITE LUC 310)	2,178	113	149
Subtotal:	2,597	129	187

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
120 Berth Drydock/Marina (ITE LUC 420)	289	8	25
90,000 s.f. Mini-Warehouse Uses (ITE LUC 151)	130	8	13
240 Hotel Rooms (ITE LUC 310)	2,178	113	149
Subtotal:	2,597	129	187

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Alafia Preserve Ave. is a 2-lane, undivided, privately maintained, substandard, local roadway. The roadway is characterized by 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 55-foot wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the roadway. There are +/- 5-foot-wide bicycle facilities along portions of the roadway.

The Fern Hill Dr. Ext. is a 2-lane, divided, privately maintained, substandard, local roadway. The roadway is characterized by 15-foot-wide travel lanes in above average condition. The roadway lies within a +/- 100-foot-wide right-of-way. There are +/- 6-foot-wide sidewalks along both sides of the roadway. There are no bicycle facilities along this segment of the roadway.

Upper Alafia Ct. is a 2-lane, undivided, local roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 21 feet of pavement in average condition. There are no sidewalks or bicycle facilities along the portion of the roadway which is to be retained.

PD VARIATION - PARKING

The applicant submitted a PD Variation, requesting a reduction in the required parking rate for the project's hotel uses. The Land Development Code (LDC) requires 1.1 parking spaces per room. The applicant proposes parking at a rate of 1.0 spaces per room.

The applicant cited the All Suites Hotel (LUC 311) data from the 6th Edition of the Institute of Transportation Engineer's Parking Generation Manual in its application. Staff notes that there is no zoning condition requiring the hotel to consist solely of suites, and staff would prefer not to unnecessarily restrict land use or building form where such restrictions can be avoided. Staff examined data from both LUC 311 and LUC 310 (Hotel) when reviewing the request. Staff noted that the data for both 310 and 311 support the applicant's proposed rate, and so staff is reviewing it based on that fact (and without applying the above referenced restrictions).

Parking Generation Manual data indicates a range of rates between 0.46 and 0.94 per room of the 11 Hotels studied, and a range of rates between 0.48 and 0.91 per room of the 4 All Suites Hotels studied. While the County traditionally relies on the upper bound of the 95% confidence interval, there was insufficient data collected to provide such intervals. Staff notes the upper bound of the 85th Percentile indicates a rate of 0.87 spaces per room. Staff has reviewed the ITE data and recommends approval of the request, subject to conditions. LDC Sec 6.05.02.P.1. permits the Administrator to reduce the number of required automobile parking spaces by 5% in exchange for the provisions of bicycle parking meeting the locational/design criteria specified in the LDC. As such, and to comport with current practice, it is appropriate that the first 5% of the requested reduction is offset by the provision of bicycle parking spaces. Given the above, staff has proposed a condition which would regulate same.

FRONTAGE ROAD/ ACCESS ISSUES/ SUBSTANDARD ROAD

The developer of adjacent PD 23-0414 currently has an approved zoning condition (7.1) which requires dedication and conveyance of Alafia Preserve Ave. and Fern Hill Dr. to the County upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan; or,
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties; or,
- c. September 12, 2025.

The intent is to allow a public roadway network to serve the subject PD, so that a large portion of the frontage road (i.e. Upper Alafia Court) can be removed, including its connection with Fern Hill Dr. This is necessary given the close proximity of the frontage road to the signalized intersection, and that development within the subject PD would not be safe unless the frontage road could be relocated or an alternative path of travel found.

The developer of the adjacent PD was also required (via zoning condition 7.2) to provide for an alternative connection for Old Gibsonton Dr. (i.e. the frontage road aka Upper Alafia Ct.) to the Fern Hill Drive Extension via Alafia Preserve Ave. To facilitate this, that developer was required to dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled on its site plan as "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County (thereby connecting Alafia Preserve Avenue to Upper Alafia Court (also referred to as Old Gibsonton Dr.)).

That developer is required to dedicate and convey such right-of-way upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the “Last Parcel to Develop” as depicted on the Site Plan, or
- b. within ninety (90) days from Developer’s receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The adjacent developer was under no obligation to construct any roadway improvements within the dedicated right-of-way but driveway connections consistent with Hillsborough County Access Management regulations were allowed within the area. Staff notes that that developer has subsequently submitted construction plans and constructed a portion of the facility (as shown in October 2025 Google Earth aerial imagery, below).



The developer of the subject PD will be required to construct the remaining portions as well as remove those portions of the frontage road which will no longer be used.

The applicant’s PD narrative states that “AV’s for Alafia Preserve Ave. and Fern Hill Dr. were approved through PD 25-0071”; however, no such AVs were approved as a part of that application. Staff notes that at such time as the connection between Upper Alafia Ct. and the north/south extension of Alafia Preserve Ave. is constructed, the developer of the subject PD shall be required to improve the roadway system, between the project access driveway and Gibsonton Dr. to the standards agreed upon by Public Works and the County Engineer, and as necessary for the County to accept Alafia Preserve Ave. and Fern Hill Dr. (north of Gibsonton Dr.) for maintenance.

Staff has proposed a clarifying condition to this effect.

Staff notes that the above described and approved access arrangement complies with Policy 4.1.4.C. of the Mobility Element of the Comprehensive Plan, i.e. by “Providing a significant public health benefit through enhanced multimodal connectivity and/or improved safety”, thereby allowing the rights-of-way to be accepted for maintenance once the specified improvements have been completed.

SITE ACCESS AND CIRCULATION

No changes to site access or circulation are proposed as a part of this PRS request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Gibsonston Dr.	I-75	US 301	D	F

Source: Hillsborough County 2024 Level of Service Report.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 12/18/2025

Revised: 5/20/2026

Revised: 6/30/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: PRS 26-0173

- ☐ 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 grounds.

NEW CONDITIONS OF APPROVAL

All previous transportation-related conditions of approval shall carry forward. In addition, transportation recommends the following new conditions:

1. Upon dedication to Hillsborough County of Alafia Preserve Ave. and Fern Hill Dr., the County shall notify the Developer of said dedication. Thereafter, the Developer, one (1) year from the date of such notification by the County or prior to issuance of the first certificate of occupancy, temporary or otherwise, whichever occurs first, shall be required to do the following:
 - 1.1.a. Replace that section of sidewalk constructed with pavers, which is along the northern side of Alafia Preserve Ave. located +/- 200 feet west of Fern Hill Dr. Enter, with a minimum 5-foot-wide concrete sidewalk meeting Transportation Technical Manual (TTM) standards; or,
 - 1.1.b. Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain the pavers in perpetuity until such time as they are replaced with a concrete sidewalk as noted above; and,
 - 1.2.a. Relocate or remove all fencing within the Alafia Preserve Ave. right-of-way to be dedicated and conveyed to Hillsborough County; or,
 - 1.2.b. Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain any fencing within the right-of-way in perpetuity until such time as such fencing may be relocated or removed from the right-of-way; and,
 - 1.3. Construct slip ramps along Alafia Preserve Ave. as necessary to transition the on-street bicycle lanes to the existing sidewalks (and vice versa), where existing bicycle lanes are not present or are less than the minimum required width; and,
 - 1.4. Remove any light poles within 4-feet of the face or curb along Alafia Preserve Ave., or otherwise relocate such poles outside of the right-of-way; and,

- 1.5 Refresh all striping within Alafia Preserve Ave. and along that portion of Fern Hill Dr. north of Gibsonton Dr.; and,
- 1.6 Replace all truncated domes at curb ramps within Alafia Preserve Ave. right-of-way and along that portion of Fern Hill Dr. north of Gibsonton Dr., which are damaged or otherwise do not meet current standards; and,
- 1.7 Remove the uncontrolled mid-block crosswalk on Fern Hill Dr. and restore curbing and sod as needed; and,
- 1.8 At the north end of Fern Hill Dr., replace damaged median curbing and adjust the radii as necessary to comply with current standards.

The above conditions may require the developer to obtain permission and/or otherwise coordinate with owners of the affected properties.

2. Consistent with a PD variation request approved as a part of PRS 26-0173, hotel uses shall be permitted to utilize a minimum rate of 1.0 spaces per room, provided the developer constructs bicycle parking spaces (consistent with LDC Sec. 6.05.02.P.), equal to 5% of the number of spaces which would otherwise have been required Sec. 6.05.02.E. of the LDC. Parking for all other uses shall be in accordance with the Hillsborough County LDC.

PROJECT OVERVIEW AND TRIP GENERATION

The applicant is requesting a minor modification, also known as a personal appearance, or PRS, to a +/- 9.86 ac. Planned Development (PD) #99-0735, as most recently amended via MM 25-0071. The existing PD is approved for the following uses:

Development shall be limited to 90,000 square feet of mini-warehouse (self-storage) use, 17,000 square foot (120 slips) of Marina/Dry Dock use, and 120,000 square foot (240 rooms) of hotel use.

The applicant is proposing to modify the PD to request a parking variation for hotel room uses and modify setback requirements.

Consistent with Sec. 6.2.1.C. of the Development Review Procedures Manual (DRPM), a trip generation and site access analysis was not required to process this request, as the proposed changes do not affect project entitlements or change the maximum trip generation potential of the subject site. Staff prepared the analysis below, comparing trips potentially generated by development under the approved and proposed zoning, utilizing a generalized worst-case scenario. Data provided below is based on data presented during the 25-0071 modification, which is based on information from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
120 Berth Drydock/Marina (ITE LUC 420)	289	8	25
90,000 s.f. Mini-Warehouse Uses (ITE LUC 151)	130	8	13
240 Hotel Rooms (ITE LUC 310)	2,178	113	149
Subtotal:	2,597	129	187

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
120 Berth Drydock/Marina (ITE LUC 420)	289	8	25
90,000 s.f. Mini-Warehouse Uses (ITE LUC 151)	130	8	13
240 Hotel Rooms (ITE LUC 310)	2,178	113	149
Subtotal:	2,597	129	187

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Alafia Preserve Ave. is a 2-lane, undivided, privately maintained, substandard, local roadway. The roadway is characterized by 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 55-foot wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the roadway. There are +/- 5-foot-wide bicycle facilities along portions of the roadway.

The Fern Hill Dr. Ext. is a 2-lane, divided, privately maintained, substandard, local roadway. The roadway is characterized by 15-foot-wide travel lanes in above average condition. The roadway lies within a +/- 100-foot-wide right-of-way. There are +/- 6-foot-wide sidewalks along both sides of the roadway. There are no bicycle facilities along this segment of the roadway.

Upper Alafia Ct. is a 2-lane, undivided, local roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 21 feet of pavement in average condition. There are no sidewalks or bicycle facilities along the portion of the roadway which is to be retained.

PD VARIATION - PARKING

The applicant submitted a PD Variation, requesting a reduction in the required parking rate for the project's hotel uses. The Land Development Code (LDC) requires 1.1 parking spaces per room. The applicant proposes parking at a rate of 1.0 spaces per room.

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Parking Generation Manual data indicates a range of rates between 0.46 and 0.94 per room of the 11 Hotels studied, and a range of rates between 0.48 and 0.91 per room of the 4 All Suites Hotels studied. While the County traditionally relies on the upper bound of the 95% confidence interval, there was insufficient data collected to provide such intervals. Staff notes the upper bound of the 85th Percentile indicates a rate of 0.87 spaces per room. Staff has reviewed the ITE data and recommends approval of the request, subject to conditions. LDC Sec 6.05.02.P.1. permits the Administrator to reduce the number of required automobile parking spaces by 5% in exchange for the provisions of bicycle parking meeting the locational/design criteria specified in the LDC. As such, and to comport with current practice, it is appropriate that the first 5% of the requested reduction is offset by the provision of bicycle parking spaces. Given the above, staff has proposed a condition which would regulate same.

FRONTAGE ROAD/ ACCESS ISSUES/ SUBSTANDARD ROAD

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- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties; or,
- c. September 12, 2025.

The intent is to allow a public roadway network to serve the subject PD, so that a large portion of the frontage road (i.e. Upper Alafia Court) can be removed, including its connection with Fern Hill Dr. This is necessary given the close proximity of the frontage road to the signalized intersection, and that development within the subject PD would not be safe unless the frontage road could be relocated or an alternative path of travel found.

The developer of the adjacent PD was also required (via zoning condition 7.2) to provide for an alternative connection for Old Gibsonton Dr. (i.e. the frontage road aka Upper Alafia Ct.) to the Fern Hill Drive Extension via Alafia Preserve Ave. To facilitate this, that developer was required to dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled on its site plan as "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County (thereby connecting Alafia Preserve Avenue to Upper Alafia Court (also referred to as Old Gibsonton Dr.)).

That developer is required to dedicate and convey such right-of-way upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the “Last Parcel to Develop” as depicted on the Site Plan, or
- b. within ninety (90) days from Developer’s receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The adjacent developer was under no obligation to construct any roadway improvements within the dedicated right-of-way but driveway connections consistent with Hillsborough County Access Management regulations were allowed within the area. Staff notes that that developer has subsequently submitted construction plans and constructed a portion of the facility (as shown in October 2025 Google Earth aerial imagery, below).



The developer of the subject PD will be required to construct the remaining portions as well as remove those portions of the frontage road which will no longer be used.

The applicant’s PD narrative states that “AV’s for Alafia Preserve Ave. and Fern Hill Dr. were approved through PD 25-0071”; however, no such AVs were approved as a part of that application. Staff notes that at such time as the connection between Upper Alafia Ct. and the north/south extension of Alafia Preserve Ave. is constructed, the developer of the subject PD shall be required to improve the roadway system, between the project access driveway and Gibsonton Dr. to the standards agreed upon by Public Works and the County Engineer, and as necessary for the County to accept Alafia Preserve Ave. and Fern Hill Dr. (north of Gibsonton Dr.) for maintenance.

Staff has proposed a clarifying condition to this effect.

Staff notes that the above described and approved access arrangement complies with Policy 4.1.4.C. of the Mobility Element of the Comprehensive Plan, i.e. by “Providing a significant public health benefit through enhanced multimodal connectivity and/or improved safety”, thereby allowing the rights-of-way to be accepted for maintenance once the specified improvements have been completed.

SITE ACCESS AND CIRCULATION

No changes to site access or circulation are proposed as a part of this PRS request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Gibsonston Dr.	I-75	US 301	D	F

Source: Hillsborough County 2024 Level of Service Report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 28th, 2025.

1. Development shall be limited to 90,000 square feet of mini-warehouse (self-storage) use, 17,000 square foot (120 slips) of Marina/Dry Dock use, and 120,000 square foot (240 rooms) of hotel use.
2. Development shall be generally located within the envelope shown on the site plan. Development standards shall be as indicated in the General Site Development Plan and as follows:
 - 2.1 Overall non-residential uses
 - 2.1.1 Minimum front yard – 30 feet
 - 2.1.2 Minimum side yard (east) – 30 feet at a building height of 20 feet or less; additional setback of 2 feet for every 1 foot over 20 feet to be provided in addition to the minimum 30-foot setback.
 - 2.1.3 Minimum side yard (west) – 20 feet
 - 2.1.4 Minimum rear yard (north) – 30 feet at a building height of 20 feet or less; additional setback of 2 feet for every 1 foot over 20 feet to be provided in addition to the minimum 30-foot setback.
 - 2.1.5 Max Floor Area Ratio (FAR) – 0.50
 - 2.2 Max Building Height
 - 2.2.1 Hotel – 75 feet (2:1 setback)
 - 2.2.2 Mini-warehouse / Marina: 55 feet (2:1 setback)
3. Buffering and screening shall be provided as depicted on the general site plan.
4. Lighting within the project shall be of a low-projection non-glare type, designed to produce a minimum of illumination beyond project boundaries.
5. Project access and cross shall be as generally shown on the PD site plan. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, there shall be a minimum of one (1) vehicular and pedestrian access to Upper Alafia Court. Any additional connections and the location/design of all connections shall be subject to the review and approval of the Florida Department of Transportation (FDOT).
6. Prior to or concurrent with the initial increment of development, the developer shall:
 - 6.1 Construct a roadway meeting Transportation Technical Manual (TS-3) non-residential subtype standards within the 54-foot-wide public right-of-way within adjacent PD 23-0414, to connect the Upper Alafia Court (Old Gibsonton Rd.) frontage road with Alafia Preserve Ave. The general

location of this improvements is shown/labeled on PD Sheet 1 of 2 as the “Offsite Roadway Improvement Area”;

- 6.2 Remove those existing portions of the Upper Alafia Court (Old Gibsonton Rd.) frontage road between the “Offsite Roadway Improvements Area” and Fern Hill Dr. The general limits of this area are shown/labeled on PD Sheet 1 of 2;
- 6.3 Close and remove the existing connection of Upper Alafia Court (Old Gibsonton Rd.) frontage road with Fern Hill Dr. Closure of this connection shall occur simultaneously with the new connection referenced in condition 6.1., above. This shall include extending the curbing and sidewalk along the west side of Fern Hill Dr. south to Gibsonton Dr. and restoring the sod; and,
- 6.4 Conduct an updated transportation analysis with additional turning movement count data at the access of folio 76343.1012 Fern Hill Dr. This analysis should examine:
 - 6.4.1 The 95% percentile queue spill back from to the southbound approach of the Fern Hill Dr. and Gibsonton Dr. intersection;
 - 6.4.2 Sufficiency of available queue within the substandard northbound to westbound left turn lane on Fern Hill Dr. into the above referenced folio;
 - 6.4.3 The effects that closure or modification of median opening would on the adjacent have on uses within folio 763464.0000 and at the intersection of Alafia Preserve Ave. and Fern Hill Dr.;
 - 6.4.4 Whether modification of the 4-way stop control condition at the intersection of Alafia Preserve Ave. and Fern Hill Dr. is appropriate in light of the above.

This analysis will be used by the County used to determine whether closure or other modification of the median opening between Gibsonton Dr. and Alafia Preserve Ave. is necessary, the type of stop control modification which may be appropriate at the intersection of Fern Hill Dr. and Alafia Preserve Ave., and whether any other site access improvements are appropriate or needed related to this issue. The developer shall construct any modifications/improvements as may be required by the County as a result of the study.

7. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
8. 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.
9. Public water and wastewater service shall be utilized. The developer shall pay all costs for service delivery.
10. 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, and ordinances of Hillsborough County.

11. The boat ramp shall be generally located on the General Site Plan and shall be utilized in conjunction with the marina (dry dock) only. No public access to the boat ramp shall be permitted. Approval of the General Site Plan shall not be considered as approval to construct said boat ramp. Approval for placement and construction of the facility shall be obtained from the Tampa Port Authority, the Hillsborough County Environmental Protection Commission, the Southwest Florida Water Management District and/or the U.S. Army Corps of Engineers as applicable.
12. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of the development order/permit does not constitute development orders or permits to allow issuance of such development orders or permits.
13. 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.
14. 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.
15. 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).
16. 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.
17. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
18. The requested Planned Development (PD) identifies potential development within 100 feet of the Alafia River. No disturbance to native trees measuring 5" DBH and larger within this area is to occur unless justified in accordance to the provisions of Section 4.01.06.A.6 of the Land Development Code. Adequate justification for this disturbance must be provided to remove this agency's objections.
19. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
20. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify

any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

21. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
22. 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.
23. 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: 12/18/2025

Revised: 5/20/2026

Revised: 6/30/2026

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/ RV

PETITION NO: PRS 26-0173

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
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 - 1.1.b Enter into a landscape maintenance agreement with Hillsborough County which requires owners within the subject PD to maintain the pavers in perpetuity until such time as they are replaced with a concrete sidewalk as noted above; and,
 - 1.2.a. Relocate or remove all fencing within the Alafia Preserve Ave. right-of-way to be dedicated and conveyed to Hillsborough County; or,
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- 1.6 Replace all truncated domes at curb ramps within Alafia Preserve Ave. right-of-way and along that portion of Fern Hill Dr. north of Gibsonton Dr., which are damaged or otherwise do not meet current standards; and,
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The above conditions may require the developer to obtain permission and/or otherwise coordinate with owners of the affected properties.

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		AM	PM
120 Berth Drydock/Marina (ITE LUC 420)	289	8	25
90,000 s.f. Mini-Warehouse Uses (ITE LUC 151)	130	8	13
240 Hotel Rooms (ITE LUC 310)	2,178	113	149
Subtotal:	2,597	129	187

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
120 Berth Drydock/Marina (ITE LUC 420)	289	8	25
90,000 s.f. Mini-Warehouse Uses (ITE LUC 151)	130	8	13
240 Hotel Rooms (ITE LUC 310)	2,178	113	149
Subtotal:	2,597	129	187

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Alafia Preserve Ave. is a 2-lane, undivided, privately maintained, substandard, local roadway. The roadway is characterized by 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 55-foot wide right-of-way. There are +/- 5-foot-wide sidewalks along portions of the roadway. There are +/- 5-foot-wide bicycle facilities along portions of the roadway.

The Fern Hill Dr. Ext. is a 2-lane, divided, privately maintained, substandard, local roadway. The roadway is characterized by 15-foot-wide travel lanes in above average condition. The roadway lies within a +/- 100-foot-wide right-of-way. There are +/- 6-foot-wide sidewalks along both sides of the roadway. There are no bicycle facilities along this segment of the roadway.

Upper Alafia Ct. is a 2-lane, undivided, local roadway owned and maintained by the Florida Department of Transportation. The roadway is characterized by +/- 21 feet of pavement in average condition. There are no sidewalks or bicycle facilities along the portion of the roadway which is to be retained.

PD VARIATION - PARKING

The applicant submitted a PD Variation, requesting a reduction in the required parking rate for the project's hotel uses. The Land Development Code (LDC) requires 1.1 parking spaces per room. The applicant proposes parking at a rate of 1.0 spaces per room.

The applicant cited the All Suites Hotel (LUC 311) data from the 6th Edition of the Institute of Transportation Engineer's Parking Generation Manual in its application. Staff notes that there is no zoning condition requiring the hotel to consist solely of suites, and staff would prefer not to unnecessarily restrict land use or building form where such restrictions can be avoided. Staff examined data from both LUC 311 and LUC 310 (Hotel) when reviewing the request. Staff noted that the data for both 310 and 311 support the applicant's proposed rate, and so staff is reviewing it based on that fact (and without applying the above referenced restrictions).

Parking Generation Manual data indicates a range of rates between 0.46 and 0.94 per room of the 11 Hotels studied, and a range of rates between 0.48 and 0.91 per room of the 4 All Suites Hotels studied. While the County traditionally relies on the upper bound of the 95% confidence interval, there was insufficient data collected to provide such intervals. Staff notes the upper bound of the 85th Percentile indicates a rate of 0.87 spaces per room. Staff has reviewed the ITE data and recommends approval of the request, subject to conditions. LDC Sec 6.05.02.P.1. permits the Administrator to reduce the number of required automobile parking spaces by 5% in exchange for the provisions of bicycle parking meeting the locational/design criteria specified in the LDC. As such, and to comport with current practice, it is appropriate that the first 5% of the requested reduction is offset by the provision of bicycle parking spaces. Given the above, staff has proposed a condition which would regulate same.

FRONTAGE ROAD/ ACCESS ISSUES/ SUBSTANDARD ROAD

The developer of adjacent PD 23-0414 currently has an approved zoning condition (7.1) which requires dedication and conveyance of Alafia Preserve Ave. and Fern Hill Dr. to the County upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan; or,
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties; or,
- c. September 12, 2025.

The intent is to allow a public roadway network to serve the subject PD, so that a large portion of the frontage road (i.e. Upper Alafia Court) can be removed, including its connection with Fern Hill Dr. This is necessary given the close proximity of the frontage road to the signalized intersection, and that development within the subject PD would not be safe unless the frontage road could be relocated or an alternative path of travel found.

The developer of the adjacent PD was also required (via zoning condition 7.2) to provide for an alternative connection for Old Gibsonton Dr. (i.e. the frontage road aka Upper Alafia Ct.) to the Fern Hill Drive Extension via Alafia Preserve Ave. To facilitate this, that developer was required to dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled on its site plan as "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County (thereby connecting Alafia Preserve Avenue to Upper Alafia Court (also referred to as Old Gibsonton Dr.)).

That developer is required to dedicate and convey such right-of-way upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the “Last Parcel to Develop” as depicted on the Site Plan, or
- b. within ninety (90) days from Developer’s receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The adjacent developer was under no obligation to construct any roadway improvements within the dedicated right-of-way but driveway connections consistent with Hillsborough County Access Management regulations were allowed within the area. Staff notes that that developer has subsequently submitted construction plans and constructed a portion of the facility (as shown in October 2025 Google Earth aerial imagery, below).



The developer of the subject PD will be required to construct the remaining portions as well as remove those portions of the frontage road which will no longer be used.

The applicant’s PD narrative states that “AV’s for Alafia Preserve Ave. and Fern Hill Dr. were approved through PD 25-0071”; however, no such AVs were approved as a part of that application. Staff notes that at such time as the connection between Upper Alafia Ct. and the north/south extension of Alafia Preserve Ave. is constructed, the developer of the subject PD shall be required to improve the roadway system, between the project access driveway and Gibsonton Dr. to the standards agreed upon by Public Works and the County Engineer, and as necessary for the County to accept Alafia Preserve Ave. and Fern Hill Dr. (north of Gibsonton Dr.) for maintenance.

Staff has proposed a clarifying condition to this effect.

Staff notes that the above described and approved access arrangement complies with Policy 4.1.4.C. of the Mobility Element of the Comprehensive Plan, i.e. by “Providing a significant public health benefit through enhanced multimodal connectivity and/or improved safety”, thereby allowing the rights-of-way to be accepted for maintenance once the specified improvements have been completed.

SITE ACCESS AND CIRCULATION

No changes to site access or circulation are proposed as a part of this PRS request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

LOS information for adjacent roadway segments are provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Gibsonston Dr.	I-75	US 301	D	F

Source: Hillsborough County 2024 Level of Service Report.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
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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	
HEARING DATE: January 13, 2026	COMMENT DATE: December 11, 2025
PETITION NO.: 26-0173	PROPERTY ADDRESS: 9808 Gibsonton Dr, Riverview
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0763260000 and 0763270000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 19-30S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Modification of an existing PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands appear limited to a thin band along the shore of the Alafia River
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: • 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	

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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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.
- The site plan proposes a dry dock area with an associated dock within the River. Permitting of these structures will be reviewed directly by Port Tampa Bay. For further information, please contact them at (813) 905-5031.

Kmh / app

ec: Mark Bentley, Applicant – development@jpfirm.com

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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:** 11/12/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/26/2025

PROPERTY OWNER: Riverview Star, LLC **PID:** 26-0173

APPLICANT: Mark Bentley, Esq., B.C.S., AICP

LOCATION: 9808 Gibsonton Dr. Riverview, FL 33578

FOLIO NO.: 76326.0000, 76327.0000

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).

Based on the above, 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.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PRS 26-0173 REVIEWED BY: Clay Walker, E.I. DATE: 12/1/2025

FOLIO NO.: 76326.0000, 76327.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the north Right-of-Way of Gibsonton I-75 N Ramp. 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 6 inch wastewater forcemain exists ☒ (approximately 400 feet from the project site), ☐ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Gibsonton Drive. 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 Falkenburg 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.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 25 Nov. 2025

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Marx Bentley

PETITION NO: PRS 26-0173

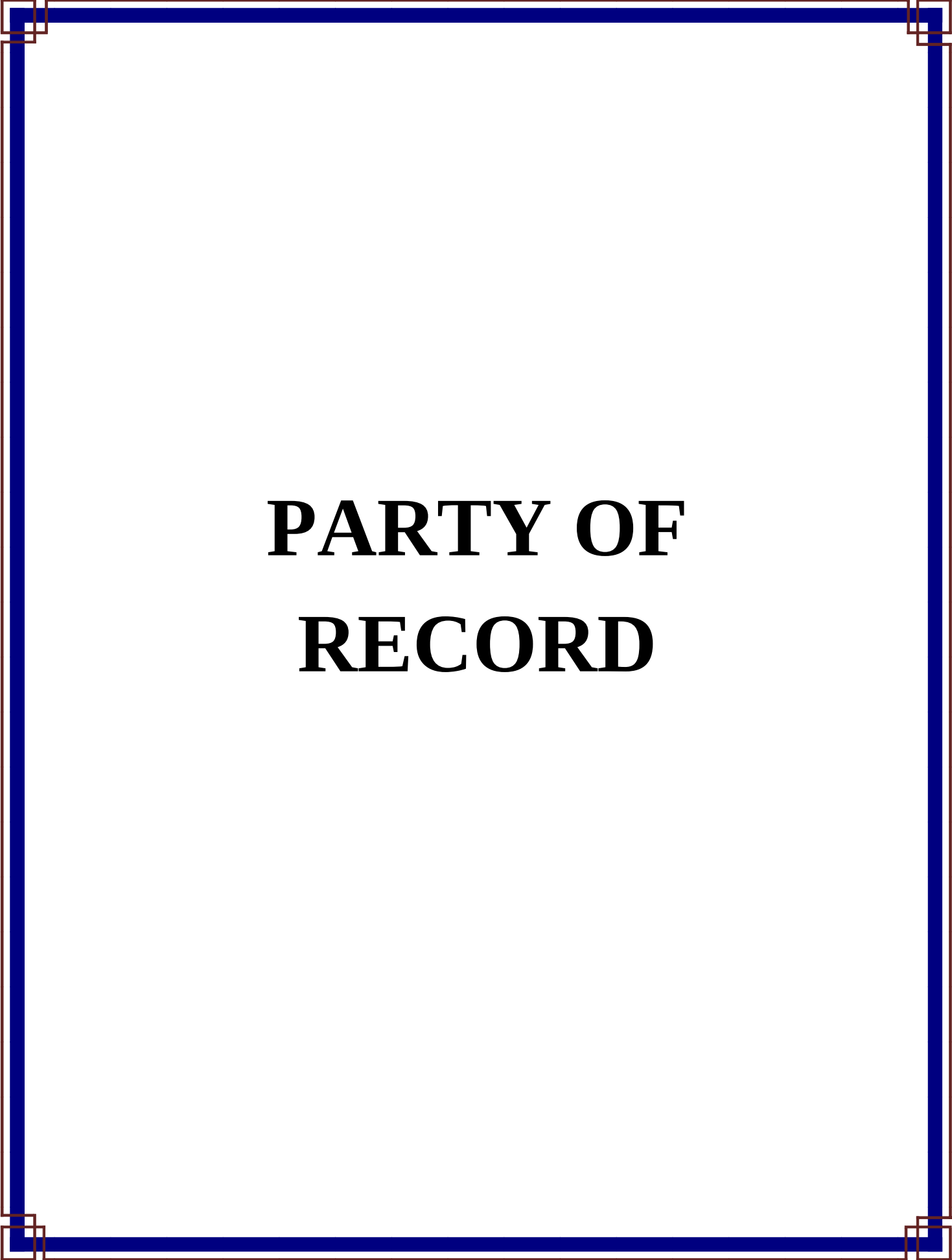
LOCATION: 9808 Gibsonton Dr., Riverview, FL 33578

FOLIO NO: 76326.0000 & 76327.0000

SEC: 19 TWN: 30 RNG: 20

- ☒ 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: _____.



PARTY OF RECORD

Rivas, Keshia

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Wednesday, February 4, 2026 1:37 PM
To: Hearings
Subject: PRS-0173 Evidence & Notice of In person Appearance
Attachments: PRS 26-0173 (Scaglione, Ronald) Evidence.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for February 10th 9 am hearing. I would wish to in person to discuss.

Ronald E. Scaglione
309 S New Jersey Ave
Tampa, FL 33609

Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

O | 813 . 600 . 5323
C | 435 . 901 . 9922

Email: yscaglione@mac.com

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PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

PRS: 26-0173 – February 10, 2026

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

PRS 26-0173

Dear Mr. Montel:

If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Ronald E. Scaglione
President

By: Ronald E. Scaglione
Its: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

(SEAL)



Sign:

Print:

My Commission Expires:

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

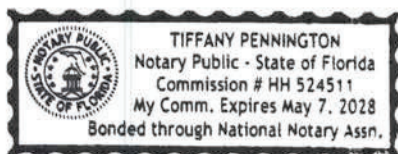
Ronald E. Scaglione
President

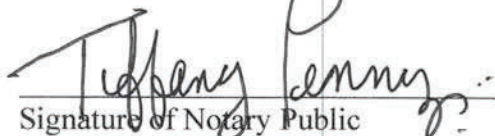
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

TAMPA CIVIL DESIGN

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

8. There is a depression around station 15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.

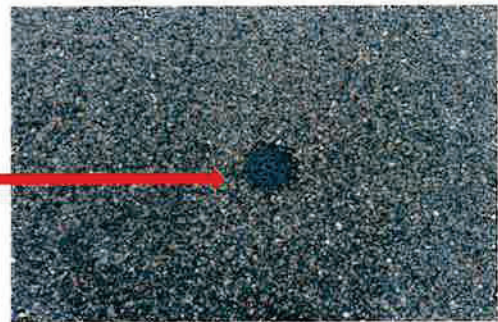
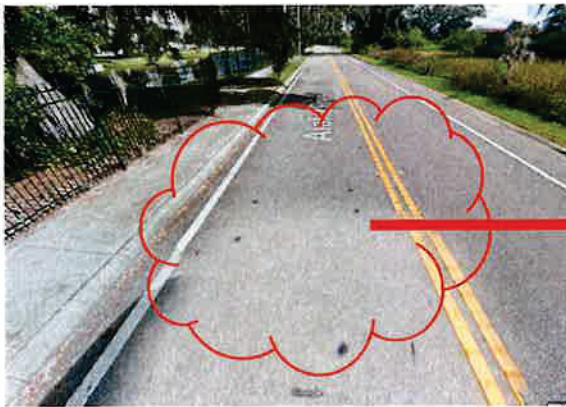


Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

14- Missing Striping for bike lane at Alafia Preserve Ave.



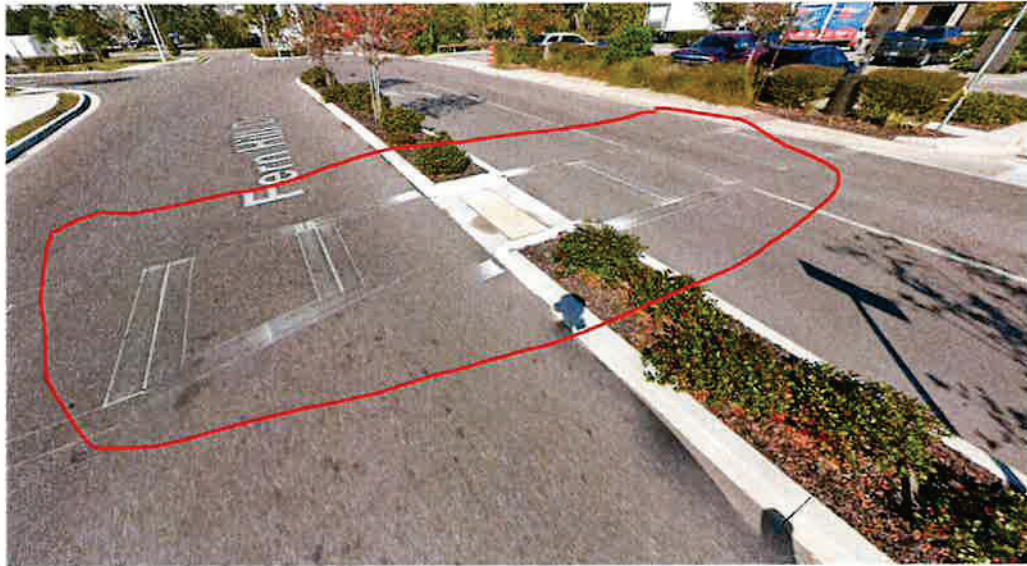
Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
 Section 19, Township 30, Range 20 East
 Folio: 076343-1010
 Hillsborough County, Florida
 Plat Book; NA

2. Stripping at Fren Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. These information does not include all the pipes run related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book: NA

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

November 15, 2023

**RE: MM 23-0414
Riverview Hotel Investment Group, LLC
Alafia Preserve Ave. & Magnolia View Ct.
76324.0005, 76324.0006, 76324.0010, 76343.1000**

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
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COUNTY INTERNAL AUDITOR

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DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023FINAL CONDITIONS
OF APPROVAL

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

FINAL CONDITIONS
OF APPROVAL

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

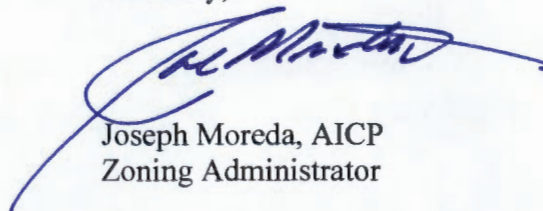
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

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Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

26-0173

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRG 19-0778 RV

MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Development Services

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

MEETING DATE:

DATE TYPED:

PR 19-0778 RV

October 8, 2019

October 8, 2019

Development Services

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

FINAL CONDITIONS
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MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

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DATE TYPED: October 8, 2019

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1	☐ Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2	☐ Revised Application Form**
3	☐ Copy of Current Deed* Must be provided for any new folio(s) being added
4	☐ Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5	☐ Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6	☐ Property Information Sheet**
7	☐ Legal Description of the Subject Site**
8	☐ Close Proximity Property Owners List**
9	☒ Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10	☐ Survey
11	☐ Wet Zone Survey
12	☐ General Development Plan
13	☒ Project Description/Written Statement
14	☐ Design Exception and Administrative Variance requests/approvals
15	☐ Variance Criteria Response
16	☐ Copy of Code Enforcement or Building Violation
17	☐ Transportation Analysis
18	☐ Sign-off form
19	☐ Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

From: [Yvonne Scaglione](#)
To: [Hearings](#)
Subject: PRS-0173 Evidence & Notice of In Person Appearance
Date: Monday, February 16, 2026 10:07:23 AM
Attachments: [PRS 26-0173 \(Scaglione, Ronald\) Evidence.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for March 10th 9 am hearing. I would wish to participate in person to discuss. Confirm receipt of email.

Ronald E. Scaglione
309 S New Jersey Ave
Tampa, FL 33609

C. Yvonne Scaglione
Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

O | 813 . 600 . 5323
C | 435 . 901 . 9922

Email: yscaglione@mac.com

The content of this email and its attachments are confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without written consent of the sender. If you received this message by mistake, please reply to this message and please delete the email.

PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

PRS: 26-0173 – February 10, 2026

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

PRS 26-0173

Dear Mr. Montel:

If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Ronald E. Scaglione
President

By: Ronald E. Scaglione
Its: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

(SEAL)



Sign:

Print:

My Commission Expires:

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

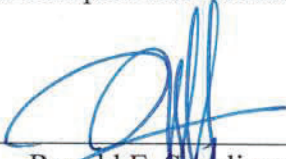
Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

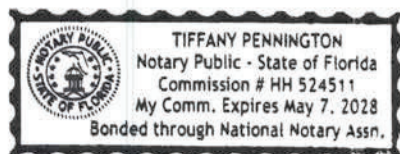
Ronald E. Scaglione
President

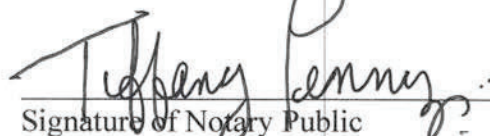
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

TAMPA CIVIL DESIGN

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA



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Hillsborough County, Florida
Plat Book; NA

6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

8. There is a depression around station15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.

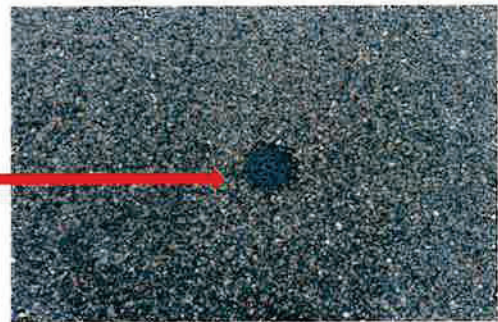
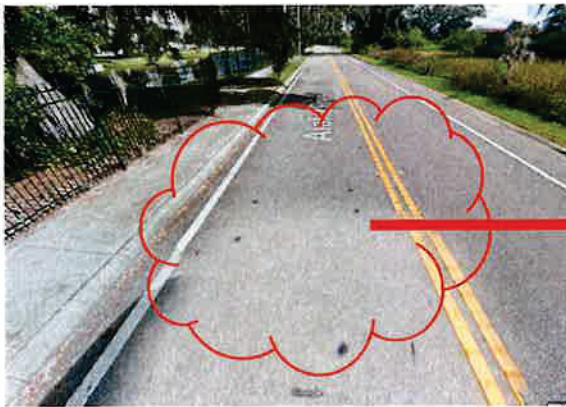


Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
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Hillsborough County, Florida
Plat Book; NA

12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

14- Missing Striping for bike lane at Alafia Preserve Ave.



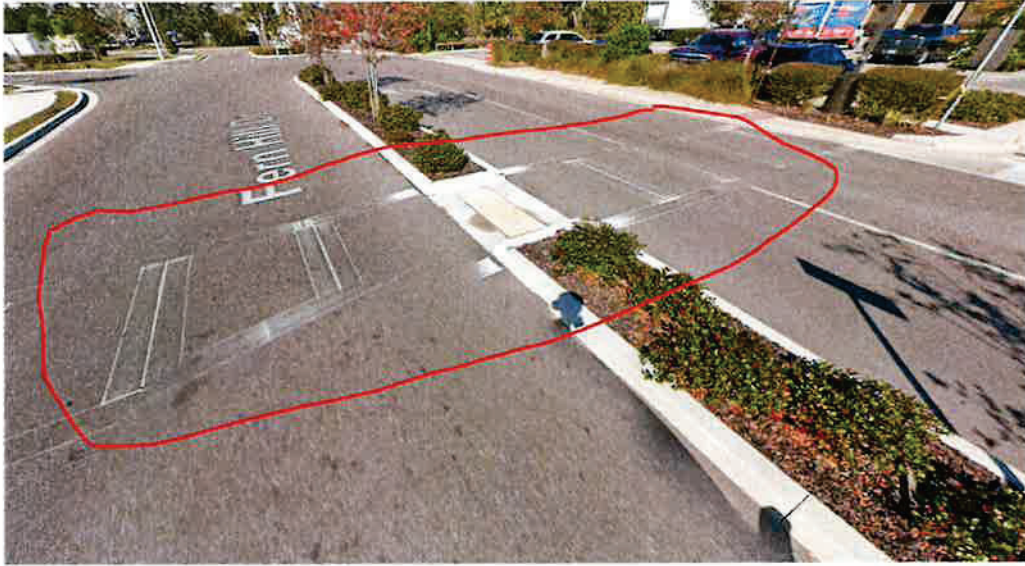
Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
 Section 19, Township 30, Range 20 East
 Folio: 076343-1010
 Hillsborough County, Florida
 Plat Book; NA

2. Stripping at Fern Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. This information does not include all the pipe runs related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book: NA

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

November 15, 2023

**RE: MM 23-0414
Riverview Hotel Investment Group, LLC
Alafia Preserve Ave. & Magnolia View Ct.
76324.0005, 76324.0006, 76324.0010, 76343.1000**

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
COMMISSIONERS**

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COUNTY INTERNAL AUDITOR

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DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023FINAL CONDITIONS
OF APPROVAL

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

FINAL CONDITIONS
OF APPROVALPETITION NUMBER: MM 23-0414
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DATE TYPED: November 7, 2023

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

FINAL CONDITIONS
OF APPROVAL

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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

FINAL CONDITIONS
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MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

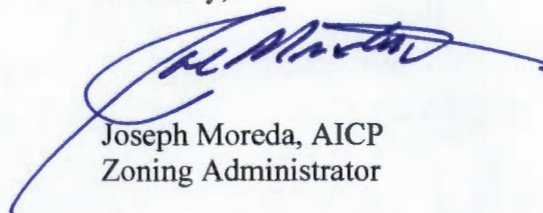
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

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Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

26-0173

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRG 19-0778 RV

MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

MEETING DATE:

DATE TYPED:

PR 19-0778 RV

October 8, 2019

October 8, 2019

Development Services

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRS 19-0778 RV

MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

MEETING DATE:

DATE TYPED:

PRS 19-0778 RV

October 8, 2019

October 8, 2019

Received February 16, 2026

Development Services

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

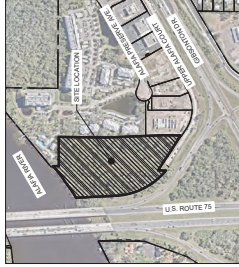
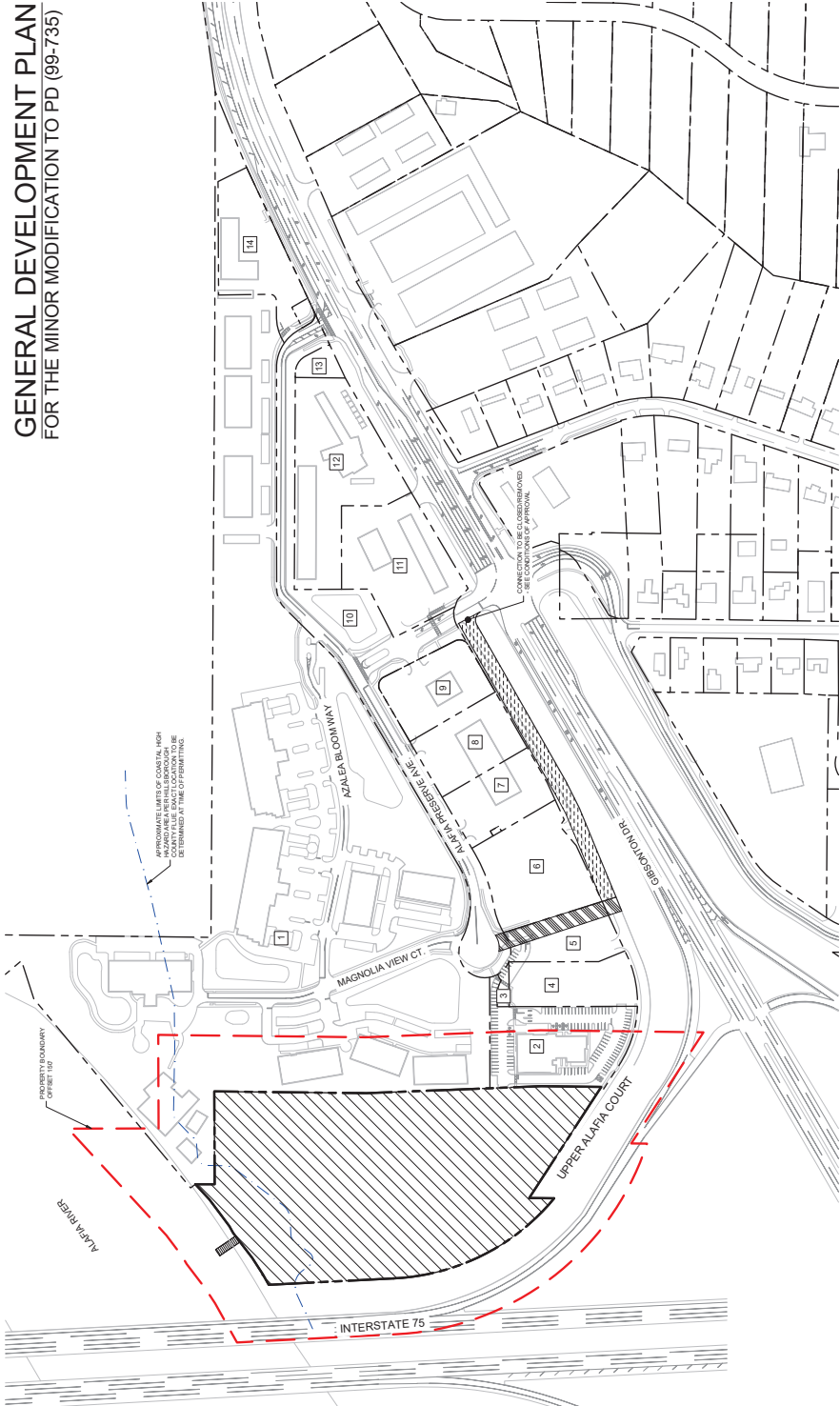
Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

GENERAL DEVELOPMENT PLAN FOR THE MINOR MODIFICATION TO PD (99-735)



VICINITY MAP
1" = 200'



LEGEND

- RIGHT OF WAY LINES
- 100' OFFSET FROM PROPOSED MAJOR MOD
- LIMITS OF SUBJECT MAJOR MODIFICATION
- OFFSITE ROADWAY IMPROVEMENT AREA
- SEE CONDITIONS OF APPROVAL
- SEE CONDITIONS OF APPROVAL
- SEE CONDITIONS OF APPROVAL

PARCEL #	ADJACENT PARCEL DATA (SEE TOV/NOTARY MAP)	EXISTING LAND USE	PROPOSED LAND USE
1	030324-0000	100' RE. RESIDENTIAL CLASS A	PD
2	030324-0000	100' RE. RESIDENTIAL CLASS A	PD
3	030324-0000	VACANT COMMERCIAL	PD
4	030324-0000	VACANT COMMERCIAL	PD
5	030324-0000	VACANT COMMERCIAL	PD
6	030324-0000	VACANT COMMERCIAL	PD
7	030324-0000	STREET CENTER	PD
8	030324-0000	STREET CENTER	PD
9	030324-0000	STREET CENTER	PD
10	030324-0000	STREET CENTER	PD
11	030324-0000	STREET CENTER	PD
12	030324-0000	STREET CENTER	PD
13	030324-0000	STREET CENTER	PD
14	030324-0000	STREET CENTER	PD

COVER SHEET

RIVERVIEW HOTEL AND STORAGE
PREPARED FOR
BASTIN JOSEPH
HILLSBOROUGH COUNTY
FLORIDA

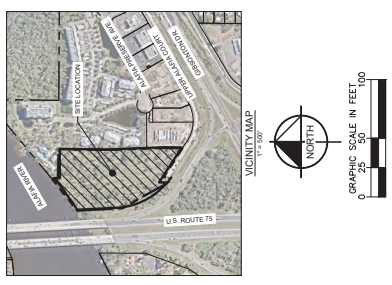
DATE
06/24/2024
PROJECT NO.
145570000
SHEET NUMBER
1 OF 2

DESIGNED BY
SCOTT W. OLIVER, P.E.
CHECKED BY
FLORIDA LICENSE NUMBER
DATE
06/24/2024

OWNER / DEVELOPER:
BASTIN JOSEPH
13100 LINCOLN RD.
RIVERVIEW, FL 33578
ENGINEER:
BASTIN JOSEPH AND ASSOCIATES, INC.
201 N FRANKLIN ST., SUITE 1400
TAMPA, FL 33602
SURVEYOR:
TERMINUS SURVEYING, LLC
2752 JASON STREET
TAMPA, FL 33619

Kimley-Horn
301 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-432-1400
WWW.KIMLEY-HORN.COM REGISTERED NO. 966

GENERAL DEVELOPMENT PLAN
FOR THE MINOR MODIFICATION TO PD (99-735)

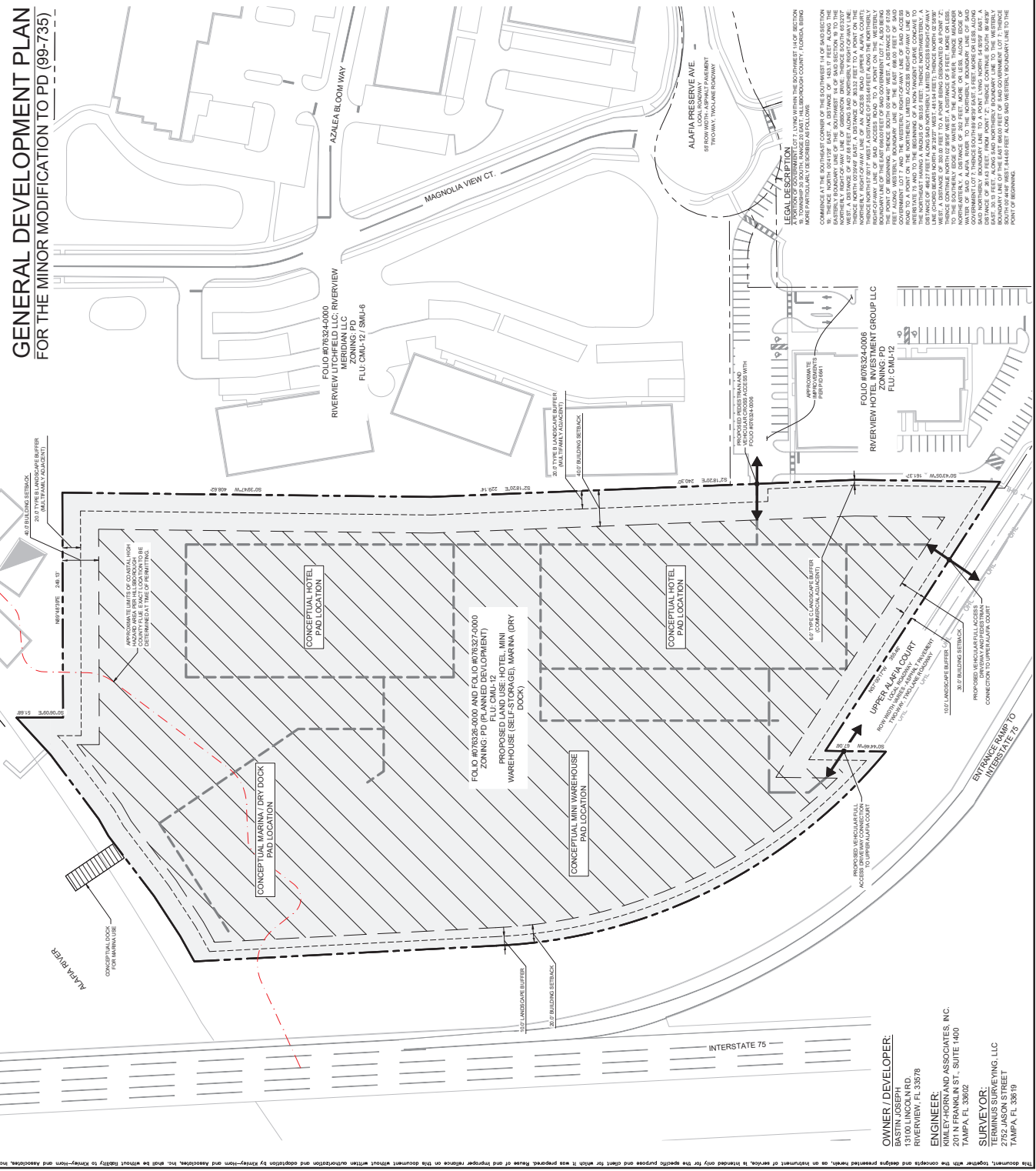


LEGEND

- PROPERTY LINE / LIMITS OF PD
- ↔ PRIMARY ACCESS POINT
- - - APPROXIMATE LOCATION OF CH
- - - TO BE DETERMINED AT TIME OF
- - - CONCEPTUAL VEHICULAR AND
- - - PEDESTRIAN CIRCULATION
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- ▭ BUILDABLE AREA

[illegible]

GENERAL NOTES

[illegible]

OWNER / DEVELOPER:
BASTINI JOSEBU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
201 N FRANKLIN ST., SUITE 1400
TAMPA, FL 33602

SURVEYOR:
TERMINUS SURVEYING, LLC
2752 JASON STREET
TAMPA, FL 33619

From: [Yvonne Scaglione](#)
To: [Hearings](#)
Subject: PRS-0173 Evidence & Notice of In Person Appearance
Date: Monday, February 16, 2026 10:12:14 AM
Attachments: [PRS 26-0173 \(Scaglione, Ronald\) Evidence.pdf](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for March 10th 9 am hearing. I would wish to participate in person to discuss. Confirm receipt of email.

Ronald E. Scaglione
309 S New Jersey Ave
Tampa, FL 33609

Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

O | 813 . 600 . 5323
C | 435 . 901 . 9922

Email: yscaglione@mac.com

The content of this email and its attachments are confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without written consent of the sender. If you received this message by mistake, please reply to this message and please delete the email.

PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

PRS: 26-0173 – February 10, 2026

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

PRS 26-0173

Dear Mr. Montel:

If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Ronald E. Scaglione
President

By: Ronald E. Scaglione
Its: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

(SEAL)



Sign:

Print:

My Commission Expires:

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

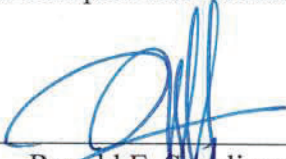
Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President** of **Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

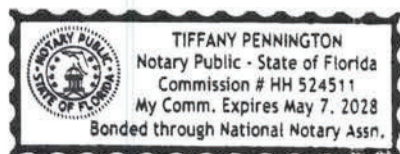
Ronald E. Scaglione
President

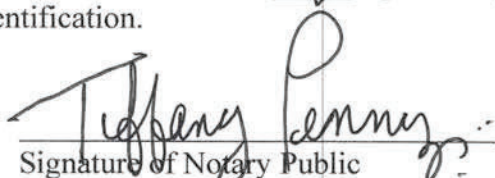
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

TAMPA CIVIL DESIGN

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



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Plat Book; NA

6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

8. There is a depression around station 15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.

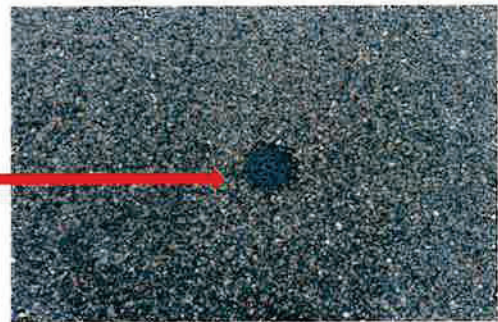
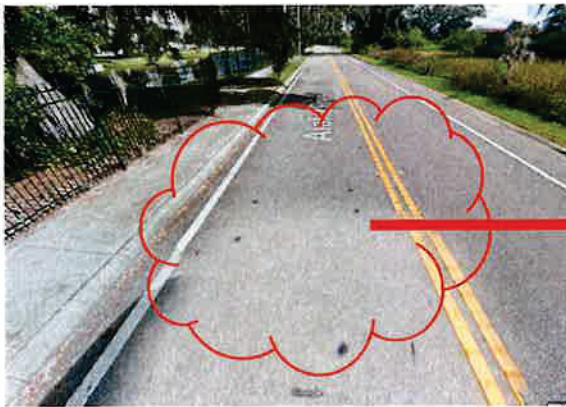


Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA

10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
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Plat Book; NA

12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
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Hillsborough County, Florida
Plat Book; NA

14- Missing Striping for bike lane at Alafia Preserve Ave.



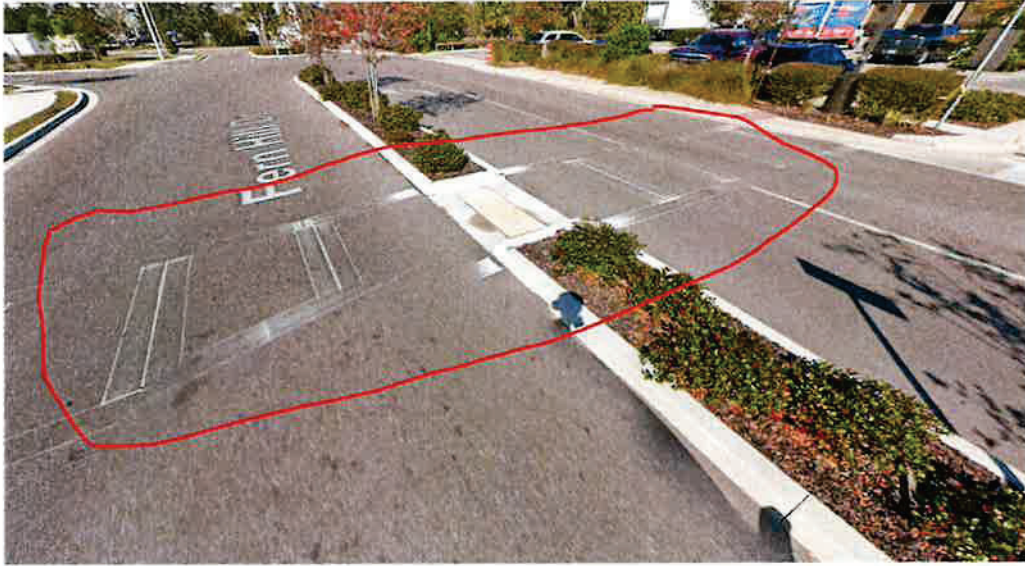
Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
 Section 19, Township 30, Range 20 East
 Folio: 076343-1010
 Hillsborough County, Florida
 Plat Book; NA

2. Stripping at Fern Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. This information does not include all the pipe runs related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
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Plat Book: NA

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County** Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

November 15, 2023

**RE: MM 23-0414
Riverview Hotel Investment Group, LLC
Alafia Preserve Ave. & Magnolia View Ct.
76324.0005, 76324.0006, 76324.0010, 76343.1000**

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

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Gregory S. Horwedel

PETITION NUMBER: MM 23-0414
MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023FINAL CONDITIONS
OF APPROVAL

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

FINAL CONDITIONS
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with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

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FINAL CONDITIONS
OF APPROVAL

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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

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MEETING DATE: November 7, 2023
DATE TYPED: November 7, 2023

be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

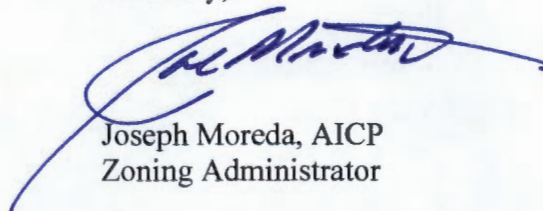
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

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INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

26-0173

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRG 19-0778 RV

MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Development Services

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

MEETING DATE:

DATE TYPED:

PR 19-0778 RV

October 8, 2019

October 8, 2019

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRS 19-0778 RV

MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

MEETING DATE:

DATE TYPED:

PRS 19-0778 RV

October 8, 2019

October 8, 2019

Received February 16, 2026
Development Services

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

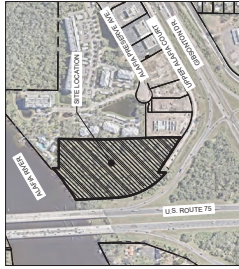
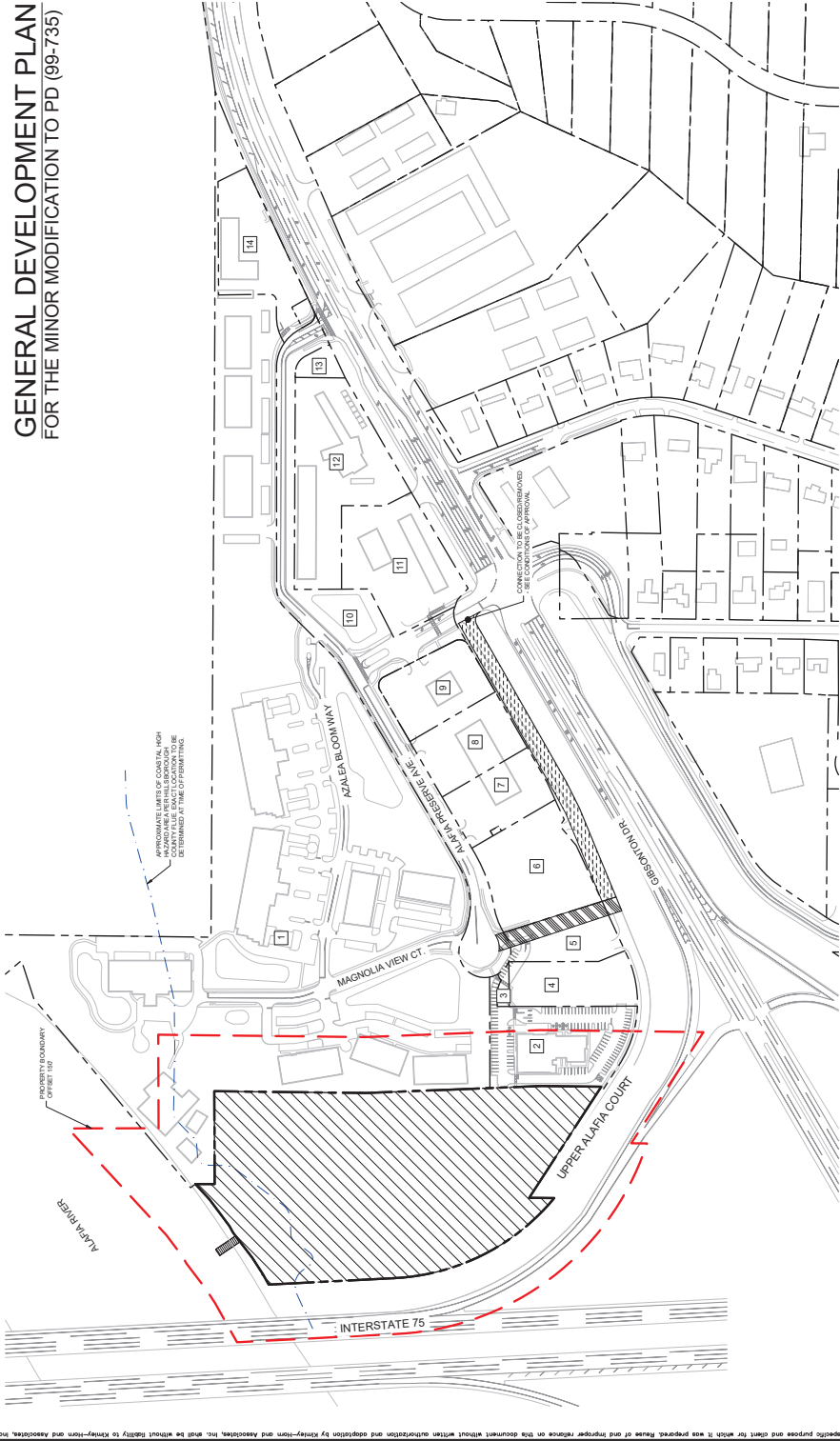
Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

GENERAL DEVELOPMENT PLAN FOR THE MINOR MODIFICATION TO PD (99-735)



LEGEND

- RIGHT OF WAY LINES
- 100' OFFSET FROM PROPOSED MAJOR MOD
- LIMITS OF SUBJECT MAJOR MODIFICATION
- OFFSITE ROADWAY IMPROVEMENT AREA
- SEE CONDITIONS OF APPROVAL
- SEE CONDITIONS OF APPROVAL
- SEE CONDITIONS OF APPROVAL

PARCEL #	APPROXIMATE AREA (ACRES)	USE	STATUS
1	0.0034-0000	100' RE. RESIDENTIAL CL. 100' A	PD
2	0.0034-0000	100' RE. RESIDENTIAL CL. 100' A	PD
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4	0.0034-0000	100' RE. RESIDENTIAL CL. 100' A	PD
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13	0.0034-0000	100' RE. RESIDENTIAL CL. 100' A	PD
14	0.0034-0000	100' RE. RESIDENTIAL CL. 100' A	PD

OWNER / DEVELOPER:

BASTIN JOSEPH
3100 LINCOLN RD.
RIVERVIEW, FL 33578

ENGINEER:

TERMINUS SURVEYING, INC.
201 N. FRANKLIN ST., SUITE 1400
TAMPA, FL 33602

SURVEYOR:

TERMINUS SURVEYING, LLC
2752 JASON STREET
TAMPA, FL 33619

DATE:

06/24/2024

PROJECT NO.:

145570000

SHEET NUMBER:

1 OF 2

RIVERVIEW HOTEL AND STORAGE
PREPARED FOR
BASTIN JOSEPH
HILLSBOROUGH COUNTY
FLORIDA

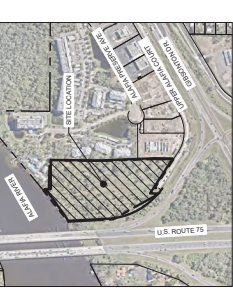
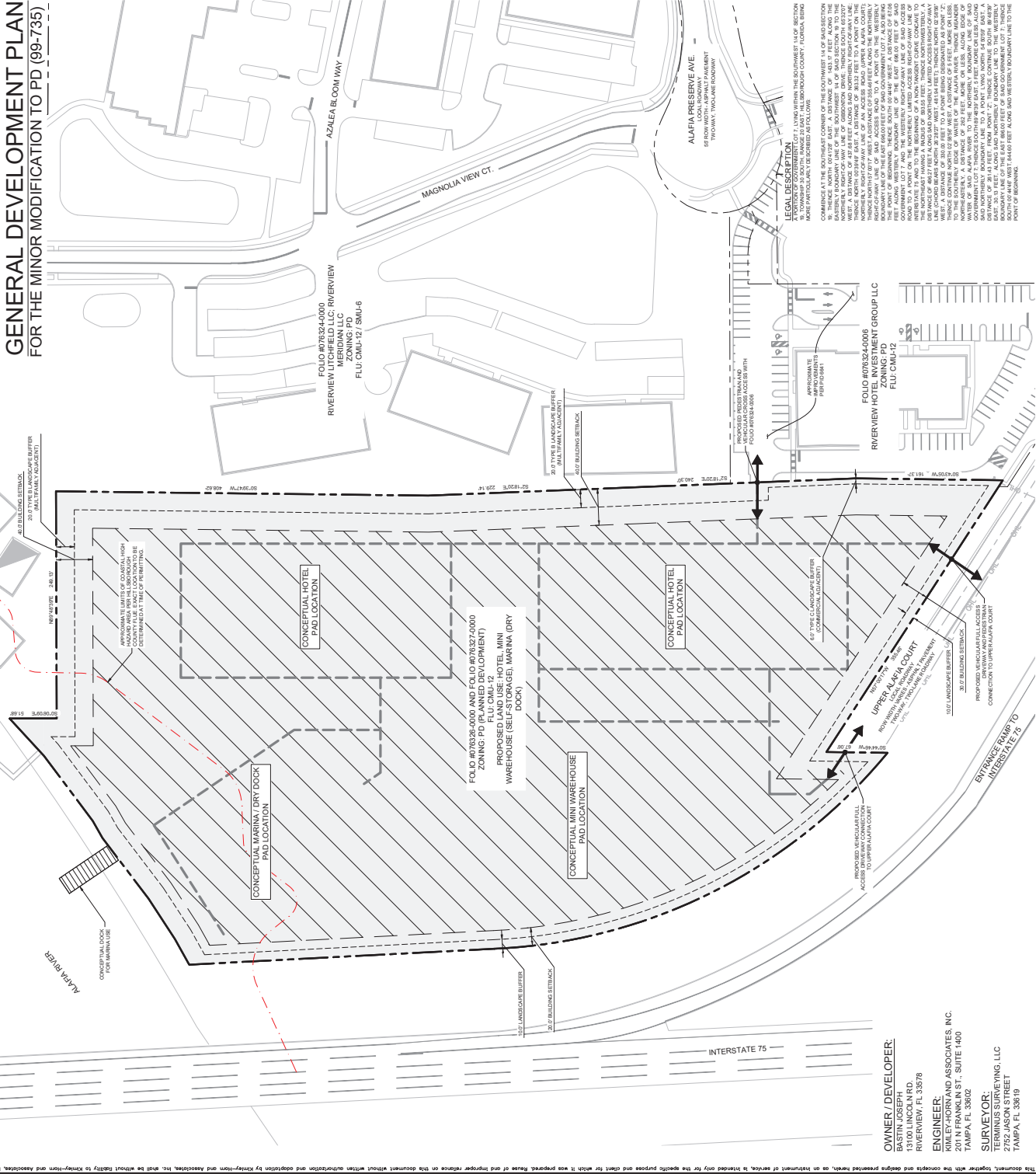
COVER SHEET

SCALE AS NOTED
DESIGNED BY
KHA
CHECKED BY
NTR
DATE
6/3/24

DESIGN ENGINEER
SCOTT W. OLIVER, P.E.
FL LICENSE NUMBER
63945

Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
301 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
WWW.KIMLEY-HORN.COM REGISTERED NO. 966
PHONE: 813-432-1400

GENERAL DEVELOPMENT PLAN FOR THE MINOR MODIFICATION TO PD (99-735)



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Rivas, Keshia

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Monday, March 16, 2026 5:59 PM
To: Hearings
Subject: PRS-0173 Evidence & Notice of In person Appearance
Attachments: PRS 26-0173 (Scaglione, Ronald) Evidence.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for April 7, 2026 at 9 am hearing. I would wish to in person to discuss.

Ronald E. Scaglione
309 S New Jersey Ave
Tampa, FL 33609

C. Yvonne Scaglione
Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

O | 813 . 600 . 5323
C | 435 . 901 . 9922

Email: yscaglione@mac.com

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PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

PRS: 26-0173 – February 10, 2026

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

February 6, 2025

PRS 26-0173

Max Montel
Hillsborough County
Capital Programs Department, Construction Services
2310 Regional Water Lane
Tampa, FL 33619

Dear Mr. Montel:

I am requesting the County to take the roadway portion only of Alafia Preserve Ave and Fern Hill Drive under the Parcel ID# U-19-30-20-ZZZ-000003-00130.1 or Folio# 076343-1010. This project was constructed to meet the County's minimum standards for structural components. The current owner is Alafia Complex Association Inc. In addition, we have provided the Original Construction Record Drawings as well as the Original Construction Testing Report for the roadways.

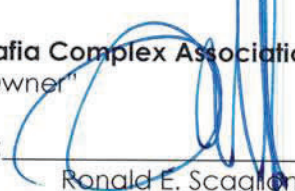
If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Sincerely,



Ronald E. Scaglione
President

Alafia Complex Association, Inc.
"Owner"

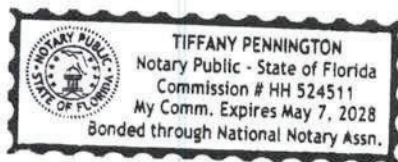
By: 
Its: Ronald E. Scaglione
President

Address: 8870 N Himes Ave PMB 408
Tampa, FL 33614

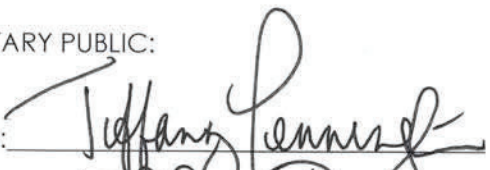
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 6 day of February, 2025, by Ronald E. Scaglione, as President of Alafia Complex Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation and as Manager of _____. He X is personally known to me or ___ produced his Florida driver's license as identification.

(SEAL)



NOTARY PUBLIC:

Sign: 

Print: Tiffany Pennington

My Commission Expires: 5/7/28

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

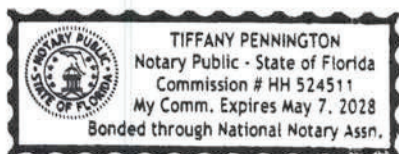
Ronald E. Scaglione
President

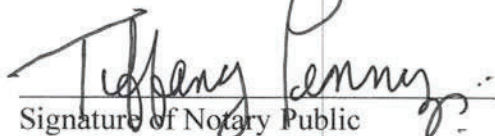
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.

EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA



6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



8. There is a depression around station 15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



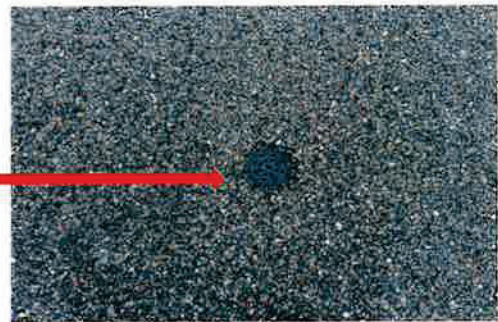
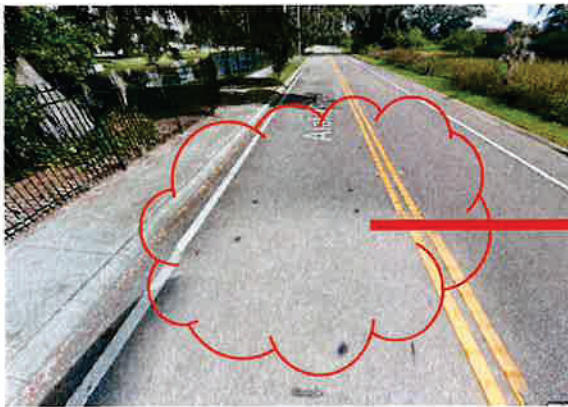
9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.



10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



14- Missing Striping for bike lane at Alafia Preserve Ave.

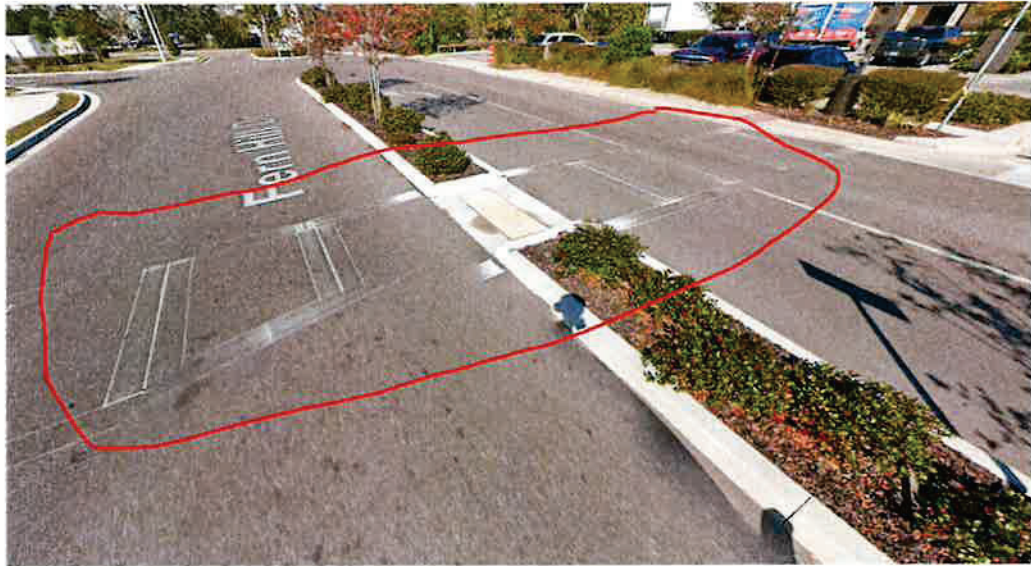


Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



2. Stripping at Fern Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. This information does not include all the pipe runs related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

(813) 272-5600

November 15, 2023

RE: MM 23-0414

Riverview Hotel Investment Group, LLC

Alafia Preserve Ave. & Magnolia View Ct.

76324.0005, 76324.0006, 76324.0010, 76343.1000

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Pat Kemp

Gwendolyn "Gwen" Myers

Michael Owen

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

**Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000**

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

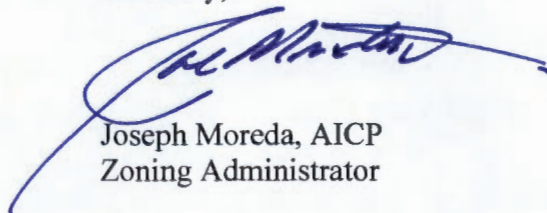
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRS 19-0778 RV

MEETING DATE:

October 8, 2019

DATE TYPED:

October 8, 2019

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

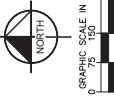
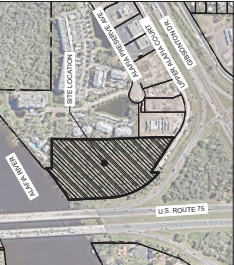
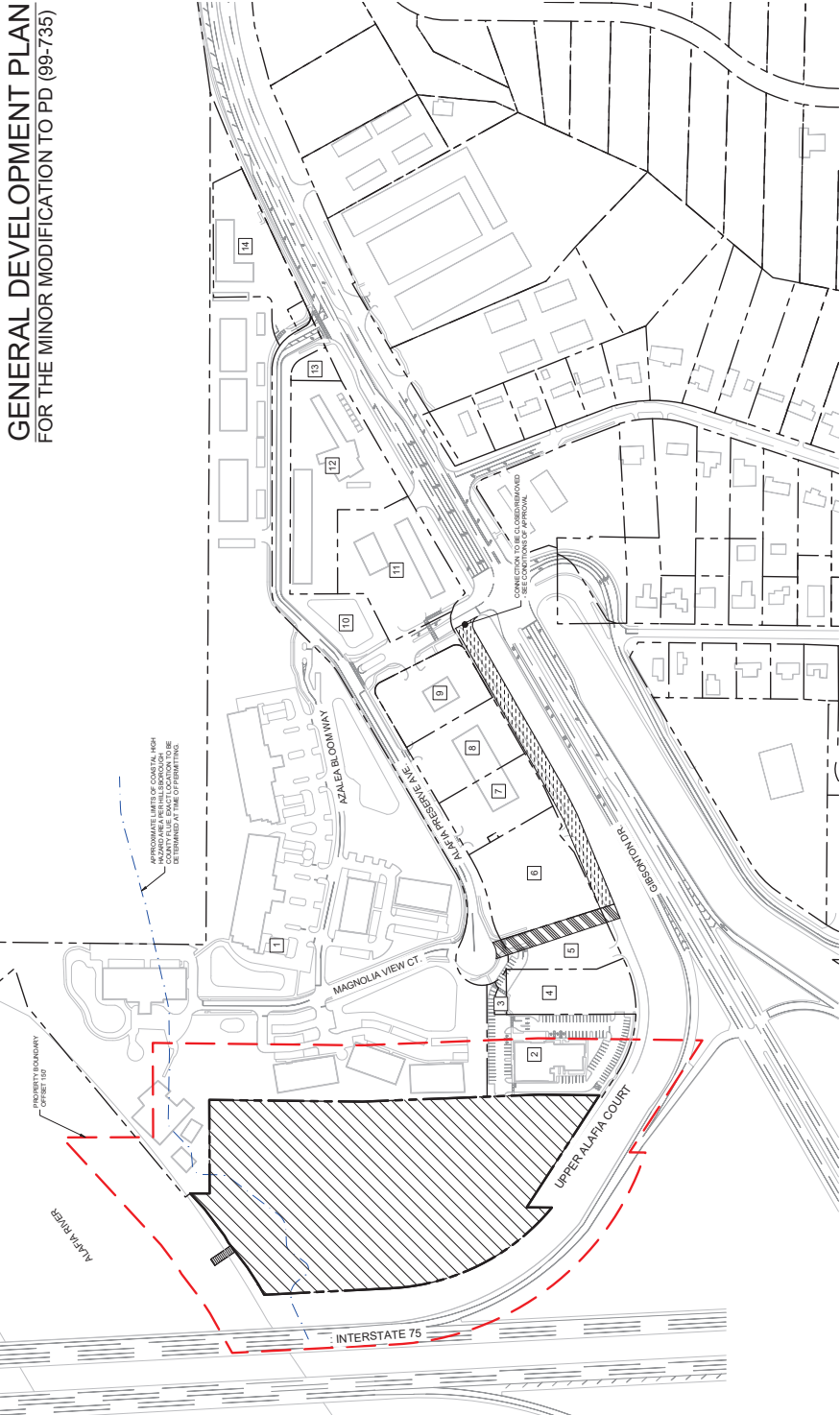
Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

GENERAL DEVELOPMENT PLAN FOR THE MINOR MODIFICATION TO PD (99-735)



- LEGEND**
- RIGHT OF WAY LINES
 - 100' OFFSET FROM PROPOSED MAJOR MOD
 - LIMITS OF SUBJECT MAJOR MODIFICATION
 - OFFSITE ROADWAY IMPROVEMENT AREA
 - SEE CONDITIONS OF APPROVAL
 - SEE CONDITIONS OF APPROVAL
 - SEE CONDITIONS OF APPROVAL

PARCEL #	ADJACENT PARCELS (SEE TOV/NOTARY MAP)	EXISTING LAND USE	PROPOSED LAND USE
1	030324-0000	RESIDENTIAL, CLASS A	PD
2	030324-0000	RESIDENTIAL, CLASS A	PD
3	030324-0000	VACANT COMMERCIAL	PD
4	030324-0000	VACANT COMMERCIAL	PD
5	030324-0000	VACANT COMMERCIAL	PD
6	030324-0000	VACANT COMMERCIAL	PD
7	030324-0000	STREET CENTER	PD
8	030324-0000	STREET CENTER	PD
9	030324-0000	STREET CENTER	PD
10	030324-0000	STREET CENTER	PD
11	030324-0000	STREET CENTER	PD
12	030324-0000	STREET CENTER	PD
13	030324-0000	STREET CENTER	PD
14	030324-0000	STREET CENTER	PD

OWNER / DEVELOPER:
BASTIN JOSEPH
13100 LINCOLN RD.
RIVERVIEW, FL 33578

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
201 N FRANKLIN ST., SUITE 1400
TAMPA, FL 33602

SURVEYOR:
TERMINUS SURVEYING, LLC
2752 JASON STREET
TAMPA, FL 33619

DESIGN ENGINEER:
SCOTT W. OLIVER, P.E.

FL LICENSE NUMBER:
63945

CHECKED BY:
BPH

DATE:
06/24/2024

COVER SHEET

SCALE AS NOTED

DESIGNED BY:
KHA

DRAWN BY:
NTR

HILLSBOROUGH COUNTY
FLORIDA

RIVERVIEW HOTEL AND STORAGE

BASTIN JOSEPH
PREPARED FOR

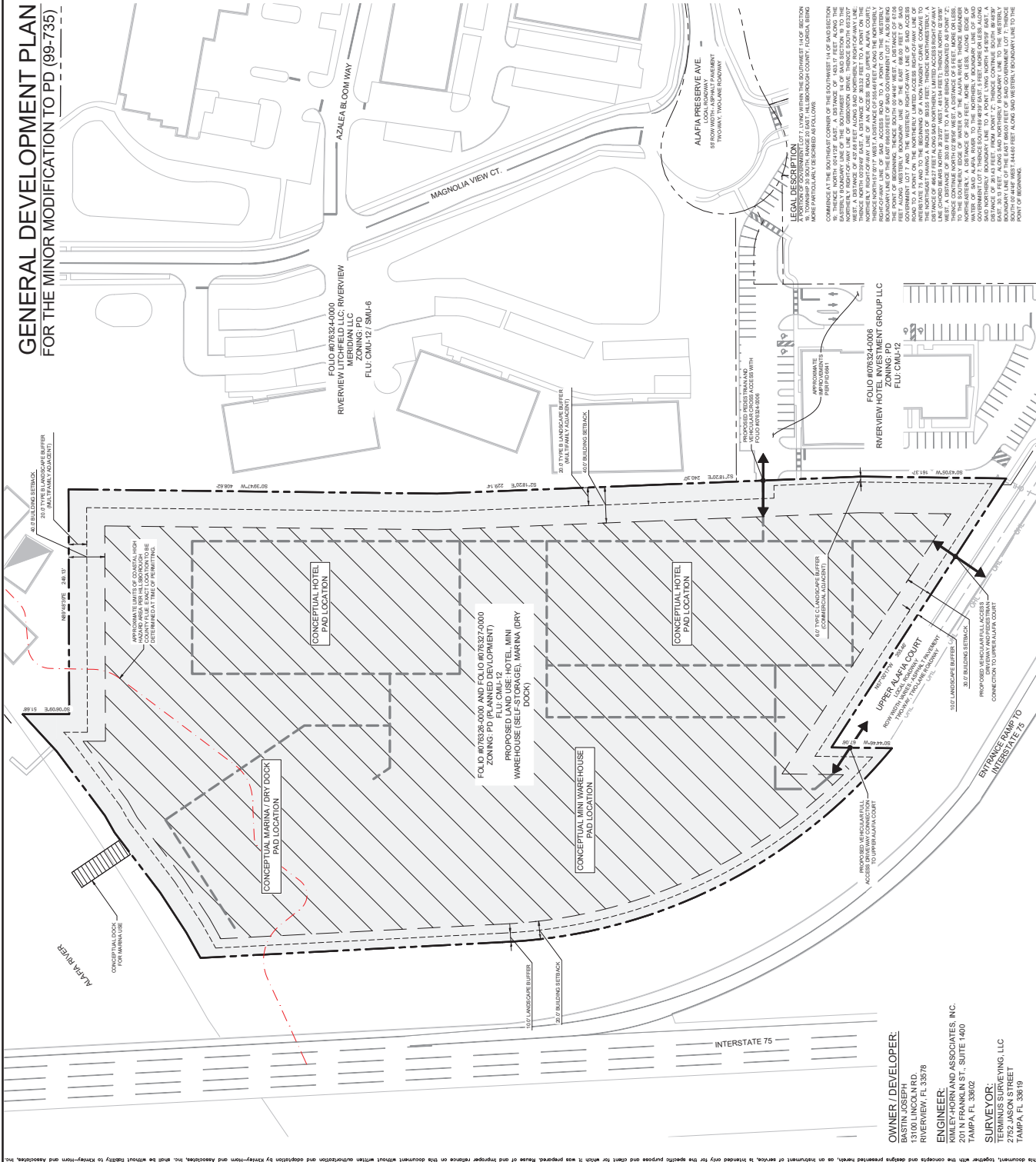
DATE:
06/24/2024

PROJECT NO.
145570000

SHEET NUMBER
1 OF 2

26-0175

GENERAL DEVELOPMENT PLAN
FOR THE MINOR MODIFICATION TO PD (99-735)



OWNER / DEVELOPER:

3100 LINCOLN RD.
RIVERVIEW, FL 33578

ENGINEER:

201 N FRANKLIN ST., SUITE 1400
TAMPA, FL 33602

SURVEYOR:

2752 JASON STREET
TAMPA, FL 33619

0.0000 m + 1.0000 m = 1.0000 m

[illegible]

Kimley-Horn
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM
REGISTRY NO. 696

DESIGN ENGINEER:
SCOTT W. GILNER, P.E.
FL LICENSE NUMBER
63945
DATE:

GENERAL DEVELOPMENT PLAN

RIVERVIEW HOTEL AND STORAGE
PREPARED FOR
BASTIN JOSEPH
HILLSBOROUGH COUNTY
FLORIDA

DATE	06/24/2024
PROJECT NO.	145579000
SHEET NUMBER	2 OF 2

[illegible]

GENERAL NOTES

[illegible]

Rivas, Keshia

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Friday, March 20, 2026 8:20 AM
To: Hearings
Subject: PRS-0173 Evidence & In Person Appearance
Attachments: PRS 26-0173 (Scaglione, Ronald) Evidence.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Second Request:

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for April 7, 2026 at 9 am hearing. I would wish to in person to discuss. We request you acknowledge receipt of this email. Thank you.

Ronald E. Scaglione
309 S New Jersey Ave
Tampa, FL 33609

C. Yvonne Scaglione
Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

O | 813 . 600 . 5323
C | 435 . 901 . 9922

Email: yscaglione@mac.com

The content of this email and its attachments are confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without written consent of the sender. If you received this message by mistake, please reply to this message and please delete the email.

PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

PRS: 26-0173 – February 10, 2026

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

February 6, 2025

PRS 26-0173

Max Montel
Hillsborough County
Capital Programs Department, Construction Services
2310 Regional Water Lane
Tampa, FL 33619

Dear Mr. Montel:

I am requesting the County to take the roadway portion only of Alafia Preserve Ave and Fern Hill Drive under the Parcel ID# U-19-30-20-ZZZ-000003-00130.1 or Folio# 076343-1010. This project was constructed to meet the County's minimum standards for structural components. The current owner is Alafia Complex Association Inc. In addition, we have provided the Original Construction Record Drawings as well as the Original Construction Testing Report for the roadways.

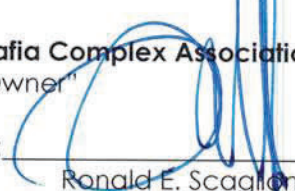
If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Sincerely,



Ronald E. Scaglione
President

Alafia Complex Association, Inc.
"Owner"

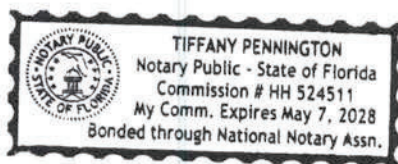
By: 
Its: Ronald E. Scaglione
President

Address: 8870 N Himes Ave PMB 408
Tampa, FL 33614

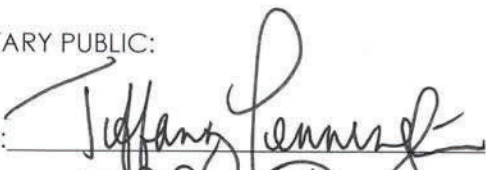
**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 6 day of February, 2025, by Ronald E. Scaglione, as President of Alafia Complex Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation and as Manager of _____. He X is personally known to me or ___ produced his Florida driver's license as identification.

(SEAL)



NOTARY PUBLIC:

Sign: 

Print: Tiffany Pennington

My Commission Expires: 5/7/28

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

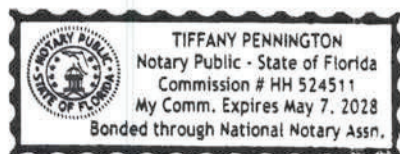
Ronald E. Scaglione
President

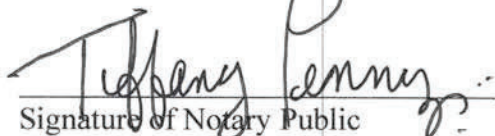
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA



6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



8. There is a depression around station 15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



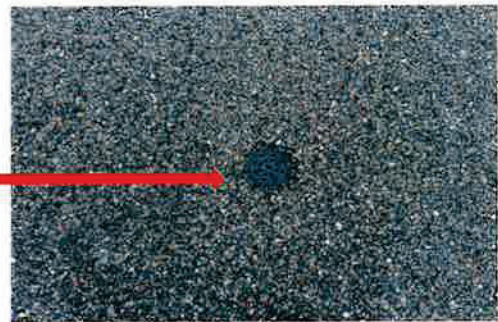
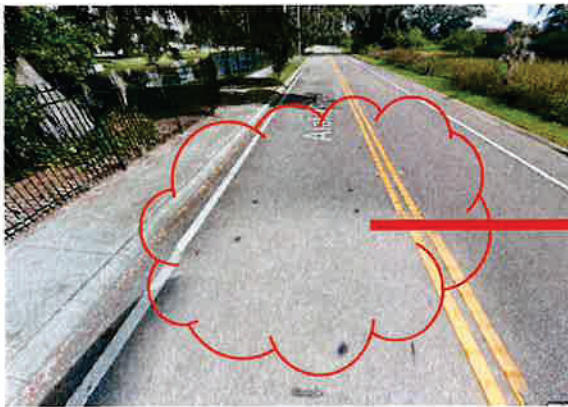
9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.



10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



14- Missing Striping for bike lane at Alafia Preserve Ave.

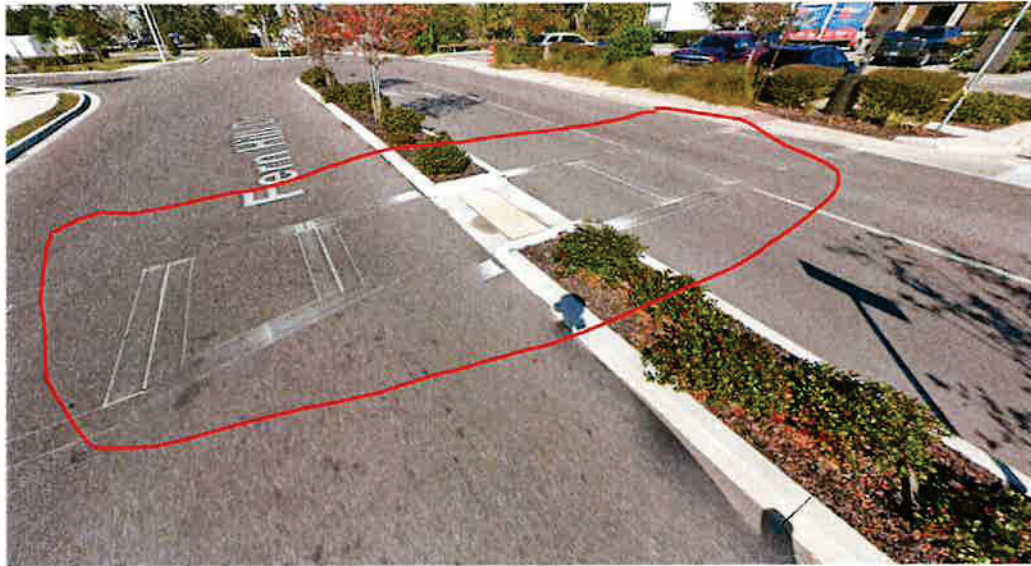


Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



2. Stripping at Fern Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. This information does not include all the pipe runs related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

(813) 272-5600

November 15, 2023

RE: MM 23-0414

Riverview Hotel Investment Group, LLC

Alafia Preserve Ave. & Magnolia View Ct.

76324.0005, 76324.0006, 76324.0010, 76343.1000

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Pat Kemp

Gwendolyn "Gwen" Myers

Michael Owen

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

**Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000**

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

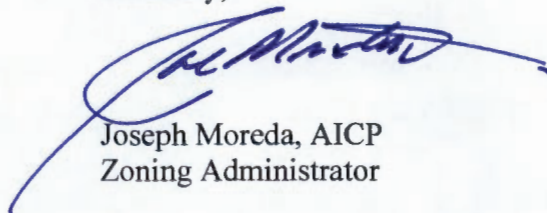
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

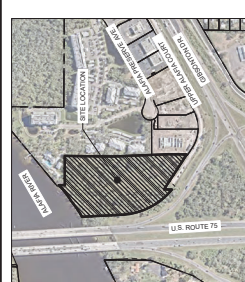
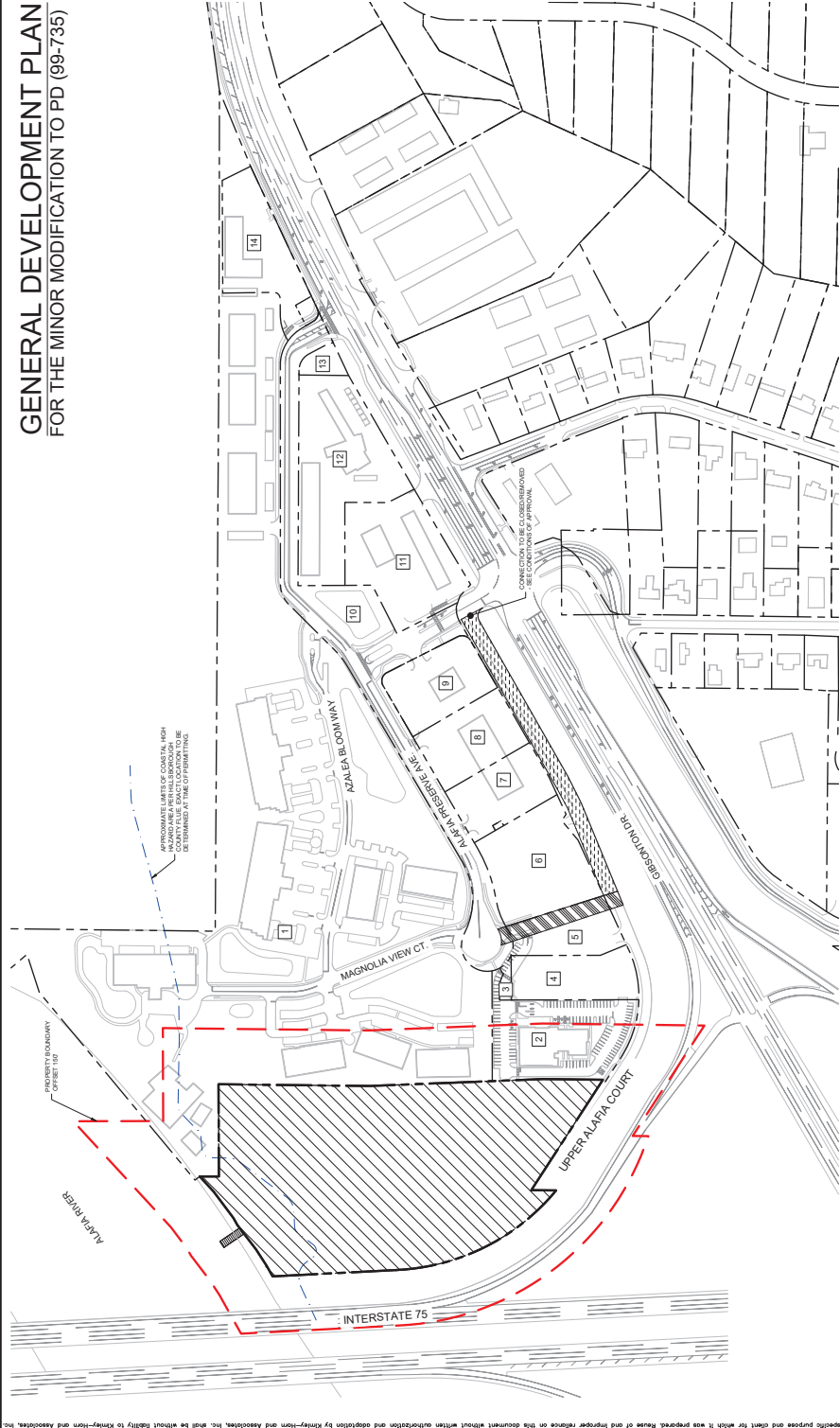
Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe): _____ _____ _____ _____

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

GENERAL DEVELOPMENT PLAN
FOR THE MINOR MODIFICATION TO PD (99-735)



LEGEND

- RIGHT OF WAY LINES
- 100' OFFSET FROM PROPOSED MAJOR MOD
- LIMITS OF SUBJECT MAJOR MODIFICATION
- OFFSITE ROADWAY IMPROVEMENT AREA
- SEE CONDITIONS OF APPROVAL
- SEE CONDITIONS OF APPROVAL
- SEE CONDITIONS OF APPROVAL

PARCEL #	ADJACENT PARCELS (SEE TOV/NOTARY MAP)	EXISTING LAND USE	PROPOSED LAND USE
1	030324-0000	RESIDENTIAL, CLASS A	PD
2	030324-0000	RESIDENTIAL, CLASS A	PD
3	030324-0000	VACANT COMMERCIAL	PD
4	030324-0000	VACANT COMMERCIAL	PD
5	030324-0000	VACANT COMMERCIAL	PD
6	030324-0000	VACANT COMMERCIAL	PD
7	030324-0000	STREET CENTER	PD
8	030324-0000	STREET CENTER	PD
9	030324-0000	STREET CENTER	PD
10	030324-0000	STREET CENTER	PD
11	030324-0000	STREET CENTER	PD
12	030324-0000	STREET CENTER	PD
13	030324-0000	STREET CENTER	PD
14	030324-0000	STREET CENTER	PD

COVER SHEET

RIVERVIEW HOTEL AND STORAGE
PREPARED FOR
BASTIN JOSEPH
HILLSBOROUGH COUNTY
FLORIDA

DATE
06/24/2024
PROJECT NO.
145570000
SHEET NUMBER
1 OF 2

OWNER / DEVELOPER:

BASTIN JOSEPH
13100 LINCOLN RD.
RIVERVIEW, FL 33578

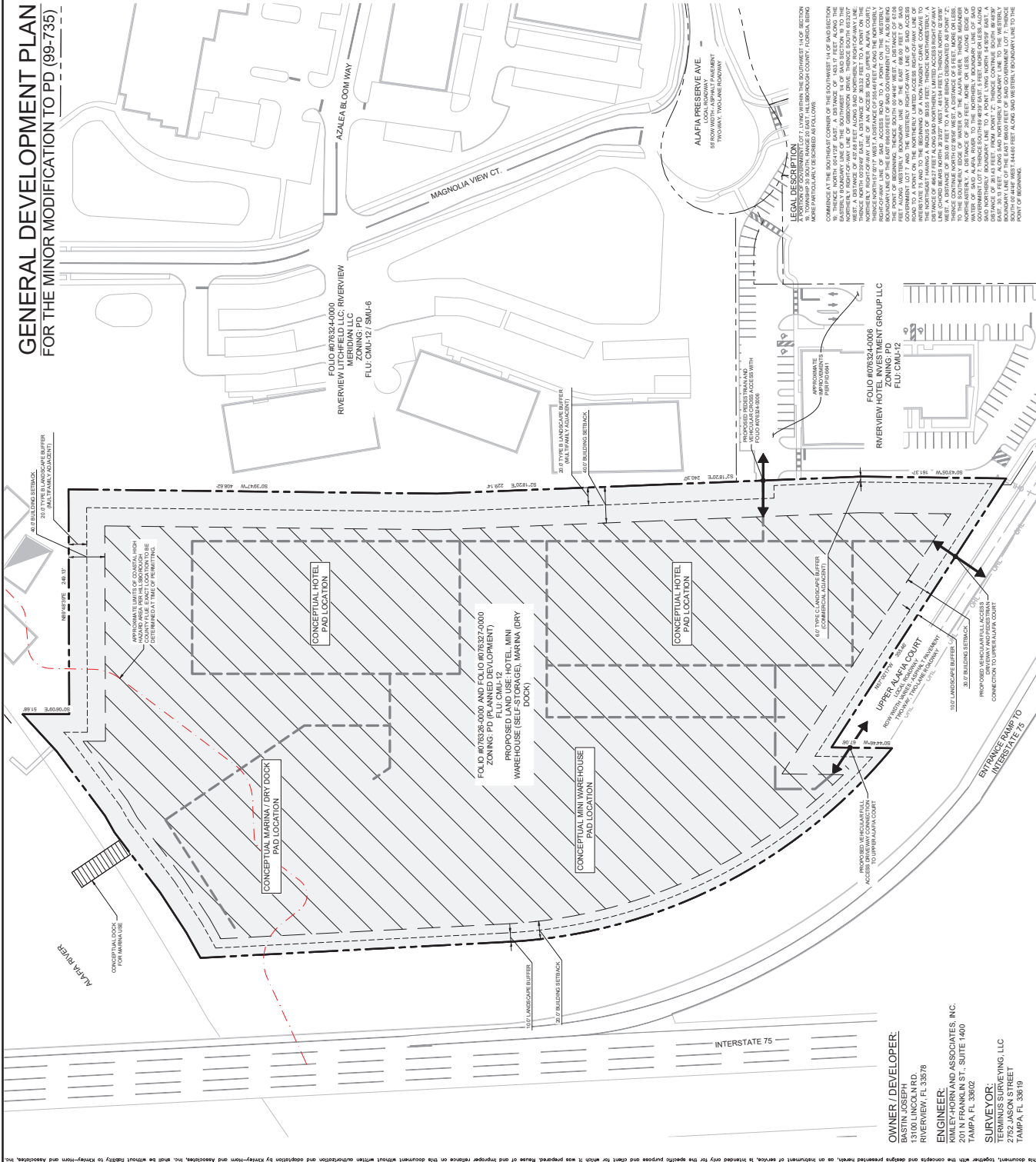
ENGINEER:

TERMINUS ENGINEERING AND ASSOCIATES, INC.
201 N FRANKLIN ST., SUITE 1400
TAMPA, FL 33602

SURVEYOR:

TERMINUS SURVEYING, LLC
2752 JASON STREET
TAMPA, FL 33619

GENERAL DEVELOPMENT PLAN
FOR THE MINOR MODIFICATION TO PD (99-735)



OWNER / DEVELOPER:

3100 LINCOLN RD.
RIVERVIEW, FL 33578

ENGINEER:

201 N FRANKLIN ST., SUITE 1400
TAMPA, FL 33602

SURVEYOR:

2752 JASON STREET
TAMPA, FL 33619

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Kimley-Horn & Associates, Inc.
101 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-820-1440
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

DESIGN ENGINEER:
SCOTT W. GILNER, P.E.
FL LICENSE NUMBER: 63945
DATE:

GENERAL DEVELOPMENT PLAN

RIVERVIEW HOTEL AND STORAGE
PREPARED FOR
BASTIN JOSEPH
HILLSBOROUGH COUNTY
FLORIDA

DATE	06/24/2024
PROJECT NO.	145579000
SHEET NUMBER	2 OF 2

SITE DATA TABLE	
PARCEL ID / PLOD NUMBER	5327-000-000 AND 7035-000
ADDRESS	800 GILBERTON DRIVE
APPROXIMATE AREA	14.0 ACRES
PROPOSED ZONING	RECREATION/CONSERVATION (R/CN)
FUTURE LAND USE	RECREATION/CONSERVATION (R/CN)
EXISTING USE	GRASS
PROPOSED USE	MINIATURE GOLF, SELF STORAGE, MARINA (M)
TOTAL PROPOSED AREA	1.66 AC (23,424 SQ FT)
EXISTING IMPERVIOUS AREA	0.03 AC (1,401 SQ FT)
PROPOSED IMPERVIOUS AREA	0.03 AC (4,268 SQ FT)
PROPOSED GREEN SPACE	1.75 AC (119,760 SQ FT)
PROPOSED TOTAL IMPERVIOUS AREA	0.06 AC (8,669 SQ FT)
PROPOSED TOTAL BUILDING AREA	1.0 AC (69,696 SQ FT)
ALLOWABLE FLOOR AREA	214,724 SQ FT
PROPOSED F.A.R.	0.6
PROPOSED TOTAL AREA	HOTEL, UP TO 100,000 SQ FT (25,000 SQ M) MINING DIRT, UP TO 1,000 SF (120 SQ M)
MAX BUILDING HEIGHT	HOTEL: 75 FT MINING DIRT: MAXIMUM 4 FT
PROPOSED PARKING	MINIATURE GOLF: 1,000 CARS (40,000 SQ FT) MINIATURE GOLF: 25 SPACES / 10.5 STOPS
BUILDING SETBACKS	
FRONT (EAST)	15 FT
REAR (WEST)	15 FT
SIDE (NORTH)	20 FT
NEAR (SOUTH)	30 FT
LANDSCAPE BUFFERS	
FRONT (SOUTH)	10 FT
REAR (EAST)	
COMMERCIAL ADJACENT	5 FT
MULTIFAMILY ADJACENT	25 FT
INDUSTRIAL ADJACENT	25 FT
WATER (SOUTH)	25 FT

GENERAL NOTES

[illegible]

Rivas, Keshia

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Saturday, May 16, 2026 9:20 AM
To: Hearings
Subject: PRS-0173 Hearing Evidence and In Person Appearance Notice
Attachments: PRS 26-0173 (Scaglione, Ronald) Evidence.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for June 9, 2026 at 9 am hearing. Ronald E. Scaglione would wish to appear in person to discuss.

Thank you.

PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

February 6, 2025

PRS 26-0173

Max Montel
Hillsborough County
Capital Programs Department, Construction Services
2310 Regional Water Lane
Tampa, FL 33619

Dear Mr. Montel:

I am requesting the County to take the roadway portion only of Alafia Preserve Ave and Fern Hill Drive under the Parcel ID# U-19-30-20-ZZZ-000003-00130.1 or Folio# 076343-1010. This project was constructed to meet the County's minimum standards for structural components. The current owner is Alafia Complex Association Inc. In addition, we have provided the Original Construction Record Drawings as well as the Original Construction Testing Report for the roadways.

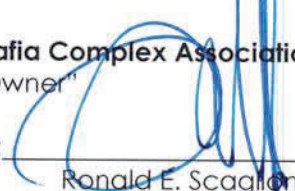
If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Sincerely,



Ronald E. Scaglione
President

Alafia Complex Association, Inc.
"Owner"

By: 
Its: Ronald E. Scaglione
President

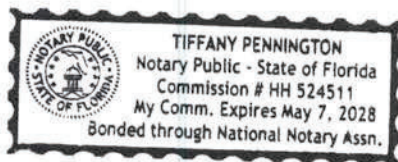
Address: 8870 N Himes Ave PMB 408
Tampa, FL 33614

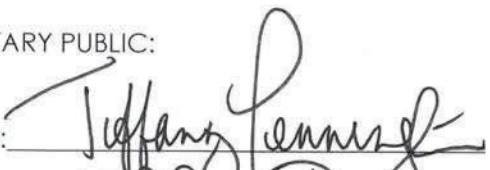
**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 6 day of February, 2025, by Ronald E. Scaglione, as President of Alafia Complex Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation and as Manager of _____. He X is personally known to me or ___ produced his Florida driver's license as identification.

NOTARY PUBLIC:

(SEAL)



Sign: 

Print: Tiffany Pennington

My Commission Expires: 5/7/28

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

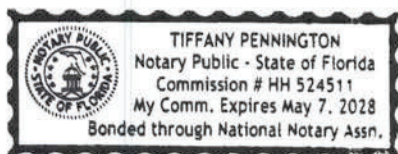
Ronald E. Scaglione
President

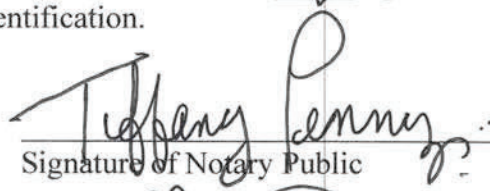
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.

EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

26-0173

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA



6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



8. There is a depression around station 15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



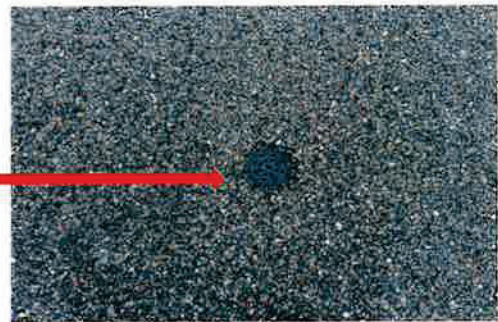
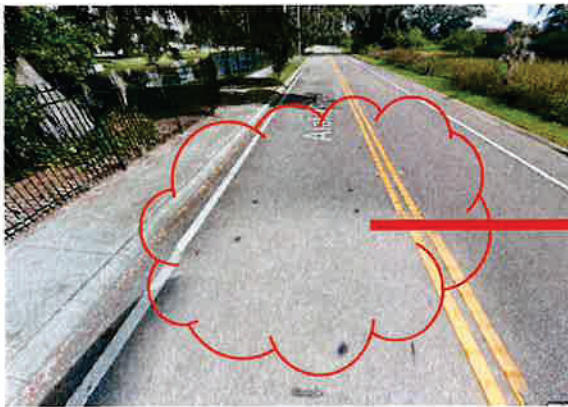
9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.



10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



14- Missing Striping for bike lane at Alafia Preserve Ave.



Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



2. Stripping at Fren Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. These information does not include all the pipes run related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

(813) 272-5600

November 15, 2023

RE: MM 23-0414

Riverview Hotel Investment Group, LLC

Alafia Preserve Ave. & Magnolia View Ct.

76324.0005, 76324.0006, 76324.0010, 76343.1000

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Pat Kemp

Gwendolyn "Gwen" Myers

Michael Owen

Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

**Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000**

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

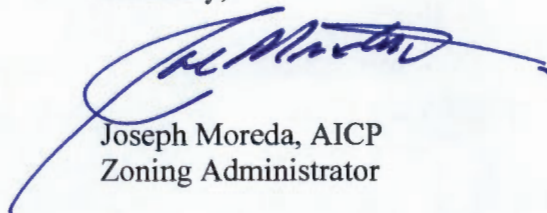
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

26-0173

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

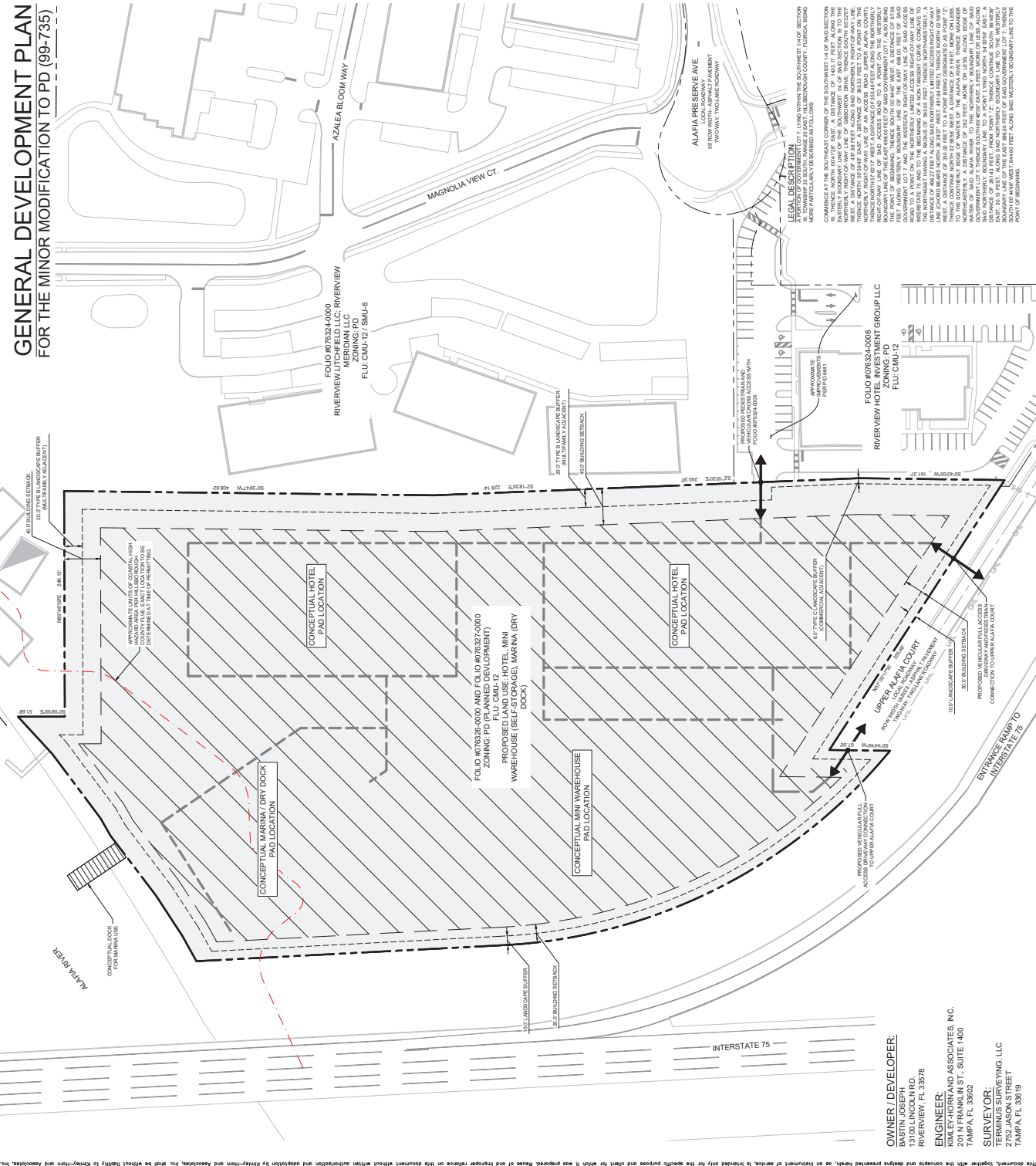
Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe): _____ _____ _____ _____

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

[illegible]

GENERAL NOTES

- [illegible]

DATE
06/24/2024

1455/9000

2 OF 2

26-0173

Norris, Marylou

From: Yvonne Scaglione <yscaglione@mac.com>
Sent: Wednesday, April 22, 2026 11:01 AM
To: Hearings
Subject: PRS-0173 Hearing Evidence and In Person Appearance
Attachments: PRS 26-0173 (Scaglione, Ronald) Evidence.pdf

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please find attached our evidence package we wish to submit to all for PRS 26-0173 of for May 12, 2026 at 9 am hearing. I would wish to appear in person to discuss.

Ronald E. Scaglione
309 S New Jersey Ave
Tampa, FL 33609

C. Yvonne Scaglione
Corporate Office
8870 N Himes Ave PMB 408
Tampa FL 33614

O | 813 . 600 . 5323
C | 435 . 901 . 9922

Email: yscaglione@mac.com

The content of this email and its attachments are confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without written consent of the sender. If you received this message by mistake, please reply to this message and please delete the email.

PRS: 26-0173 – February 10, 2026

To: Development Services Department

Cc: Hillsborough County Attorney's Office; Transportation / Addressing; Board of County Commissioners

Re: PRS-0173 – Hearing Scheduled February 10, 2026 to modify PD 99-0735

From: **Ronald E. Scaglione – 309 S New Jersey Ave, Tampa, FL 33609**

I submit this letter for inclusion in the administrative record in advance of the upcoming public hearing concerning proposed modifications and revised site plans affecting the properties west of our parcels.

This correspondence constitutes a formal objection to any further zoning modifications, site plan approvals, certifications, or related actions until the County has addressed and resolved the roadway dedication, access, and addressing issues outlined below.

Background and Prior Requests

On **February 6, 2025**, I submitted a written request to the County (see attached) asking that the County commence acceptance of Alafia Preserve Avenue and Fern Hill Drive to allow public access to the properties west of our parcels, which are the subject of the hearing PRS-0173.

Again, on August 26, 2025, a formal demand was sent on our behalf by Moore, Bowman & Reese, requesting that the County initiate the turnover of these private roads in accordance with the Board-approved Development Order. To date, there has been no meaningful response or action by the County to accept these roadways under the conditions expressly approved in the governing zoning order.

These unresolved failures now directly intersect with, and are being compounded by, the additional zoning and site plan modifications currently scheduled for hearing.

1. Loss of Upper Alafia Court as Frontage and Legal Address

Upper Alafia Court serves as the frontage road and legal addressing corridor for five (5) commercial parcels I own, totaling approximately 50,000 square feet of retail and medical space. These buildings were designed, permitted, marketed, leased, financed, and operated based on frontage and addressing from Upper Alafia Court.

Any action that removes, diminishes, or circumvents Upper Alafia Court as frontage and legal address would result in substantial and irreversible impacts, including:

PRS: 26-0173 – February 10, 2026

- Loss of established commercial identity and wayfinding
- Customer, vendor, and delivery confusion
- Disruption to tenant operations, licensing, insurance, and marketing
- Conflicts with existing leases, lender records, title documents, and appraisals
- Increased emergency response confusion for a multi-tenant commercial center

Addressing a frontage-oriented commercial property from a non-frontage, internal, or private roadway is inconsistent with standard commercial planning practices and introduces unnecessary operational and safety risks. This issue remains unresolved and must be corrected before any further approvals are granted.

2. County Non-Compliance with PRS 19-0778 RV – Condition 7

Condition 7.1 of PRS 19-0778 RV expressly requires the dedication of Alafia Preserve Avenue and Fern Hill Drive to Hillsborough County once constructed as approved. The Development Order further provides that:

- The Developer has no obligation to construct additional roadway improvements within the dedicated right-of-way, and
- Future driveway connections are expressly permitted, subject to Access Management regulations.

The County's refusal to accept the roadway dedication unless unapproved improvements are performed is inconsistent with the Development Order and remains unresolved. This failure directly contributes to the access, addressing, and liability conflicts now being used to justify additional zoning modifications under PRS-0173.

3. Improper Reliance on a Private Easement Road

The north-south roadway immediately west of my parcels is a privately owned easement road. Current County actions effectively position this private easement as the primary access and addressing corridor for cumulative traffic generated by:

- My existing 35,000 SF commercial center
- My 15,000 SF medical building
- A future 11,000 SF retail / medical building next to the Hotel
- One existing hotel
- Two proposed hotels
- A marina
- A self-storage facility

PRS: 26-0173 – February 10, 2026

This represents an extraordinary escalation in traffic volume and intensity on infrastructure that was never intended to function as a public access corridor for such intense use as has been approved. Using addressing and access decisions to legitimize this overburdening converts private infrastructure into a de facto public road without dedication, capacity analysis, compensation, or maintenance protections.

4. Ongoing Liability and Insurance Harm

Because the County has not accepted the required roadway dedications, Alafia Complex Association, Inc. remains responsible for ownership, maintenance, and commercial liability insurance for roads intended to be County-owned public facilities.

This imposes continuing insurance costs and liability exposure for traffic generated by third-party developments—including hotels and a marina—that were explicitly intended to be served by a public roadway. These are real, ongoing financial and risk burdens that remain unresolved.

5. Pending Access Rights and Reasonable Alternative

The Development Order expressly allows future driveway connections consistent with Access Management regulations. My pending request to:

- Retain Upper Alafia Court as frontage and legal address, and
- Approve a driveway access connection from Upper Alafia Court to serve the buildings east of the red-outlined parcel

remains outstanding. This solution is reasonable, fully consistent with the Development Order, and necessary to prevent further overburdening of private infrastructure while preserving safe and logical access.

Formal Request

Accordingly, I respectfully request that the County:

- Continue or defer the pending PRS-0173 hearing, or
- Withhold approval of any further modifications, certifications, or site plan revisions
- Delay approvals on further modifications until the County takes title to public access roads for the benefit of the property to the west to have public road access

until the County has:

PRS: 26-0173 – February 10, 2026

1. Confirmed that Upper Alafia Court will be retained as frontage and legal address, including USPS recognition;
2. Accepted the dedication of Alafia Preserve Avenue, Fern Hill Drive, and the north–south connector road by deed to Hillsborough County as public roads, in compliance with Condition 7;
3. Eliminated improper reliance on a private easement road for primary access and addressing;
4. Addressed ongoing liability and insurance impacts during any period of private road use; and
5. Acted on the pending driveway access request from Upper Alafia Court.

This request is made to ensure compliance with Board-approved conditions, preserve orderly process, and avoid further disputes that could otherwise be prevented.

Please confirm that this letter has been received and entered into the administrative record for the February 10, 2026 hearing.

Respectfully submitted,



Ronald E. Scaglione,
309 S New Jersey Ave
Tampa, FL 33609

Manager of

Alafia Crossing Acquisition LLC
Gibson-ton RE-1 LLC
Gibson-ton RE-2 LLC
Gibson-ton RE-3 LLC
Gibson-ton RE-4 LLC
Gibson-ton RE-6 LLC

And as President of Alafia Complex Association, Inc.

Supported by:

Home Suite2 Hotel Group

February 6, 2025

PRS 26-0173

Max Montel
Hillsborough County
Capital Programs Department, Construction Services
2310 Regional Water Lane
Tampa, FL 33619

Dear Mr. Montel:

I am requesting the County to take the roadway portion only of Alafia Preserve Ave and Fern Hill Drive under the Parcel ID# U-19-30-20-ZZZ-000003-00130.1 or Folio# 076343-1010. This project was constructed to meet the County's minimum standards for structural components. The current owner is Alafia Complex Association Inc. In addition, we have provided the Original Construction Record Drawings as well as the Original Construction Testing Report for the roadways.

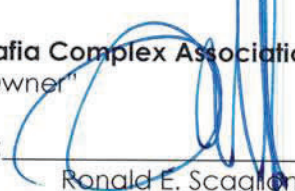
If there is anything else required to start the turnover process, please contact Andrew with Tampa Civil at andrew@tampacivil.com.

Sincerely,



Ronald E. Scaglione
President

Alafia Complex Association, Inc.
"Owner"

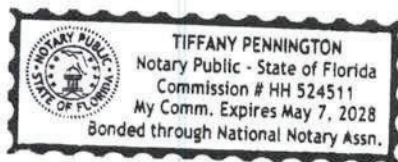
By: 
Its: Ronald E. Scaglione
President

Address: 8870 N Himes Ave PMB 408
Tampa, FL 33614

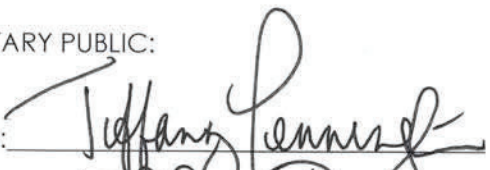
**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 6 day of February, 2025, by Ronald E. Scaglione, as President of Alafia Complex Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation and as Manager of _____. He X is personally known to me or ___ produced his Florida driver's license as identification.

(SEAL)



NOTARY PUBLIC:

Sign: 

Print: Tiffany Pennington

My Commission Expires: 5/7/28

OWNER'S AFFIDAVIT DESIGNATING

REPRESENTATION FOR:

Project Name: Alafia Roadway Turnover

Parcel ID/Folio #: 076343-1010

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

Before me this day personally appeared **Ronald E. Scaglione**, as **President of Alafia Complex Association, Inc., a Florida not-for-profit corporation**, who, being duly sworn, hereby proclaims that **Alafia Complex Association Inc.** is the owner Site Development and does hereby authorize **Tampa Civil Design, LLC**, to act on its behalf as their agent with regard to the processing of said Subdivision / Site Development (circle one).

OWNER:

Alafia Complex Association Inc.

By: 

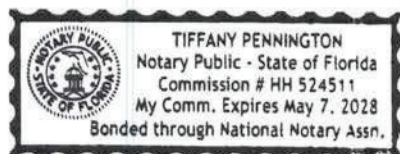
Ronald E. Scaglione
President

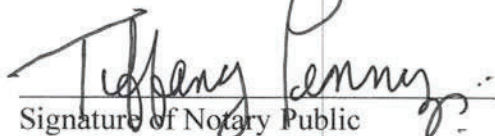
Address: 8870 N Himes Ave # 408
Tampa, FL 33614

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of February 2025 by RONALD E. SCAGLIONE, As President on behalf of Alafia Complex Association, Inc. who ☒ is personally know OR _____ produced _____ as identification.

STAMP





Signature of Notary Public

Tiffany Pennington

Print Name

2/6/25

Date

MOORE BOWMAN & REESE, P.A.
EMINENT DOMAIN & PROPERTY RIGHTS LAWYERS

PRS 26-0173

Tuesday, August 26, 2025

www.mbrfirm.com

Adam Gormly, Department Director
Hillsborough County Development Services
c/o Cameron Clark, Esq.
Chief Assistant County Attorney
Real Estate and Development Division
601 E. Kenney Blvd.; 16th Floor
Tampa, FL 33602

Re: *Notice of proposed roadway dedication - Alafia Preserve Avenue & Fern Hill Drive*
Folio #076343-1010

Mr. Gormly,

Our Firm represents Alafia Crossing Acquisition, LLC ("ACA") developer of the property located at 10114 Gibsonton Drive, in Riverview (part of Folio #076343-1010) subject to PD 06-0848, as modified by PRS 19-0778RV (10/8/2019) and MM 23-0414 (11/7/2023). On March 10, 2025, ACA, through its engineer, Tampa Civil Design, provided written correspondence to the County's engineer, Max Montel, P.E., requesting that the County accept the roadway dedications required by Condition 7 of the 'Final Conditions of Approval' for MM 23-0414. The roadways proposed to be dedicated are Fern Hill Drive and Alafia Preserve Avenue (depicted below), together with necessary drainage easements. A copy of the engineer's correspondence is enclosed.



By reply dated April 1, 2025, Mr. Montel advised ACA's engineer that the County would not accept these required dedications unless corrective action was taken to address a "punch list" of alleged nonconformities within these rights-of-way, which items ranged from sidewalk cracks

SARASOTA

S.W. Moore, Esq.
551 N. Cattlemen Rd., Suite 100
Sarasota, Florida 34232
941.365.3800
Fax: 941.952.1414

ST. PETERSBURG

Jackson H. Bowman, Esq.
735 Arlington Ave. N., Suite 105
St. Petersburg, Florida 33701
727.579.9000
Fax: 877.203.5748

TAMPA

Ryan C. Reese, Esq.
4100 W. Kennedy Blvd., Suite 221
Tampa, Florida 33609
813.318.9000
Fax: 877.203.5748

DELAND

Vanessa Bolton, Esq.
1742 S. Woodland Blvd., #422
Deland, Florida 32720
(Mail Only)
386.956.6465
Fax: 877.203.5748

and depressions, sidewalk debris, worn pavement markings, inadequate streetlight setbacks, and broken curbing. Mr. Montel further advised that—in order to move forward with the dedication process—ACA was required to provide: (a) an “as built [survey]” of the rights-of-way (2) an “inventory of the [right-of-way] infrastructure,” and (c) pass a “successful final inspection by the Construction Services Section.” A copy of Mr. Montel’s report is also enclosed.

Condition 7.1 of the Final Conditions of Approval reads in its entirety:

7.1 *Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.*

Dedication shall occur upon the earlier of the following:

- a. *Prior to final approval of the Construction Plan of the parcel labeled “Last Parcel to Develop” as depicted on the Site Plan,*
- b. *Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or*
- c. *September 12, 2025.*

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

ACA is prepared to meet its obligations under Condition 7.1 by dedicating and conveying the required roadways prior to September 12, 2025, the “earliest” trigger as set forth in subparagraph (c), above. However, Mr. Montel’s demand that ACA undertake, at its own cost and expense, the roadway repairs referenced in his report, which are essentially “wear and tear” items, is beyond the scope of Condition 7.1. To the contrary, the Condition states the “*Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed...*” This text, drafted by Staff, and twice approved by the Commission (October 8, 2019; November 7, 2023), clearly indicates the County would be accepting these roadways in their “as-is” condition.

Nor are any of the additional obligations imposed by Mr. Montel—the as-built ROW survey, improvement inventory, and inspection—required by Condition 7.1, or any other Final Condition of the development approval, either in PRS 19-0778RV or MM 23-0414.

ACA remains ready and willing to turn over these roadways to the County in their present condition, consistent with the text of Condition 7.1. It declines, however, to expend additional resources performing the remedial measures demanded, and the other ancillary obligations imposed by Mr. Montel as a condition of completing the dedication, none of which are within the scope of Condition 7.1. As the County has requested ACA dedicate these roadways to provide safer access to the parcels west of the Alafia Commercial Center (MM 25-0071) *to the benefit of*

the adjacent development, any perceived improvements to these roadways should be the responsibility of that developer, or the County, not ACA.

ACA thus requests the County forthwith begin the process of preparing the necessary documentation to effectuate the required roadway turnover within the next thirty (30) days. For this process, your primary point of contact will be ACA's engineer, Jeremy Couch, with Tampa Civil Design. Should this issue require further discussion, I can be reached at the number below, Tampa office.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Reese", with a stylized flourish at the end.

Ryan C. Reese, Esq.
For the Firm

March 10, 2025

Hillsborough County
Capital Programs Department, Construction Services
Max Montel, P.E., PhD
2310 Regional Water Lane
Tampa, FL 33619

**RE: Turnover of Alafia Preserve Avenue and Fern Hill Drive
Folio 076343-1010**

Dear Mr. Montel,

On behalf of Alafia Complex Association, we are respectfully requesting Hillsborough County to accept Alafia Preserve Ave and Fern Hill Drive for ownership, operation and maintenance. The roads in question are portions of land under Folio# 076343-1010.

For both roads, the average asphalt depth is 2.75" (+/-) which is greater than the requirement of 2.5" per the Hillsborough County TTM table 8-3. The average base depth 9.4". For both roads, the average design structural number is 2.90 (+/-) which exceeds the County requirement of SN 2.50 per the Hillsborough County TTM 8.1.4.1.

According to the Major Modifications to MM 23-0414 Condition 7.1 "Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, *as such roadways have been designed, approved, and constructed*, together with necessary drainage easements."

It is important to note that the County has requested for the developer to transfer ownership of these roadways to provide safer access to parcels west of the Alafia Commercial Center. The zoning condition contemplates the County accepting the roads as they are now.

Any further improvements needed for these roadways should be the responsibility of the developer of MM 25-0071 after the County has accepted ownership.

Should you have any questions please contact me at jcouch@tampacivil.com

Respectfully,

Jeremy Couch, P.E.
PRESIDENT

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

Tampa Civil Desing
17937 Hunting Bow Circle
Suite 102, Lutz, FL 33558

April 1, 2025

Re: Consideration on Accepting Private Roadway Alafia Preserve Ave & Fern Hill Drive
to Public.

Dear Mr. Jeremy Couch,

Introduction

On March 10, 2025, we received your letter on behalf of Alafia Complex Association, requesting the consideration on accepting the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county. The roads in question are the portion under the folio 076343-1010. The request does not include the ponds.

The Alafia Complex Association INC is located at the Southwest Corner of Hillsborough County, just East of I-75 on Gibsonton Road.



On March 14, 2025, via email link we received from Mr. Andrew Musmanno, the following documents:

1. Videos and Reports for the storm water system, we also received on Monday 24 a flat drive with copy of the videos and report.
2. File named "365_PRESERVE AT ALAPHIA RECORD_SY1": The file contains a document composed of six (6) pages of a record survey. The document contains information about the stormwater system (difficult to read); however, it does not contain cross sections nor detailed description of project infrastructure, basically is not an as built.

3. Aerial Roadway Turnover Exhibit: The document appears to be a google map aerial of the area intended to be transferred to our jurisdiction.
4. Roadway Turnover Narrative: The document is a Tampa Civil narrative, requesting the acceptance of the Alafia Preserve and Fern Hill. The document also includes comments about the base thickness, asphalt depth as well as the Structural Number (SN), stating that in both roads the average SN exceeds the Hillsborough County Requirement which is 2.90.
5. Subsurface Soil Profiles (Roadway) - BTL Engineering Services, Inc.: The document, dated on May 19, 2023, is a subsurface investigation report prepared by BTL Engineering, Inc, describing their findings in ten (10) cores taken along Alafia Ave. and Fern Hill. The document does not contain any engineering conclusion nor recommendation.

Inspections results/non-conformities

The photographic log below can be used as a reference for the noted deficiencies that will need to be addressed.

Alafia Preserve Ave

1. Cracked Sidewalk at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



2. Clean the sidewalk of debris and grass at the West side of the Cul-de-Sac (At station 00+30 at Alafia Preserve Ave.).



3. Missing Stop Sign at the West exit of the Apartment Complex



4. The ADA mats are missing or damage in all locations on the sidewalk located North and South of the Alafia Preserve Ave. Please see photos below. They are a representation of the damage truncate nonconformities.



5. The Asphalt pavement along (Alafia Preserve Ave) present various distresses, such as Block Cracking, Fatigue Cracking, Longitudinal Cracking and Transverse Cracking (from station 00+00 to 29+00).



Alafia Preserve Ave and Fern Hill, request for ownership transfer (Inspection Report)
Section 19, Township 30, Range 20 East
Folio: 076343-1010
Hillsborough County, Florida
Plat Book; NA



6. The Perimetral Fence of the Apartment Complex is Missing in Some locations, (Around station 15+00, station 22+00 at Alafia Preserve Ave). This represents a safety issue due the drop in that area.



7. Cracked sidewalk panels of the sidewalk, (Around station 28+00 at Alafia Preserve Ave).



8. There is a depression around station 15+00, on the area covered by pavers (trip hazard).
It should be noticed that Hillsborough County does not favor pavers on public sidewalks.



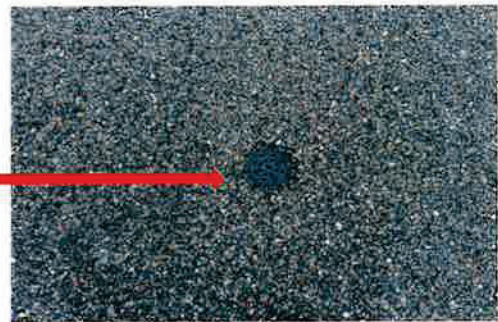
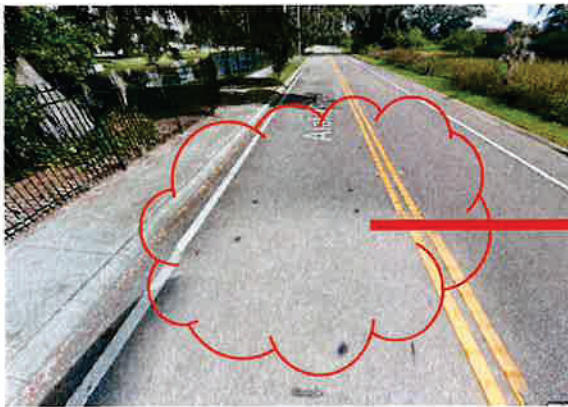
9. Stop bar missing at the Northeast side of Alafia Preserve Ave. and Fern Hill Dr. the interception.



10- Cross walk striping at the Stripping in the interception of Alafia Preserve Ave. and Fern Hill Dr. the interception.



11- Along Alafia Preserve Dr., there are two (2) locations where we observed embedded on the pavement black metal covers, of what appears to be a WANE Tree System (Water Air Nutrient Exchange). Please confirm with DS if this is acceptable on the road.



12- Street lights along Alafia Preserve Ave, do not meet the 4 ft., required set back from the edge of curb. Light should be relocated.



13- Bike lane, along Alafia Preserve Ave., disappear without a ramp for bikes to go in sidewalk. An access ramp is required.



14- Missing Striping for bike lane at Alafia Preserve Ave.

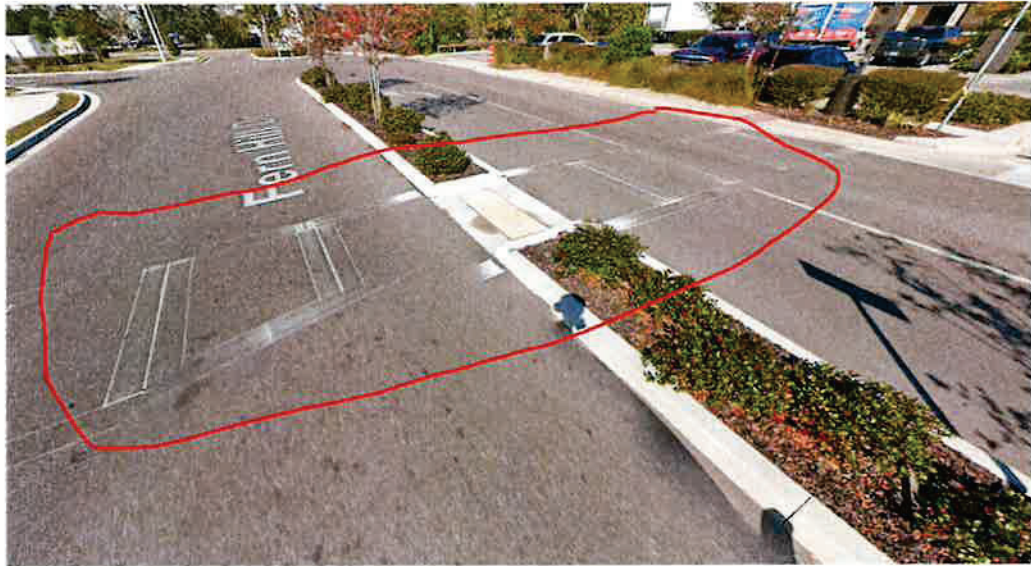


Fern Hill Drive

1. The Curb need Repairs at the Northwest Area (at station 44+30 at Fern Hill Drive)



2. Stripping at Fern Hill Dr. is missing the paint.



Stormwater videos and reports.

We received videos and a report for six (6) pipe runs. This information does not include all the pipe runs related to the roads (ROW) that we have been requested to accept. There are non-conformities with our requirements. Please see table 1 below for details.

Table 1- Storm videos and reports review details.

No.	Pipe Run	Video Provided		Pipe Size	Comments
		Yes	No		
1	D8-D6 (D8 North)	X		30" RCP	D8 (MH) in ROW. D6 is in private property. The video provided stops at 40.8 ft from D8 towards D6.
2	D8-D9 (D8 South)	X		30" RCP	D8 (MH) in ROW. D9 is in private property. Join gap at 60.6 ft. from D8 is out of tolerance) bigger than 7/8 inches. At 68.4 ft from D8, the pipe ends with no connection to any structure.
3	ES09-ES10		X	24" RCP	ES09 is a curb inlet and ES10 is a curb inlet.
4	ES09-S8	X			ES09 is a curb inlet. D8 (FES) in the pond. Video stops at 50.1 ft from ES09. Pipe under water.
5	S15-S16		X	30" RCP	S15 (FES) in the pond S16 (grate inlet) in private property. The pipe runs under Alafia Preserve Ave.
6	S22-S23	X		24" RCP	S22 (curb inlet). S23 (curb inlet)

7	S22-S21		X	24" RCP	S22 (curb inlet). S21 (FES) at the pond.
8	S28-S29		X	30" RCP	S28 (curb inlet). S29 (curb inlet)
9	S29-S30		X	30" RCP	S29 (curb inlet). S30 (FES) at the pond.
10	S31-S32		X	18" RCP	S31 (FES) at the pond. S32 (MH).
11	S32-S50		X	Not identified on the provided survey	S32 (MH). S50 (Type D modified).
12	S49-S50		X	18" RCP	S49 (curb inlet). S50 (type D modified).
13	S50-S33		X	18" RCP	S50 (type D modified). S33 (curb inlet).
14	S33-S34	X			S33 (curb inlet). S34 (curb inlet).

Summary.

- 1- The request for acceptance does not include the three (3) ponds, therefore no investigation was performed for infrastructure related to the ponds.
- 2- Both Alafia Preserve Ave. and Fern Hill Dr., have non-conformities that need to be corrected.
- 3- Information provide for Stormwater System, is incomplete. There are non-conformities that need corrections.

Conclusion.

- We do not recommend the acceptance of the private roads Alafia Preserve Ave & Fern Hills Drive. into a public road managed/maintained by the county, until all the non-conformities listed above are corrected.
- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an as built as well as an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements.
- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Non- Conformities on his report were generated by an inspection performed on March 24, 2025, by Nestor Alonso Lima and reviews performed by Maximino (Max) Montel.

Nestor Alonso-Lima

Nestor Alonso Lima.

Max Montel

Maximino (Max) Montel P.E. Ph.D.

cc. Michael Williams
Jim Hudock

Report end.



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

(813) 272-5600

November 15, 2023

RE: MM 23-0414

Riverview Hotel Investment Group, LLC

Alafia Preserve Ave. & Magnolia View Ct.

76324.0005, 76324.0006, 76324.0010, 76343.1000

S. Elise Batsel, Esq.
Stearns Weaver Miller
401 E. Jackson St., Ste. 2100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on November 7, 2023, the Board of County Commissioners approved your request for a Major Modification to PD 06-0848, with the attached final conditions. Please keep this letter for your records.

If you have any questions, please contact Tim Lampkin, of my staff at LampkinT@HCFLGov.net.

Sincerely,

J. Brian Grady, Director
Zoning Administrator
Community Development Division

JBG/mn
Attachments
cc: File

**BOARD OF COUNTY
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Harry Cohen

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Gwendolyn "Gwen" Myers

Michael Owen

Joshua Wostal

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COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

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

1. The multi-use development shall be limited as follows:
 - 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein:

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)
 - 1.2 The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.
 - 1.3 The project shall be permitted a maximum of 60,980 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
 - 1.4 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-0) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
 - 1.5 The project shall be permitted a maximum 81,000 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
 - 1.6 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
 - 1.7 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.
2. The project may be permitted a maximum of 351 multi-family dwelling units, a 81,000 square foot hotel, 60,980 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance

with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and Alafia Preserve Avenue. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out. [THIS CONDITION HAS BEEN SATISFIED].
 - 6.3 The site currently abuts, but does not have access to, the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the portion of the frontage road east of the proposed 54-foot-wide public right-of-way and continuing to the Fern Hill Drive Ext. will be removed in the future, once a new public roadway segment is constructed within the referenced right-of-way. Nothing herein this condition shall be construed as requiring the developer of the subject PD to construct such public roadway facility.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive (i.e., the frontage road) currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Developer shall dedicate and convey Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements.

Dedication shall occur upon the earlier of the following:

 - a. Prior to final approval of the Construction Plan of the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan,

- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties, or
- c. September 12, 2025.

The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations.

- 7.2 To provide the alternative connection for Old Gibsonton Dr. (i.e., the frontage road) to the Fern Hill Drive Extension via Alafia Preserve Avenue, the Developer shall dedicate and convey a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication and conveyance shall occur upon the earlier of the following:

- a. Prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. Within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located as generally shown on the Site Plan at the discretion of Developer consistent with applicable transportation technical and access management standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

- 8. Prior to or concurrent with the next increment of development, the developer will provide a bus bay and transit accessory pad including shelter, seating, trash receptacle, and bicycle rack for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
- 9. Notwithstanding anything on the Site Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 10. 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. Parking shall be provided in accordance with Section 6.05 of the Hillsborough County Land Development Code. Notwithstanding the above, the project's hotel uses shall be permitted to provide parking at a rate of 1.0 parking space per room. Additionally, the developer will be required to construct 6 bicycle parking spaces which meet the location and design criteria found within Sec. 6.05.02.P. of the LDC.
- 12. 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.

13. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
14. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
16. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. Within 90 days of approval by 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 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 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the 5.6-acre area subject to MM 23-0414 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.



**Hillsborough
County Florida**

PRS 26-0173

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

**Reference: PRS 19-0778 RV
Alafia Crossing Acquisition, LLC
10114 Gibsonton Dr./76324.0010, 76343.1000**

Jeremy Couch
Tampa Civil Design, LLC
17937 Hunting Bow Cir., Ste. 102
Lutz, FL 33558

Dear Applicant:

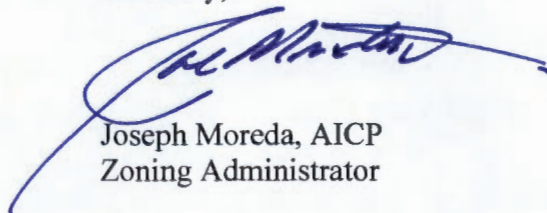
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 06-0848, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

HCFLGOV.NET

**BOARD OF COUNTY
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COUNTY ATTORNEY

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INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES**

ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted September 20, 2019.

1. The multi-use development shall be limited as follows:

- 1.1 The project shall be permitted a maximum of 351 multi-family residential units on 30.36 acres; and shall be subject to the Residential Multi-family Conventional-12 (RMC-12) zoning district development standards, except as referenced herein.

Minimum Front Yard Set-back:	25 feet
Minimum Set-back:	20 feet along western property boundary
	40 feet from ELAPP property
	50 feet from Alafia River
Maximum height:	60 feet (5 stories)

The 2:1 additional setback for buildings over 20 feet in height shall not apply to the western and northern property boundaries.

- 1.2 The project shall be permitted a maximum of 60,707 square feet of building area for Commercial Neighborhood (CN) zoning district uses on 5.6 acres. The project will be subject to the Commercial Neighborhood (CN) zoning district development standards, except as referenced herein. Maximum impervious surface for the commercial neighborhood portion of the project shall be 75% and said area shall be developed in accordance with the concept plan and building elevation on Sheet 2 of the Certified Site Plan.
- 1.3 The project shall be permitted a maximum of 10,890 square feet of Business Professional Office (BP-O) zoning district uses on 1.0 acres. The project will be subject to the Business Professional Office zoning district development standards, except as referenced herein. The maximum height shall be 40 feet. Building(s) shall be architecturally finished on all sides and all development shall be residential in appearance including a pitched roof.
- 1.4 The project shall be permitted a maximum 68,880 square foot hotel containing a maximum of 125 rooms on 3.0 acres. The project will be subject to the Commercial General (CG) zoning district development standards, except as referenced herein. Maximum building height shall be 74 feet (6 stories).
- 1.5 Building envelopes shall be as generally located on the site plan. No residential dwelling buildings shall be placed parallel with the Alafia River frontage.
- 1.6 Location of order boxes for the drive-through facility shall be a minimum of 120 feet from the Residential Multi-family property line internal to the mixed use project as shown on the General Site Plan. Additionally, a solid fence or wall shall not be required to be placed between the site used for a drive-through facility and the Multi-family property. Buffering and Screening requirements for the vehicular use areas shall be in accordance with LDC Section 6.06.00.

2. The project may be permitted a maximum of 351 multi-family dwelling units, a 68,880 square foot hotel, 60,707 square feet of Commercial Neighborhood and 10,890 square feet of Business Professional Office uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and

final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

3. Cross access shall be provided between all outparcels and the major internal roadway. Direct access from any outparcel onto Gibsonton Drive shall be prohibited.
4. The applicant shall show the ability to provide cross access to the western property as shown on the site plan. If any of the adjacent properties are developed by the same developer/owner, then cross access must be provided.
5. A temporary access easement shall remain over vacated portions of Ida Street until such time as a permanent easement is approved by Hillsborough County. A permanent paved easement approved by Hillsborough County shall provide access from the site to the western portion of the ELAPP preserve.
6. The following conditions are required access improvements to Gibsonton Drive:
 - 6.1 The Gibsonton Drive and Fern Hill Drive is currently signalized. The applicant shall be required to lengthen the existing eastbound left turn lane. The total distance is subject to FDOT approval.
 - 6.2 The project driveway at Gibsonton Drive Alafia Preserve Avenue will be modified to left-in/right-in/right-out.
 - 6.3 The site currently has access to the FDOT frontage road that runs along Gibsonton Drive. FDOT has indicated that the frontage road access may be restricted/modified in the future.
7. Gibsonton Drive and Fern Hill Drive has been signalized. As a result, the connection from Old Gibsonton Drive to Fern Hill Drive due to its proximity to the intersection will be closed in the future. Old Gibsonton Drive currently provides primary access to parcels located west of the subject property referred to as Folio Numbers 076326-0000 and 076327-0000, which are jointly zoned as Planned Development 99-0735 (the "Adjacent Properties"). To accommodate future access from the Adjacent Properties to Gibsonton Drive via a public right-of-way, the Developer shall make the following dedications:
 - 7.1 Upon completion of the Fern Hill Drive Extension to Alafia Preserve Avenue, Developer shall dedicate Fern Hill Drive and Alafia Preserve Avenue to Hillsborough County, as such roadways have been designed, approved, and constructed, together with necessary drainage easements. The dedication of Fern Hill Drive extension and Alafia Preserve Avenue shall occur within 90 days of the completion of the Fern Hill Drive Extension. The Developer shall be allowed future driveway connections to such roadways consistent with Hillsborough County Access Management regulations; and
 - 7.2 To provide the alternative connection for Old Gibsonton Dr. to the Fern Hill Drive Extensions via Alafia Preserve Avenue, the Developer shall dedicate a fifty-four (54) foot right-of-way within the parcel labeled "Last Parcel to Develop" as depicted on the Site Plan, to Hillsborough County connecting Alafia Preserve Avenue to Old Gibsonton Drive.

Dedication shall occur upon the earlier of the following:

- a. prior to final approval of the Construction Plan of the "Last Parcel to Develop" as depicted on the Site Plan, or
- b. within ninety (90) days from Developer's receipt of written notice from Hillsborough County that a site construction plan application has been submitted to Hillsborough County requesting approval to develop either of the Adjacent Properties.

The dedicated right-of-way shall be located within the area labeled "Proposed Location of Future ROW" on the Site Plan, at the discretion of Developer consistent with applicable transportation technical standards. Developer shall have no obligation to construct any roadway improvements within the dedicated right-of-way but shall be allowed driveway connections consistent with Hillsborough County Access Management regulations.

8. The developer will provide a bus bay, transit accessory pad, shelter for existing transit stop on Gibsonton Drive. The location of these improvements shall be subject to review and approval by Hillsborough Area Regional Transit Authority.
9. 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.
10. Prior to submittal of the preliminary plan for the Site Development Review process, the significant mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significant mature trees. The locations of the significant mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.
11. A compatibility plan, as required by the County's Upland Wildlife Habitat Ordinance, addressing issues related to how the development will ensure compatibility with the Alafia Scrub Nature Preserve, such as access, prescribed fire, and landscaping shall be submitted prior to Construction Site Development Review approval.
12. 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.
13. 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.
14. 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 the notes and graphic of the plan to the conditions outlined above and the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0778 RV
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified 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.



Additional / Revised Information Sheet

PRS 26-0173

Office Use Only

Application Number:

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: PRS 26-0173 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Jared Follin Date: 1/6/2026

Application Type:

- ☐ Planned Development (PD) ☒ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)
- ☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other _____

Current Hearing Date (if applicable): 2/10/2026

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcflgov.net

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Mark Bentley
Signature

1/6/2026

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application PRS 26-0173

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____

Mark Bentley

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

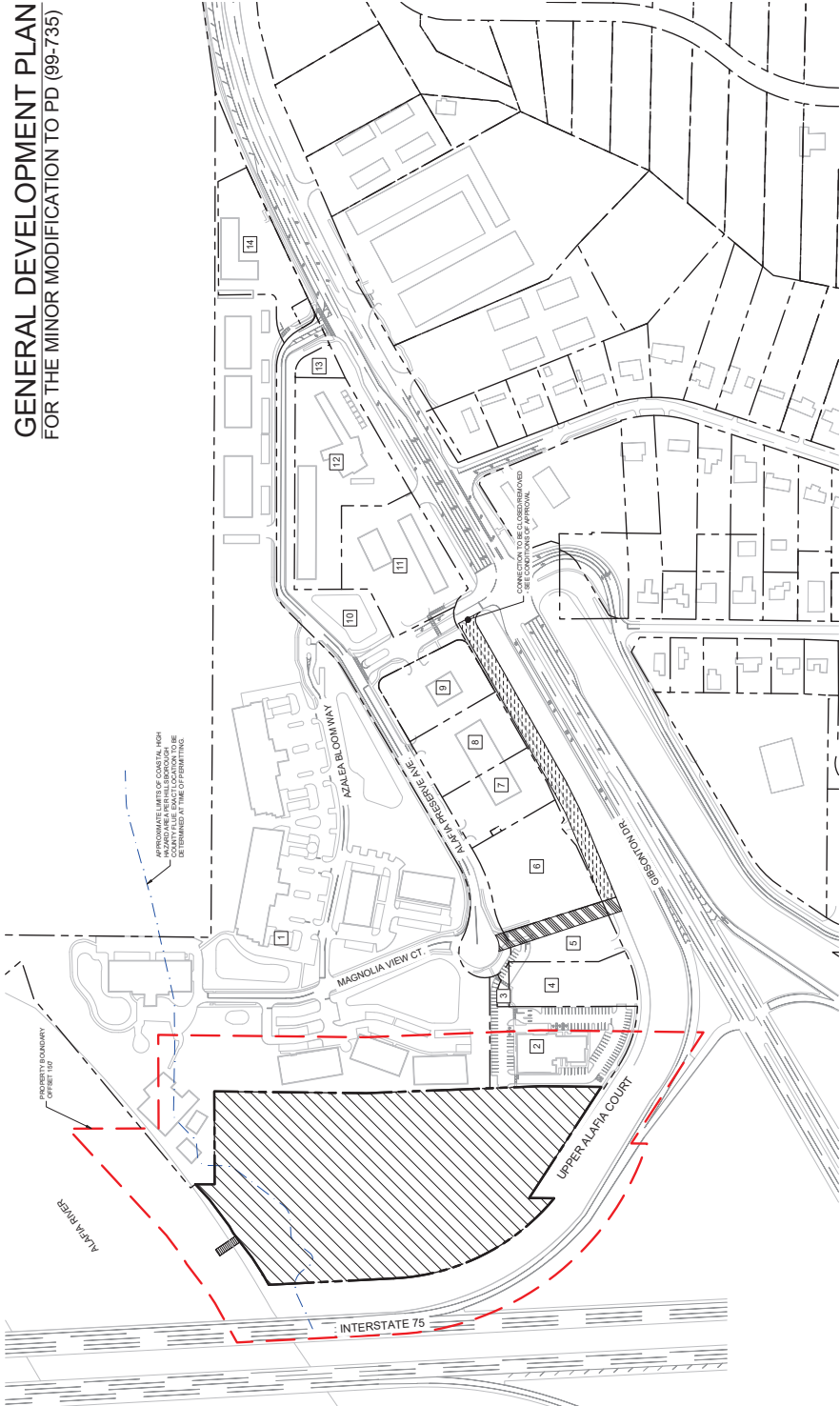
Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☒	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☒	Project Description/Written Statement
14 ☐	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

GENERAL DEVELOPMENT PLAN
FOR THE MINOR MODIFICATION TO PD (99-735)



DATE	REVISIONS

Kimley-Horn
301 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-432-1400
WWW.KIMLEY-HORN.COM REGISTERED NO. 966

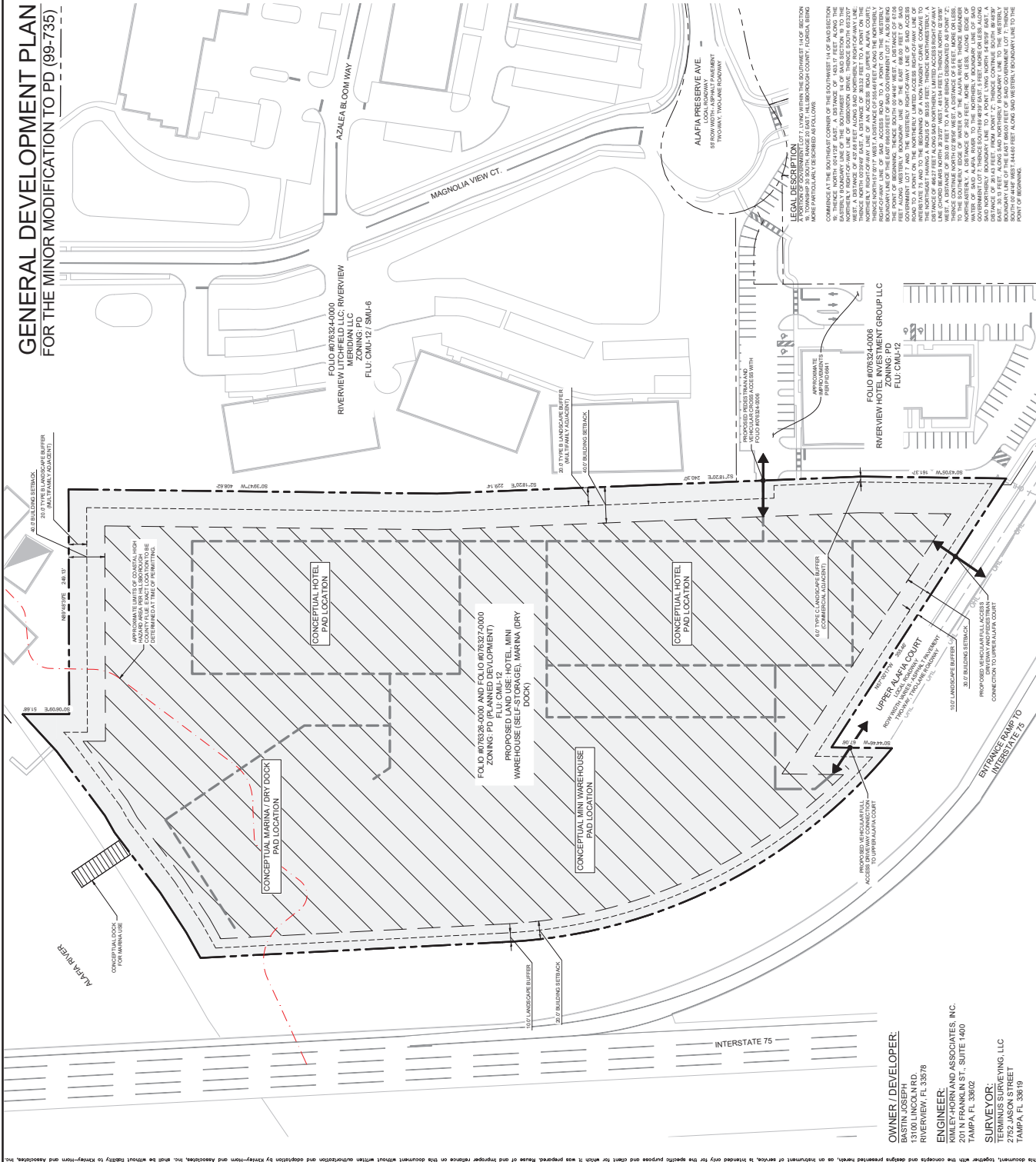
DESIGN ENGINEER: SCOTT W. OLIVER, P.E.
FL LICENSE NUMBER: 63945
CHECKED BY: BHP
DATE: 06/24/2024

SCALE: AS NOTED
DESIGNED BY: KHA
DRAWN BY: NTR
COVER SHEET

HILLSBOROUGH COUNTY
BASTIN JOSEPH
PREPARED FOR:
RIVERVIEW HOTEL AND STORAGE
FLORIDA

DATE: 06/24/2024
PROJECT NO.: 145570000
SHEET NUMBER: 1 OF 2

GENERAL DEVELOPMENT PLAN
FOR THE MINOR MODIFICATION TO PD (99-735)



SURVEYOR:
TERMINUS SURVEYING, LLC
22752 JASON STREET
TAMPA, FL 33619

TERMINUS SURVEYING, LLC

TAMPA, FL 33619

Kimley-Horn
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602
PHONE: 813-620-1400
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

Kimley»Horn

SCALE	AS NOTED
DESIGNED BY	KHA
DRAWN BY	NTR
CHECKED BY	BHP

RIVERVIEW HOTEL AND STORAGE
PREPARED FOR
BASTIN JOSEPH
HILLSBOROUGH COUNTY
FLORIDA

DATE	06/24/2024
PROJECT NO.	145579000
SHEET NUMBER	2 OF 2

[illegible][illegible]