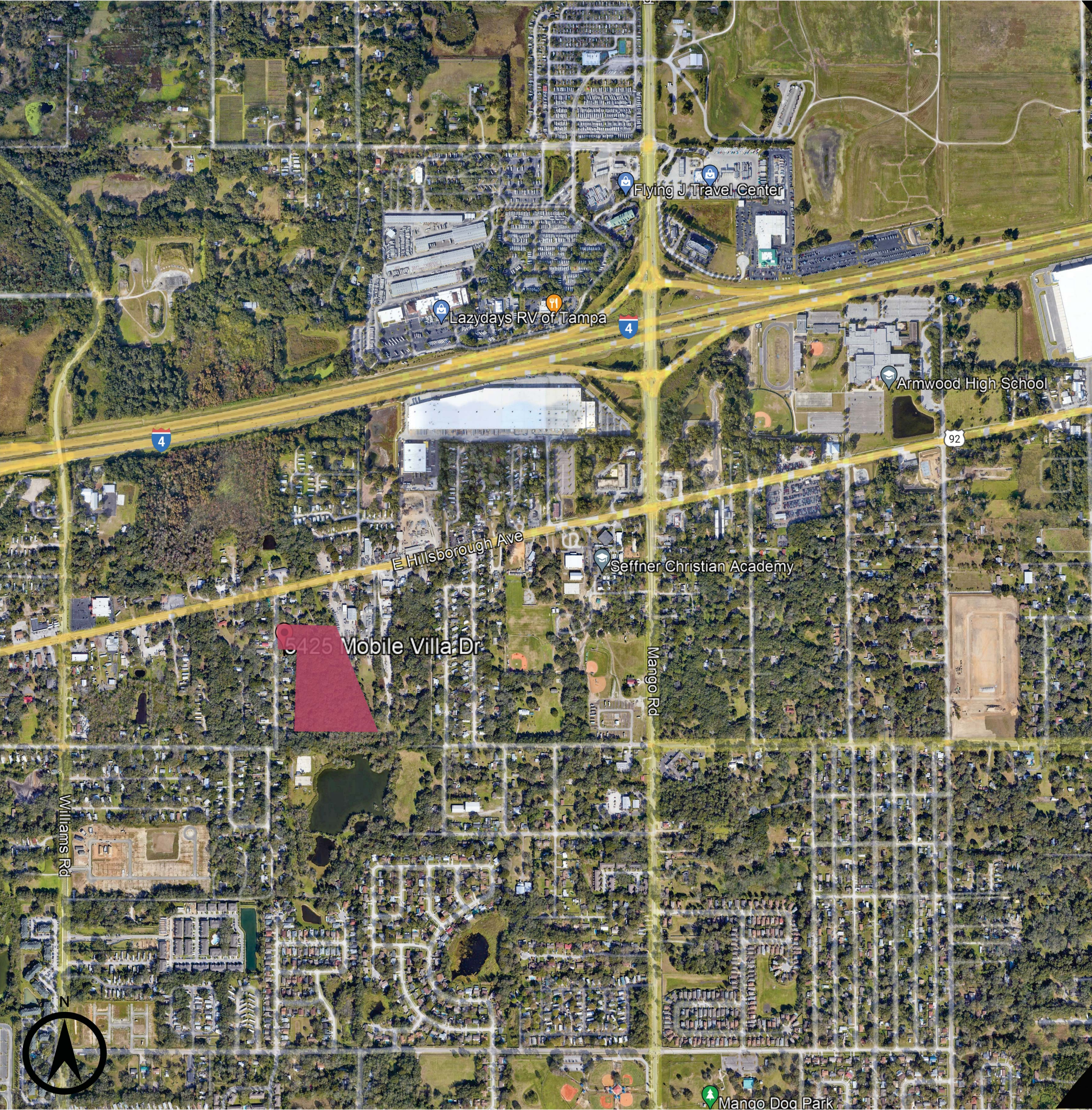




ALTERRA

APARTMENTS PHASE I

5425 MOBILE VILLA DRIVE,
SEFFNER, HILLSBOROUGH COUNTY,
FLORIDA

BURGOS LANZA & ASSOCIATES
1248 S ALHAMBRA CIRCLE CORAL
GABLES, FL 33146.
(786)554-9035
WWW.BURGOSLANZA.COM





HILLSBOROUGH COUNTY, FLORIDA

ALTERRA APARTMENTS
5425 MOBILE VILLA DRIVE, SEFFNER.

**BURGOS
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ARCHITECTS & PLANNERS

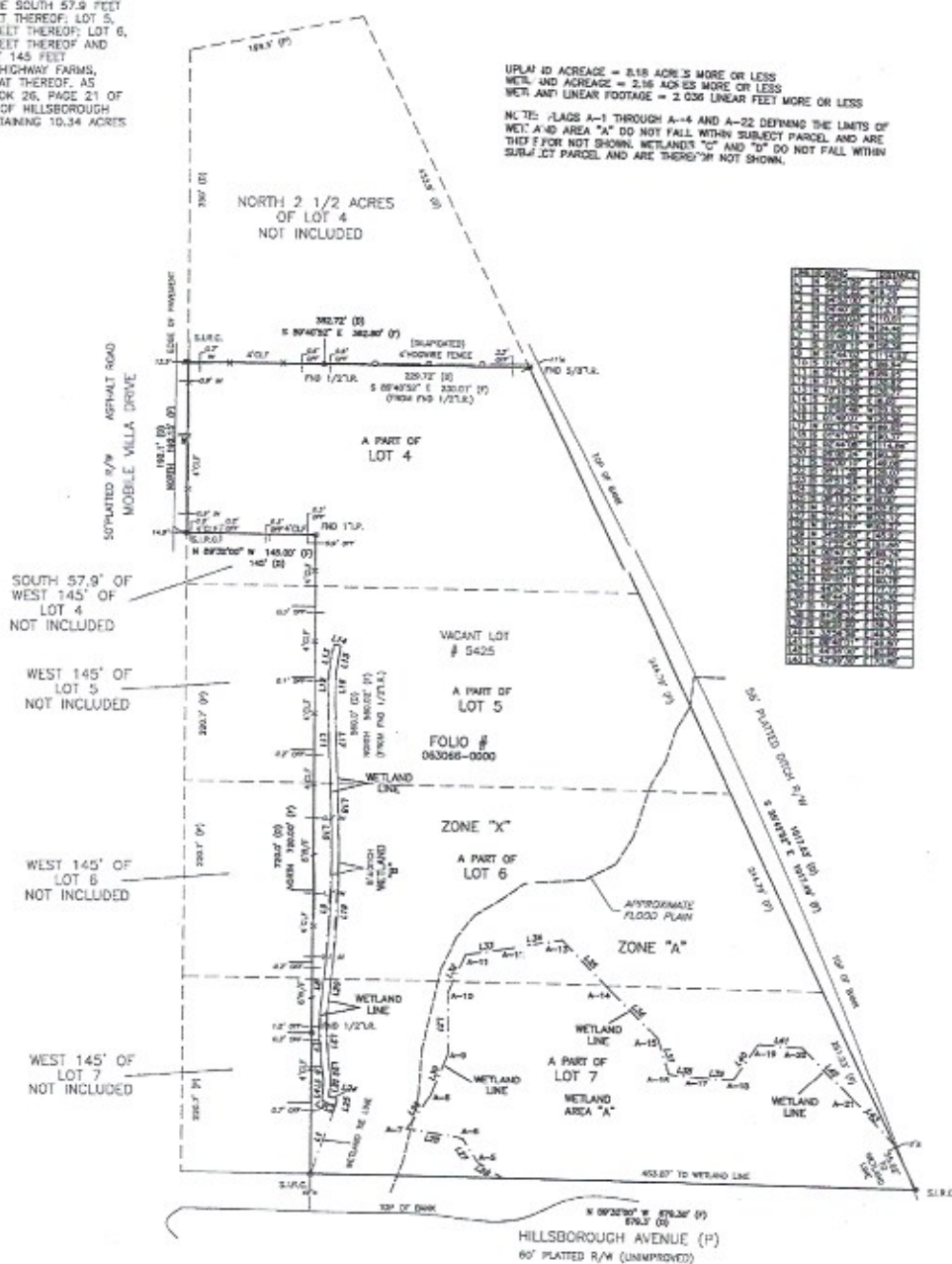
SECTION 33, TOWNSHIP 28 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:
LOT 4, LESS THE NORTH 2 1/2 ACRES THEREOF AND LESS THE SOUTH 57.9 FEET OF THE WEST 145 FEET THEREOF; LOT 5, LESS THE WEST 145 FEET THEREOF; LOT 6, LESS THE WEST 145 FEET THEREOF AND LOT 7, LESS THE WEST 145 FEET THEREOF, EAST STATE HIGHWAY FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 21 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 10.34 ACRES MORE OR LESS.

UPLAND ACREAGE = 2.16 ACRES MORE OR LESS
WATER AND ACREAGE = 2.16 ACRES MORE OR LESS
WATER AND LINEAR FOOTAGE = 2,036 LINEAR FEET MORE OR LESS

NOTE: FLAGS A-1 THROUGH A-4 AND A-22 DEFINING THE LIMITS OF
WETLAND AREA "A" DO NOT FALL WITHIN SUBJECT PARCEL AND ARE
THEREFORE NOT SHOWN. WETLANDS "C" AND "D" DO NOT FALL WITHIN
SUBJECT PARCEL AND ARE THEREFORE NOT SHOWN.

—C—
—C—



NOTES:

- 1) BEARINGS ARE BASED UPON THE WEST LINE OF
 SURVEY PARCEL, "NORTH", ASSUMED BEARING
 2) PROPERTY APPEARS TO BE IN FLOOD ZONES "X" AND "A"
 3) BEARINGS TO NATIONALLY KNOWN MONUMENTS:
 PANEL # 2009-03 0380 SUFFIX "X"
 INSURANCE RATE MAP DATED 9-27-2013
 4) CONDITIONS ARE BASED UPON THE DATE OF THE DATUM
 5) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
 5) ALL MEASUREMENTS ARE IN U.S. FEET
 6) THIS SURVEY WAS CONDUCTED WITHOUT
 THE BENEFIT OF AN ELECTRONIC TOTAL STATION
 7) THEREFORE, THERE MAY BE OTHER
 EASEMENTS, RIGHT-OF-WAY, SETBACK LINES,
 AGREEMENTS, RESERVATIONS, ETC., NOT SHOWN
 8) SIMILAR MATTERS OF PUBLIC RECORD, NOT
 DERIVED ON THIS SURVEY
 7) FENCE LOCATION 2013, NOT DETERMINED
 OWNERSHIP, BUT MEANS THE FENCE IS OFF
 OF THE PROPERTY, IN MEANS FENCE IS
 NOT TO BE PROCEEDED

THIS SURVEY APPEARS TO ACCURATELY DEPICT
THE LIMITS OF WETLANDS AND OTHER SURFACE
WATERS DELINEATED IN ACCORDANCE WITH

CHAPTER 62-347F-00 BY EPC STAFF

[Signature] 11/19/11

SIGNATURE _____ DATE _____
EXPIRATION DATE: November 19, 2024

CERTIFIED TO:
JAMES S. DOUGLAS, JR.

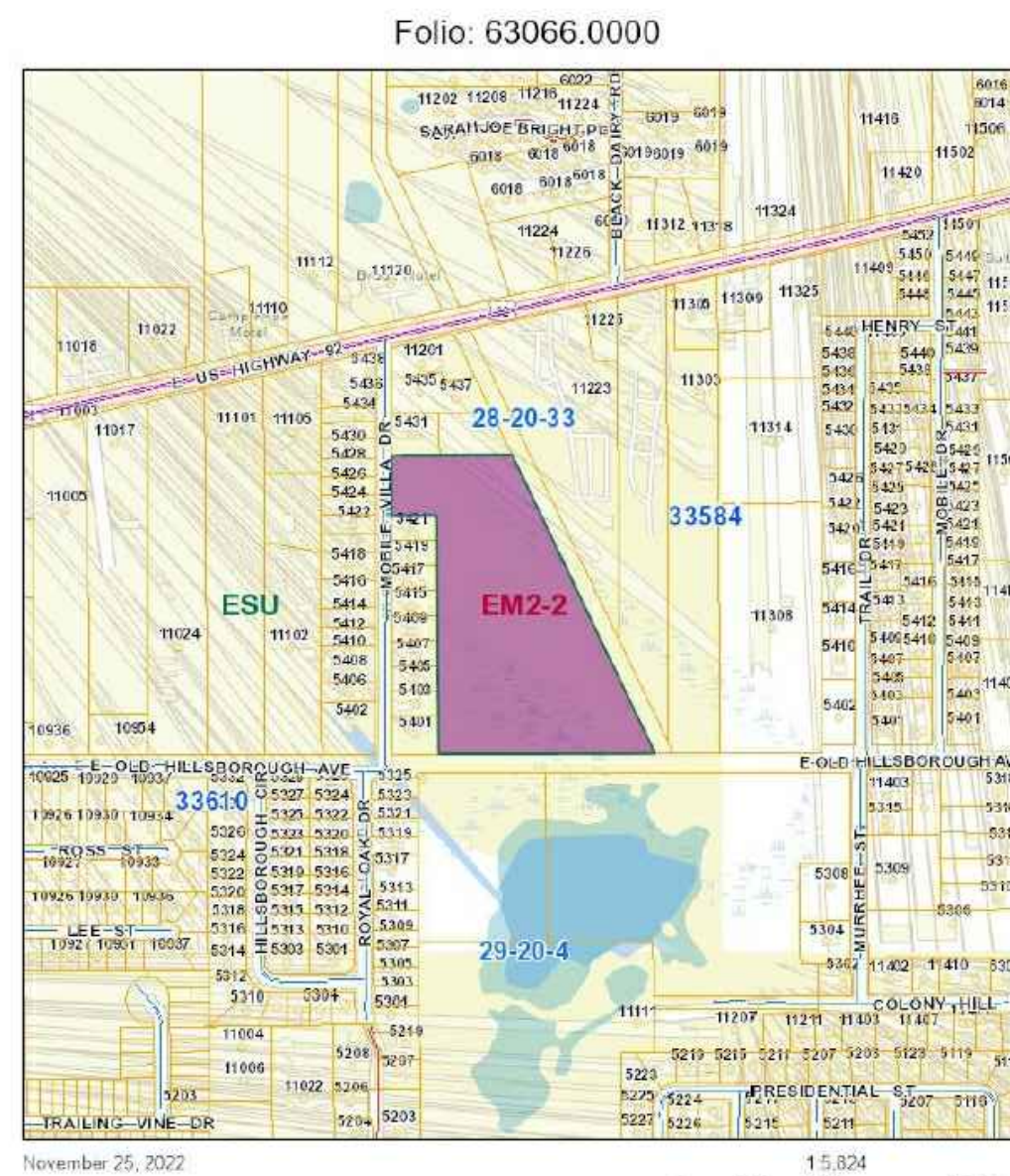
NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

Certificate of Authorization "LB #6945"

[illegible]

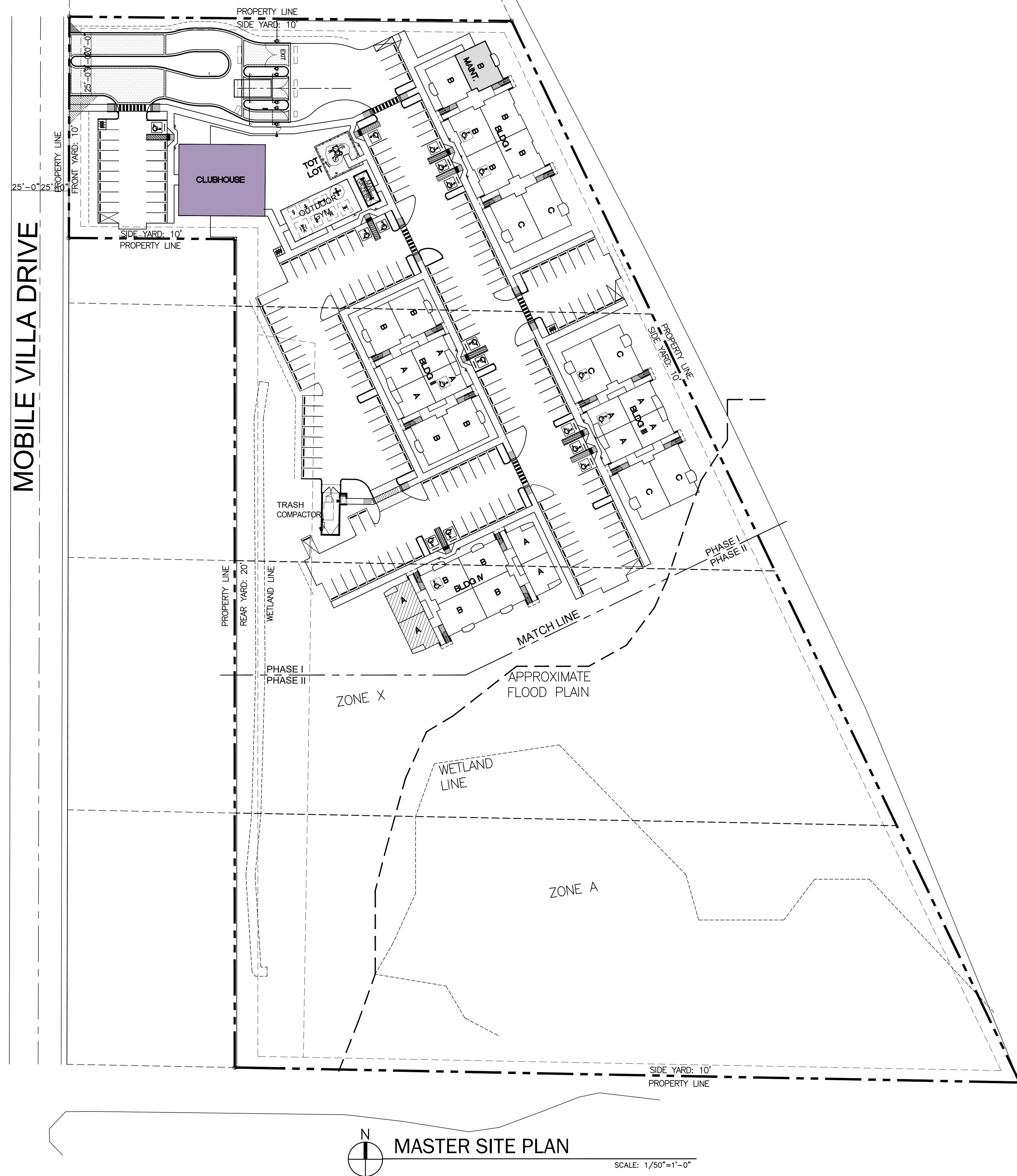


Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RMC-9
Description	Residential - Multi-Family Conventional
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0385H
FIRM Panel	12057C0385H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	A
Pre 2008 Firm Panel	1201120380 E
County Wide Planning Area	Seffner Mango
Community Base Planning Area	Seffner Mango
Census Data	Tract 012 104 Block: 1017
Future Landuse	R-9
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Northeast
Parks/Schools Impact Fee	NORTHEAST
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	130' AMSL
Competitive Sites	NO
Redevelopment Area	NO



Folio: 63066.0000
PIN: U-33-28-20-264-000000-00900.0
JAMES S DOUGLAS JR
Mailing Address:
3304 SUNSET ST
NORTH MYRTLE BEACH, SC 29582-4836
Site Address:
5425 MOBILE VILLA DR
SEFFNER, FL 33584
SEC-TWN-RNG: 33-28-20
Acreeage: 10.96450043
Market Value: \$305,108.00
Landuse Code: 0000 VACANT RESIDENT

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[illegible]

2220

ALTERRA APARTMENTS

LOCATED AT:
5425 MOBILE VILLA DR, SEFFNER,
HILLSBOROUGH COUNTY, FLORIDA.

BURGOS LANZA & ASSOCIATES
1248 ALHAMBRA CIRCLE.
CORAL GABLES, FL. 33146

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PABLO BURGOS ARCHITECT AR 0385925
CARLOS LANZA ARCHITECT AR 0376081



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DATE	11/20/2022
DRAWN	CR
SCALE	AS-SHOWN

MASTER SITE PLAN

SCALE: 1/50" = 1' - 0"

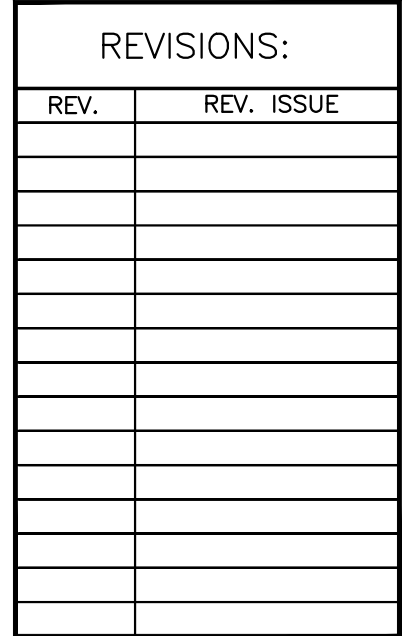
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SCOPE OF WORK	
PROPOSED PRINCIPAL USE:	RESIDENTIAL, MULTIFAMILY CONVENTIONAL
PROPOSED ACCESSORY USE(S):	CLUBHOUSE, OUTDOOR GYM, TRASH COMPACTOR, MAIL GAZEBO

ZONING DATA - RMC-9	
RESIDENTIAL, MULTIFAMILY CONVENTIONAL DISTRICT	
REQUIRED / ALLOWED	

SEC. 3. 10. 15. 17. -SUBDISTRICT E-1		REQUIRED/ALLOWED	PROVIDED
PERMITTED USES:	SEC. 2.02.02. – ALLOWABLE USES IN ZONING DISTRICTS	RMC-9 IS USED AS PROVIDED IN SECTION 2.02.02 OF THIS CODE.	RMC DWELLING, MULTI-FAMILY P = PERMITTED.
MAXIMUM DENSITY:	9 DU PER ACRE	92.5 UNITS (10.278 AC X 9 DU/AC)	93 UNITS
MAXIMUM INTENSITY:	N/A	N/A	N/A
MINIMUM LOT SIZE:	14,000 S.F.	14,000 S.F.	447,736 S.F. (10.278 AC)
MINIMUM LOT WIDTH:	70 FT.	70 FT.	133,303 S.F. (29.77%)
REQUIRED YARDS:	FRONT YARD, 10-FOOT MAXIMUM SETBACK, EXCEPT THAT WHERE A FRONT YARD FUNCTIONS AS A REAR YARD, NO MINIMUM OR MAXIMUM SETBACK WILL BE REQUIRED; SIDE YARD, 10-FOOT MINIMUM SETBACK REAR YARD, 20-FOOT MINIMUM SETBACK	FRONT YARD: 10' SIDE YARD: 10' REAR YARD: 20'	FRONT YARD: 95'-2" (CLUBHOUSE) SIDE YARD: 15'-0" (BLDG I) REAR YARD: 72'-0" (TRASH COMPACTOR)
MAXIMUM HEIGHT:	45 FT.	45 FT.	35'-4" (TOP OF PARAPET)
MINIMUM STORIES:	N/A	N/A	3 STORIES
MAXIMUM BUILDING COVERAGE:	35%	35%	43,303 S.F. (9.67%)
MAXIMUM IMPERVIOUS SURFACE:	70%	70%	133,303 S.F. (29.77%)
SPECIAL REQUIREMENTS/ PROVISIONS:	NONE	NONE	NONE

BUILDING MIX CHART				
BLDG. TYPE	UNIT A 1BD/1B	UNIT B 2BR/2B	UNIT C 3BR/2B	TOTAL
I	–	17	6	23
II	12	12	–	24
III	12	–	12	24
IV	10	12	–	22
TOTAL	34	41	18	93
SEC. 6.05.02.— PARKING AND LOADING STANDARDS				
PARKING RADIO	1.5	2	2	
SUB—TOTAL PARKING REQUIRED	51	82	36	169
CLUBHOUSE	4,650 S.F./ 3.3 PER 1,000 S.F.			15.3
TOTAL PARKING REQUIRED				184.3
PARKING PROVIDED:			STANDARD	172
			HANDICAP	14
			TOTAL	186
MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES PER FBCA 7TH ED. (2020), TABLE 208.2 TOTAL NUMBER OF PARKING SPACES REQUIRED IN PARKING FACILITY — 151 TO 200: 6 SPACES REQUIRED 14 SPACES PROVIDED				
BICYCLE PARKING PROVIDED		18		



ALTERRA APARTMENTS
LOCATED AT:
**5425 MOBILE VILLA DR, SEFFNER,
HILLSBOROUGH COUNTY, FLORIDA.**

BURGOS
LANZA
ARCHITECTS & PLANNERS

BURGOS LANZA & ASSOCIATES
5248 ALHAMBRA CIRCLE
SAN ANTONIO, TEXAS 78249
TEL. 531-146
(786) 554-9035

PABLO BURGOS ARCHITECT AR 0089225
CARLOS LANZA ARCHITECT AR 0106881

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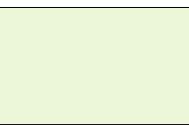
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SCALE	AS-SHOWN

SITE PLAN

SCALE: 1/40" = 1' - 0"

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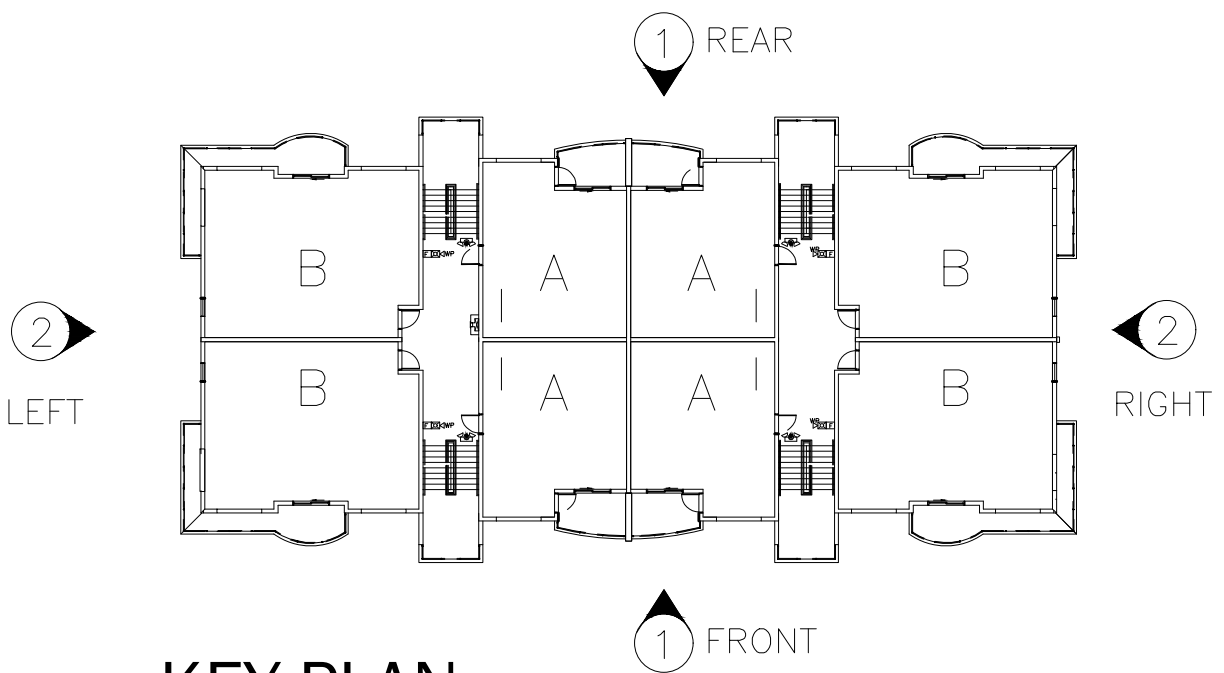
PAINT - COLOR LEGENT

	ADRIFT - SW 7608
	CELERY - SW 6421
	RELAXED - SW 6149
	WHITE HERON - SW 7627



2 LEFT SIDE ELEVATION
(RIGHT ELEVATION SIMILAR)

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
(REAR ELEVATION SIMILAR)

SCALE: 1/8" = 1'-0"

REVISIONS:		
REV.	REV.	ISSUE

2220

ALTEIRA APARTMENTS

LOCATED AT:

5425 MOBILE VILLA DR. SEFNER,
HILLSBOROUGH COUNTY, FLORIDA.

BURGOS LANZA ARCHITECTS & PLANNERS

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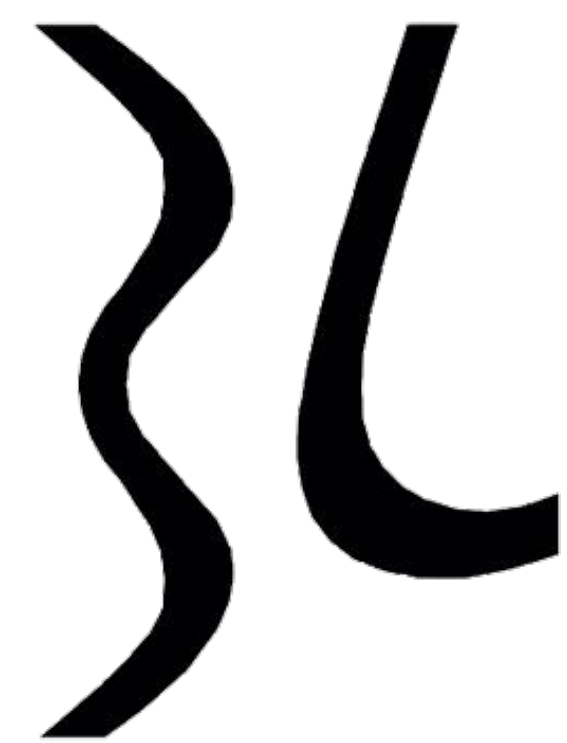
DATE	11/20/2022
DRAWN	CR
SCALE	AS-SHOWN

BUILDING ELEVATIONS

SCALE: 1/8" = 1' - 0"

A0.05

THANK YOU



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