

**Site Data**  
 Owner/Applicant:  
 75 Cortez LLC  
 4488 W BOY SCOUT BLVD STE 250  
 TAMPA FL 33607-7210

Parcel Key No. 372974

Section/Township/Range: R31 422 21 0000 0050 0000

Current Zoning: PDP(HHC) WITH SPECIFIC C-1 USE ADDED  
 Proposed Zoning: Parcels 1-10: Combined PDP with Highway Commercial PDP  
 Parcels 11-16: Combined PDP with Highway Commercial PDP, Recreation PDP, Corporate Park PDP and the following C-4 Uses - Light manufacturing; Light wholesale & storage; Monopole towers; - and a Special Exception for Congregate Care.

Area = +/- 57.3 acres  
 Minimum Building Setbacks  
 Perimeter : Front (Cortez Blvd/SR 50): 75'  
 Side: 50'  
 Rear: 50'  
 Internal: Frontage Road (front): 35'  
 Frontage Road (side and rear): 20'  
 Front (internal): 20'  
 Rear setbacks: 20'  
 Side Setbacks: 10'

Buffers: South - 35' Landscaped  
 North - 10' Existing Vegetation  
 West - Lot 1 - 0', Lot 11 - 20'  
 East - Lot 10 - 20' with 80% Opacity, DRA - 20' Natural Vegetation

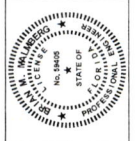
Flood Plain:  
 Maximum Building Height: 60'

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C0238D Effective Date Feb 02,2012. According to the FIRM, the property contains no flood areas.

General notes  
 1. This is a planning document and is not to be considered a final design or construction plan.

LAND USE TABLE		
LAND USE	ACRES	MAX BUILDING SF
INDUSTRIAL	27.4	800,000
COMMERCIAL	15/42	150,000/350,000
OPEN SPACE/BUFFERS/ DRAINAGE/WETLANDS	15	
TOTAL AREA	57.4	

ZONING MASTER PLAN  
 I-75 & CORTEZ BLVD  
 PARCEL KEY 372974



**Coastal**  
 Planning  
 Engineering  
 Environmental  
 Construction Management

9405 Cambridge Parkways, Suite 100, Jacksonville, FL 32256  
 Phone: (904) 799-4243 Fax: (904) 799-4259  
 E-mail: info@coastal.com

REUSE OF DOCUMENT  
 INCORPORATED, LOCKED AND DESIGN  
 PROFESSIONAL SEAL AND SIGNATURE  
 PROFESSIONAL SEAL AND SIGNATURE  
 ASSOCIATE ARCHITECT AND NOT TO BE  
 USED IN ANY MANNER WITHOUT THE  
 WRITTEN PERMISSION OF THE ARCHITECT  
 ENGINEERING ASSOCIATES, INC.

DATE	REV	BY	REV	NO.



→ 60 days ←

**75 Cortez LLC**

**Requested BOCC modifications to performance conditions recommended by the PZ**

5. Minimum Building Setbacks and building height:

Perimeter :

Front (Cortez Blvd/SR 50): ~~125'~~ 75'

Side: 50'

Rear: 50'

Internal:

Frontage Road (front): 35'

Frontage Road (side and rear): 20'

Front (internal): 20'

Rear setbacks: 20'

Side Setbacks: 10'

Maximum Building Height: 60'

6. There shall be a minimum landscape buffer of ~~50'~~ 35' along Cortez Blvd/SR 50.

~~13.~~ 12. The petitioner shall be required to comply with all Large Retail Development Standards for any single use or site development that exceeds 65,000 square feet owned and managed by the same entity.

**Proposed additional conditions:**

14. The development shall be served by a traffic signal at the conceptual location shown on the approved Master Plan provided the proper warrant studies are completed and approved by FDOT and the County Engineer.

15. The proposed conceptual frontage road connection options shown on the approved Master Plan to the east are approved provided only one connection shall be required. Adjustments to the actual alignment at the time of development shall not be considered a substantial change in an external access point.