



**PD Modification Application: PRS 25-0077**

**Zoning Hearing Master Date: N/A**

**BOCC Land Use Meeting Date: January 7, 2025**

**1.0 APPLICATION SUMMARY**

Applicant: River Springs, LLC

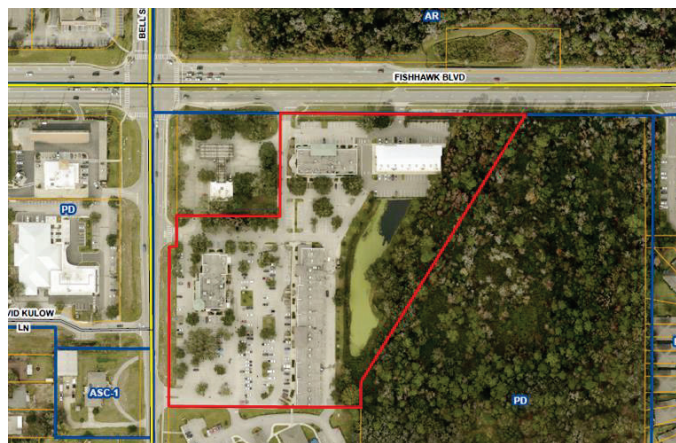
FLU Category: Residential-4 (RES-4)

Service Area: Urban

Site Acreage: 11.3 MOL

Community Plan Area: South Shore

Overlay: None



**Introduction Summary:**

The subject Property is currently zoned 88-0031, most recently modified by PRS 19-0962 which allows for two development options in the commercial portion of the PD. 1) Maximum of 110,000 sf of PD-C (N) uses. 2) Maximum of 86 placed residents for a Community Residential Home with 79,976 sf of PD-C (N) uses. The residential portion of the PD permits two development alternatives. 1) A maximum of 40 single-family residential dwelling units comprised of 20 duplex lots (40 units). 2) A maximum of 8 single-family detached dwelling units. The applicant proposes a modified site plan layout for a portion of the commercial area of the PD. The proposed layout includes a new 11,700 sf commercial building under current entitlements. Therefore, no new entitlements are needed or requested. It is strictly a site plan layout change.

Existing Approval(s):	Proposed Modification(s):
<p>Maximum of 110,000 sf of PD-C (N) uses in the commercial portion of the PD.</p>	<p>Modify site plan layout for a portion of the commercial area of the PD. The proposed layout includes a new 11,700 sf commercial building under current entitlements.</p>

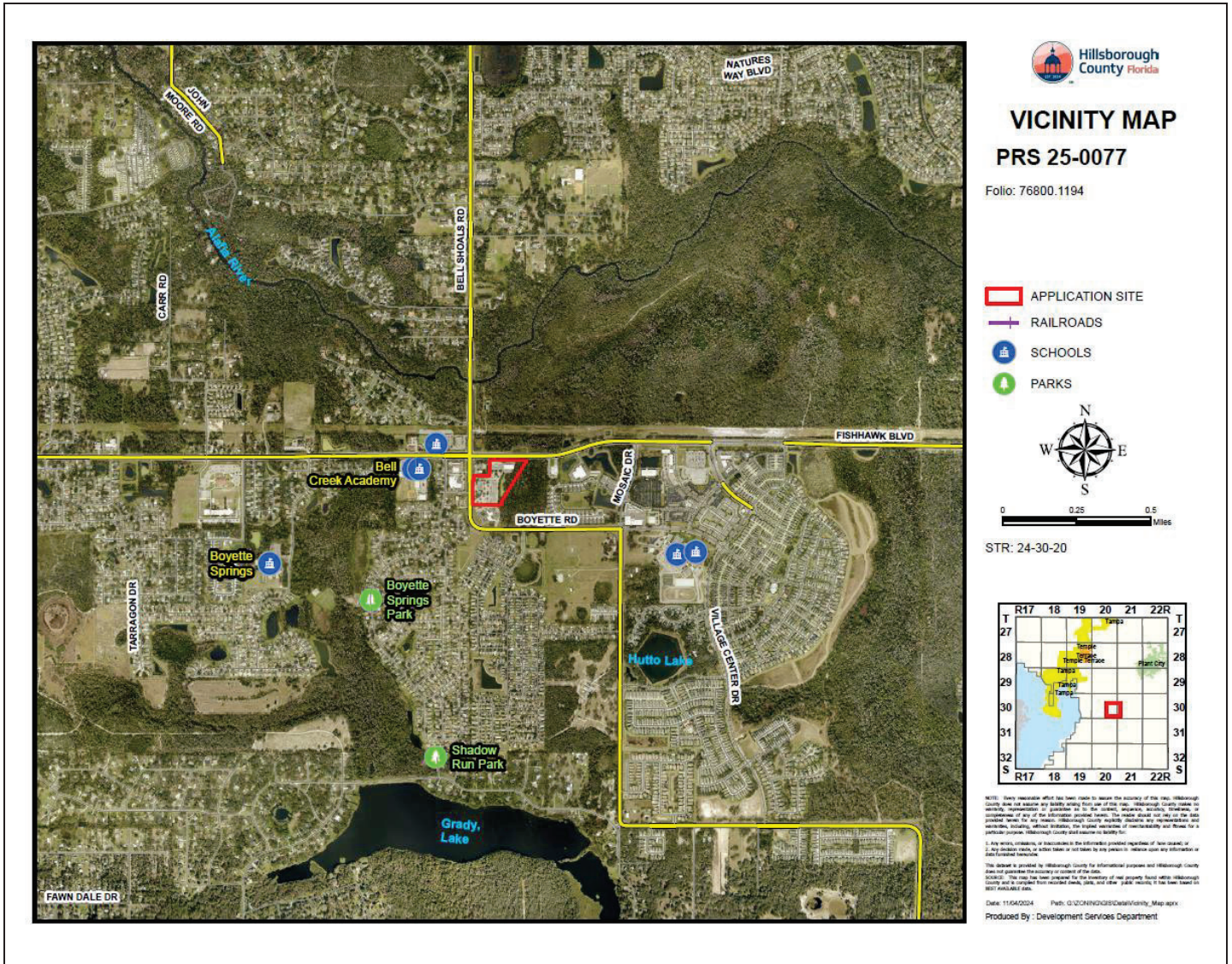
**Additional Information:**

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

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

### 2.1 Vicinity Map



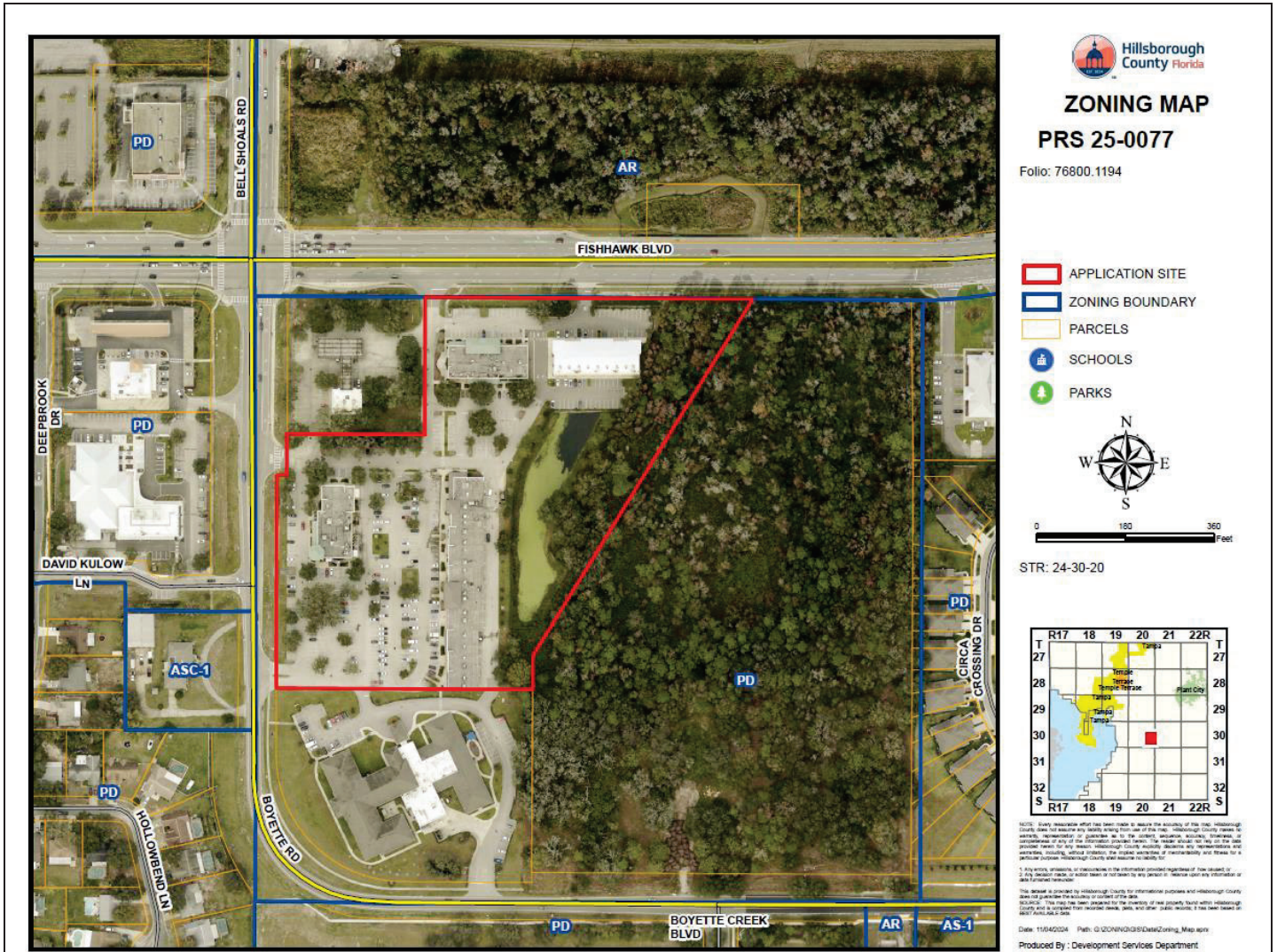
### Context of Surrounding Area:

The general area is developed primarily with single-family and multi-family residential and commercial uses within the South Shore Community Plan Area. Commercial/Retail developments can be found at the Fishhawk Boulevard/Boyette Road intersection, located directly to the north and west. Adjacent to the south is a community residential home (multi-family). Adjacent to the east is a vacant wetland conservation area.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

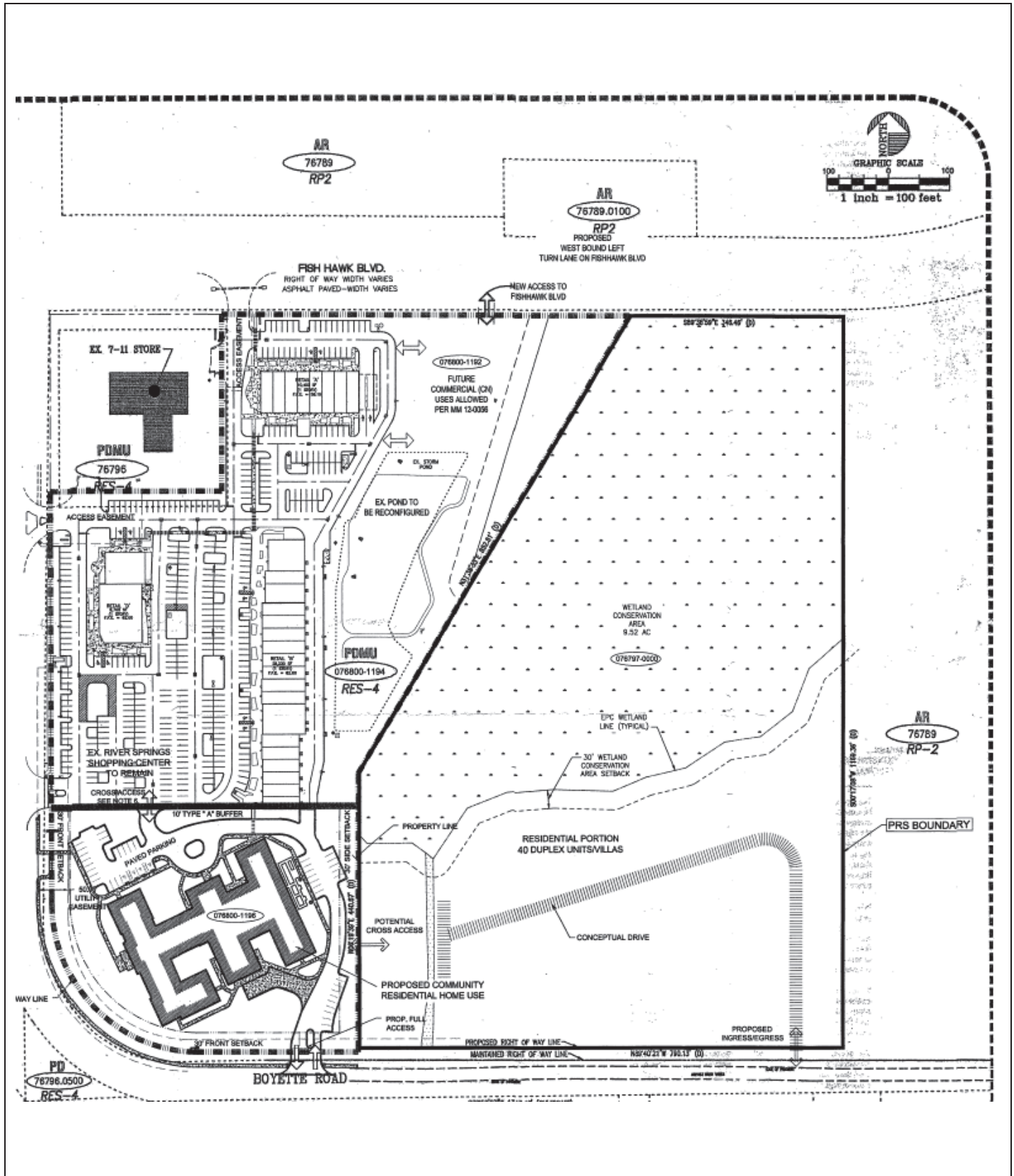


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR, PD 88-0031	1 du/5ga, 0.17 F.A.R.	Single-Family Residential/Agricultural, Commercial	Vacant Wetland Conservation, Commercial
South	PD 88-0031	86 CRH Residents & 0.07 F.A.R.	Community Residential Home (Multi-Family) and Commercial	Community Residential Home
East	PD 88-0031	n/a	Wetlands/Conservation	Wetlands/Conservation
West	ASC-1, PD 89-0202, PD 88-0031	1 du/ga, 0.19 F.A.R., 0.17 F.A.R.	Single-Family Residential/Agricultural, Commercial, Commercial	Single-Family Residential, Commercial, Commercial

## 2.0 LAND USE MAP SET AND SUMMARY DATA

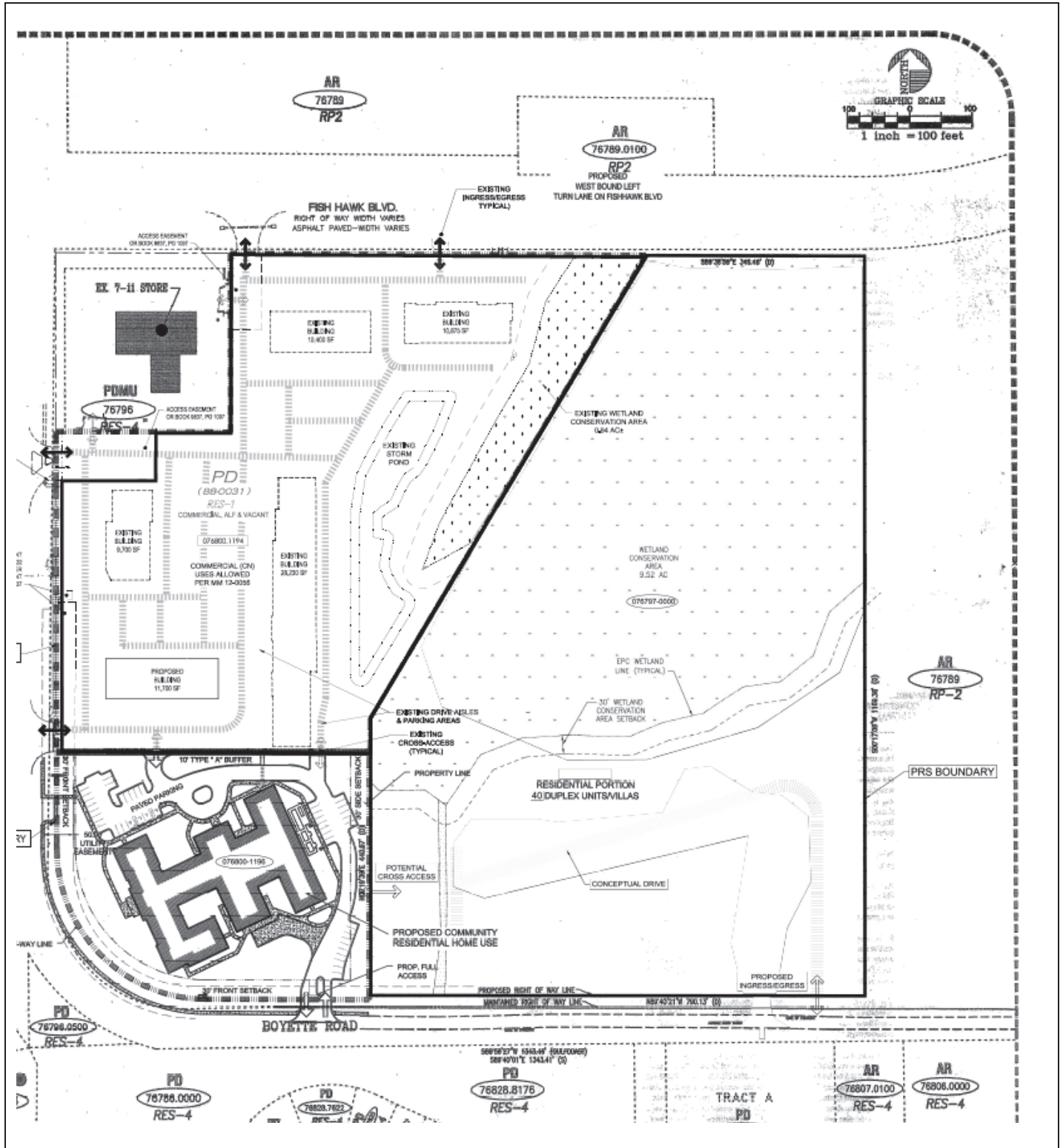
### 2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
FishHawk Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
Boyette Rd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	13,297	571	1,161
Proposed	13,297	571	1,161
Difference (+/-)	No Change	No Change	No Change

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

<b>Connectivity and Cross Access (Modification Area Only)</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC

Notes:

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

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

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

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The approximate 11.3-acre subject site is located at 13420 Boyette Road Lithia and is zoned PD 88-0031, most recently modified by PRS 19-0962. The general area is developed primarily with single-family and multi-family residential and commercial uses within the Boyette Countywide Planning Area. Commercial/Retail developments can be found at the Fishhawk Boulevard/Boyette Road intersection, located directly to the north and west. Adjacent to the south is a community residential home (multi-family). Adjacent to the east is a vacant wetland conservation area.

The applicant proposes a modified site plan layout for a portion of the commercial area of the PD. The proposed layout includes a new 11,700 sf commercial building under current entitlements. Therefore, no new entitlements are needed or requested. It is strictly a site plan layout change.

The Minor Modification request does not impact the site's compatibility with the surrounding area.

### **5.2 Recommendation**

Staff finds the request approvable subject to the conditions of approval.



6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 5, 2024.

- 1. The development in the commercial portion of the PD-MU project shall be permitted two development options:

Development Option 1: Shall be a maximum of 110,000 square feet of floor space for those uses shown in the use list under PD-C (N).

Development Option 2: Shall be permitted 86 placed residents for a Community Residential Home with a maximum height of 35 feet and 79,976 square feet of PD-C (N) uses.

- 2. The residential portion of the project shall be permitted two development alternatives:

2.1 Development Alternative 1:

A maximum of 40 single-family residential dwelling units shall be permitted in the residential portion of the project, comprised of twenty (20) duplex lots (40 units). The maximum number of units that can be built shall be regulated by the upland acreage or adjusted upland acreage (Environmental Lands Credit: uplands x 1.25) as permitted in the Future of Hillsborough County Comprehensive Plan.

Development standards for the duplexes shall be those of the RDC-6 Zoning District except as permitted below:

- Minimum lot size: 3,850 square feet
Minimum lot width: 35 feet
Front yards: 20 feet
Side yards: 5 feet or 10 feet between buildings
Rear yards: 15 feet

Development standards for the single family detached residential units shall be those of RSC-9 zoning district except as permitted below:

- Minimum lot size: 5,005 square feet
Minimum lot width: 50 feet
Minimum front yard: 20 feet
Minimum side yard: 5 feet
Minimum rear yard: 15 feet

2.2 Development Alternative 2:

A maximum of eight (8) single family detached units shall be permitted. Development standards shall be those of RSC-2 zoning district except as permitted below:

- Minimum lot width: 80 feet

Pole signs and Billboards are prohibited for the residential portion of the project. Any signage for the residential portion of the project shall be monument signs. Prior to issuance of any preliminary site development permits for the commercial component, a unified sign plan shall be reviewed and approved by the Master Sign Committee for the development.

3. The required front yard at the boundaries of the PD-MU shall be 30 feet for the commercial uses and 2 feet for the residential uses.
4. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein:
  - 4.1 Boyette Road and Fishhawk Boulevard are scenic roadways and should be screened in accordance with LDC Sec. 6.06.03.I. However parking will be permitted to encroach up to seven feet into the suburban scenic corridor for folios 76800.1192 and 76800.1194.
  - 4.2 Evergreen plantings shall not be required on the fencing around the stormwater management ponds for folios 76800.1192 and 76800.1194.
  - 4.3 A 15-foot buffer shall be provided along the eastern property boundary. The buffer shall not be platted as part of individual lots and shall be a separate parcel owned and maintained by the Homeowner's association or similar entity. Existing trees within 10 feet of the eastern boundary, excluding invasive plant species, shall be preserved. The first location for the planting of replacement trees required in accordance LDC Section 4.01.06.A. shall be within the 15-foot buffer. The number and location of replacement trees to be planted within the 15-foot buffer shall be subject to review and approval by Hillsborough County Natural Resources staff.
5. An area equal to at least .25 times the land area of the residential portion of the project and .20 times the commercial portion of the project shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided:

Landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks.

No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
6. The commercial portion of the project shall be permitted five driveways and the residential portion shall be permitted one driveway. Each driveway shall be located as generally shown on the site plan, subject to compliance with Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved, may include but is not limited to left turn lanes, acceleration lanes and deceleration lanes. Development of the site shall also be subject to the following conditions:
  - 6.1 The northernmost project access on Boyette Road shall be restricted to right-in/right-out movements only, as shown on the site plan. The developer shall construct a raised

concrete median to achieve said restriction. The concrete median shall be located on-site, out of the public right-of-way.

- 6.2 The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, Final Plat approval or at the request of the County to coincide with road improvements, whichever comes first, an additional 20 feet of right-of-way along the east and north sides of Boyette Road and in the curve in the southwest corner of the site on Boyette Road.
- 6.3 For the proposed eastern most access on Fishhawk Blvd., regarding the proposed westbound turn-lane on Fishhawk Blvd., the location of the turn lane and length (including queue) will be determined at site development plan review by Hillsborough County Public Works.

If developed as Option 2, the following conditions shall apply:

- 6.4 If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
- 6.5 As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall provide cross access to all parcels developed within the PD.
- 6.6 If required during Site Plan review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services Department and Public Works Departments shall approve all exceptions.
- 6.7 The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. The developer shall dedicate to the County, prior to the issuance of Zoning Compliance Permits, a drainage easement if required by the policies in effect at the time of plan submittal unless otherwise approved by Stormwater Management Engineer. The approximate location of said drainage easement shall be shown on the Revised General Development Site Plan. If a drainage easement is required, the developer shall submit evidence of approval of its location by the Stormwater Management Section of the County Engineering Department to the County Development Services Department prior to the issuance of Zoning Compliance Permits.




The following conditions (9-15) shall only apply to the portion of the project subject to MM 04-0710:

9. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department and may include, but is not limited to:  
  
Left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, left turn storage of sufficient length to accommodate anticipated left turning traffic (for eastbound to northbound traffic) into the site on Boyette Road. The design and construction of this left turn lane turn lanes shall be approved by Hillsborough County. All roadway construction of said turn lane shall be completed with proper transitions from the widened section to the existing pavement.
11. The developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn transportation analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall resubmit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
12. Where sidewalks do not exist, the developer shall construct a sidewalk adjacent to the project site where the project site abuts public right-of-way.
13. Approval of this zoning 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 impact to wetland, and does not grant any implied or vested right to environmental approvals.
14. 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 state conditions shall be interpreted as the regulations in effect at the time of preliminary site plan approval.
15. 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.

The following conditions (16-21) shall only apply to the portion of the project subject to PRS 25-0077:

16. 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.
17. 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.
18. 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).
19. 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.
20. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. Reference 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.
21. 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 the provisions set forth in LDC Section 5.03.07.C.
- ~~16-22.~~ 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 or 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.

<p><b>Zoning Administrator Sign Off:</b></p>	
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**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.









8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/16/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: BYT

PETITION NO: PRS 25-0077

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

PROJECT SUMMARY AND CONCLUSIONS

The applicant is requesting to a minor modification (PRS) to two parcels, totaling +/- 11.3 ac., within Planned Development (PD) 88-0031, as most recently amended via PRS 19-0962. The PD is approved for two development options as follows:

- Development Option 1: Shall be a maximum of 110,000 square feet of floor space for those uses shown in the use list under PD-C(N).
- Development Option 2: Shall be permitted 86 placed residents for a Community Residential Home with a maximum height of 35 feet and 79,976 square feet of PD-C(N) uses.

The applicant is proposing to modify the proposed PD site plan. The applicant is not proposing any changes in entitlements, only to the layout of the commercial/mixed-use area within the plan. Given that the existing PD defers all transportation review for project elements including but not limited to the number and location and project access connections, substandard roadway improvements, the presence and length of left and right turn lanes, and internal issues such as minimum throat depth, parking, etc., no additional analysis or review was needed to process this zoning request. Although new zonings address most of these issues at the time of zoning, projects with this type of existing approval is generally allowed to keep the conditions as-is, provided the applicant is not proposing to change external access, the use or intensity of the project, or transportation-related conditions of approval. Given the above, staff has no objection to the zoning request and notes that a detailed review for compliance with Land Development Code (LDC), Transportation Technical Manual (TTM) and other applicable rules and regulations will be undertaken at the site/construction plan review phase.

Given that there are no changes to proposed entitlements or transportation related zoning conditions, no trip generation or site access analysis was required to process this request. Staff notes that the development will be required to submit a full analysis at the time of plat/site/construction plan review to determine what site access improvements and/or support review of the throat depth and internal design and notes such analysis will also be needed to support any Transportation Related Administrative Reviews (TRARs) which may be needed. Staff has prepared a summary of trips potentially generated under the existing approved zoning for discussion purposes only.



**Existing Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,940 s.f. Convenience Store/Gas Station with 12 Pumps (LUC 945)	3,181	193	221
PD, 107,060 s.f. Shopping Center w/ Grocery (LUC 821)	10,116	378	940
<b>Subtotal:</b>	<b>13,297</b>	<b>571</b>	<b>1,161</b>

**Proposed Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,940 s.f. Convenience Store/Gas Station with 12 Pumps (LUC 945)	3,181	193	221
PD, 107,060 s.f. Shopping Center w/ Grocery (LUC 821)	10,116	378	940
<b>Subtotal:</b>	<b>13,297</b>	<b>571</b>	<b>1,161</b>

**Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway segments is shown below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
FishHawk Blvd.	Bell Shoals Rd.	Lithia Pinecrest Rd.	D	F
Boyette Rd.	Bell Shoals Rd.	Balm Boyette Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.



**CURRENTLY  
APPROVED**



# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

August 20, 2019

**Reference: PRS 19-0962 BYT**  
**Brickleyer Law Group, P.L.**  
**13408 Boyette Rd./76797.0000**

K. Clayton Brickleyer  
Brickleyer Law Group, P.L.  
601 N. Ashley Dr., Ste. 700  
Tampa, FL 33602

Dear Applicant:

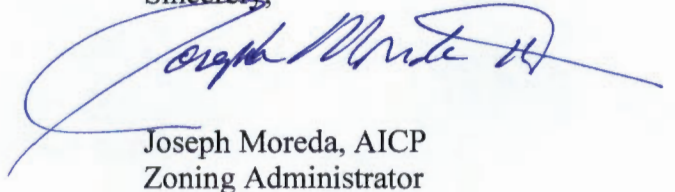
At the regularly scheduled public meeting on August 13, 2019, the Board of County Commissioners approved your request for a minor modification to PD 88-0031, with the attached amended final conditions.

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](mailto:GradyB@HCFLGov.net).

Sincerely,



Joseph Moreda, AICP  
Zoning Administrator

JM/mn  
Attachments

## BOARD OF COUNTY COMMISSIONERS

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## INTERNAL AUDITOR

Peggy Caskey

## CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 29, 2019.

1. The development in the commercial portion of the PD-MU project shall be permitted two development options:

Development Option 1: Shall be a maximum of 110,000 square feet of floor space for those uses shown in the use list under PD-C (N).

Development Option 2: Shall be permitted 86 placed residents for a Community Residential Home with a maximum height of 35 feet and 79,976 square feet of PD-C (N) uses.

2. The residential portion of the project shall be permitted two development alternatives:

2.1 Development Alternative 1:

A maximum of 40 single-family residential dwelling units shall be permitted in the residential portion of the project, comprised of twenty (20) duplex lots (40 units). The maximum number of units that can be built shall be regulated by the upland acreage or adjusted upland acreage (Environmental Lands Credit: uplands x 1.25) as permitted in the Future of Hillsborough County Comprehensive Plan.

Development standards for the duplexes shall be those of the RDC-6 Zoning District except as permitted below:

Minimum lot size:	3,850 square feet
Minimum lot width:	35 feet
Front yards:	20 feet
Side yards:	5 feet or 10 feet between buildings
Rear yards:	15 feet

Development standards for the single family detached residential units shall be those of RSC-9 zoning district except as permitted below:

Minimum lot size:	5,005 square feet
Minimum lot width:	50 feet
Minimum front yard:	20 feet
Minimum side yard:	5 feet
Minimum rear yard:	15 feet

2.2 Development Alternative 2:

A maximum of eight (8) single family detached units shall be permitted. Development standards shall be those of RSC-2 zoning district except as permitted below:

Minimum lot width:	80 feet
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Pole signs and Billboards are prohibited for the residential portion of the project. Any signage for the residential portion of the project shall be monument signs. Prior to issuance of any preliminary site development permits for the commercial component, a unified sign plan shall be reviewed and approved by the Master Sign Committee for the development.

3. The required front yard at the boundaries of the PD-MU shall be 30 feet for the commercial uses and 2 feet for the residential uses.
4. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein:
  - 4.1 Boyette Road and Fishhawk Boulevard are scenic roadways and should be screened in accordance with LDC Sec. 6.06.03.I. However parking will be permitted to encroach up to seven feet into the suburban scenic corridor for folios 76800.1192 and 76800.1194.
  - 4.2 Evergreen plantings shall not be required on the fencing around the stormwater management ponds for folios 76800.1192 and 76800.1194.
  - 4.3 A 15-foot buffer shall be provided along the eastern property boundary. The buffer shall not be platted as part of individual lots and shall be a separate parcel owned and maintained by the Homeowner's association or similar entity. Existing trees within 10 feet of the eastern boundary, excluding invasive plant species, shall be preserved. The first location for the planting of replacement trees required in accordance LDC Section 4.01.06.A. shall be within the 15-foot buffer. The number and location of replacement trees to be planted within the 15-foot buffer shall be subject to review and approval by Hillsborough County Natural Resources staff.
5. An area equal to at least .25 times the land area of the residential portion of the project and .20 times the commercial portion of the project shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided:

Landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks.

No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
6. The commercial portion of the project shall be permitted five driveways and the residential portion shall permitted one driveway. Each driveway shall be located as generally shown on the site plan, subject to compliance with Hillsborough County Access Management regulations. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved, may include but is not limited to left turn lanes, acceleration lanes and deceleration lanes. Development of the site shall also be subject to the following conditions:
  - 6.1 The northernmost project access on Boyette Road shall be restricted to right-in/right-out movements only, as shown on the site plan. The developer shall construct a raised concrete median to achieve said restriction. The concrete median shall be located on-site, out of the public right-of-way.



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- 6.2 The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, Final Plat approval or at the request of the County to coincide with road improvements, whichever comes first, an additional 20 feet of right-of-way along the east and north sides of Boyette Road and in the curve in the southwest corner of the site on Boyette Road.
  - 6.3 For the proposed eastern most access on Fishhawk Blvd., regarding the proposed westbound turn-lane on Fishhawk Blvd., the location of the turn lane and length (including queue) will be determined at site development plan review by Hillsborough County Public Works.

If developed as Option 2, the following conditions shall apply:

- 6.4 If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
- 6.5 As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall provide cross access to all parcels developed within the PD.
- 6.6 If required during Site Plan review, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services Department and Public Works Departments shall approve all exceptions.
- 6.7 The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. The developer shall dedicate to the County, prior to the issuance of Zoning Compliance Permits, a drainage easement if required by the policies in effect at the time of plan submittal unless otherwise approved by Stormwater Management Engineer. The approximate location of said drainage easement shall be shown on the Revised General Development Site Plan. If a drainage easement is required, the developer shall submit evidence of approval of its location by the Stormwater Management Section of the County Engineering Department to the County Development Services Department prior to the issuance of Zoning Compliance Permits.



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The following conditions (9-15) shall only apply to the portion of the project subject to MM 04-0710:

9. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department and may include, but is not limited to:

Left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

10. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, left turn storage of sufficient length to accommodate anticipated left turning traffic (for eastbound to northbound traffic) into the site on Boyette Road. The design and construction of this left turn lane turn lanes shall be approved by Hillsborough County. All roadway construction of said turn lane shall be completed with proper transitions from the widened section to the existing pavement.
11. The developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn transportation analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall resubmit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
12. Where sidewalks do not exist, the developer shall construct a sidewalk adjacent to the project site where the project site abuts public right-of-way.
13. Approval of this zoning 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 impact to wetland, and does not grant any implied or vested right to environmental approvals.
14. 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 state conditions shall be interpreted as the regulations in effect at the time of preliminary site plan approval.
15. 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.
16. 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 or certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 19-0962 BYT  
MEETING DATE: August 13, 2019  
DATE TYPED: August 13, 2019

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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.

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
GENERAL SITE PLAN  
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

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The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20<sup>th</sup> Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

**INSTRUCTIONS**

**FOLDED copies of the general site plan must be provided.**

**DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.**

**Certification Submittal Check List:**

- 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) folded copies** of the General Site Plan.
- 2. Personal Appearance (PRS) application: **Three (3) folded copies** of the General Site Plan.

**NOTE:** If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Cindy-Jean Le Blanc, Hillsborough County Development Services Department, Community Development Section, 601 E. Kennedy Blvd. 20<sup>th</sup> Floor, Tampa, FL 33602 or email to [leblancc@hillsboroughcounty.org](mailto:leblancc@hillsboroughcounty.org).

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**REVIEW AND PROCESSING SCHEDULES**

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
  - 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
  - 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.



**HILLSBOROUGH COUNTY  
PLANNING AND GROWTH MANAGEMENT DEPARTMENT  
GENERAL SITE PLAN  
REVIEW/CERTIFICATION APPLICATION**

**To Be Completed by Applicant or Representative**

Rezoning File No. RZ \_\_\_\_\_

Related File Number (if applicable): MM \_\_\_\_\_ PRS \_\_\_\_\_

BOCC Land Use Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Check the appropriate box(es):

The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

As required by PGM Staff: \_\_\_\_\_

\_\_\_\_\_

As required by the Zoning Hearing Master: \_\_\_\_\_

\_\_\_\_\_

Applying for Oral Argument?  Yes  No

Applicant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing \_\_\_\_\_ Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Representative: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing \_\_\_\_\_ Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

\_\_\_\_\_  
Signature of Applicant or Authorized Representative

\_\_\_\_\_  
Date



## AIRPORT HAZARD EVALUATION

(Effective October 13, 2015)

Properties located within the map areas depicted below may be subject to a separate Airport Height Zoning Permit approval process of the Hillsborough County Aviation Authority (HCAA), pursuant to the HCAA's Airport Zoning Regulations. Additionally, pursuant to an Interlocal Agreement between the HCAA and Hillsborough County, any Land Development Proposal within proximity to Tampa International Airport and Tampa Executive Airport and Educational facilities and landfills located with certain mapped areas will be transmitted to HCAA for review.

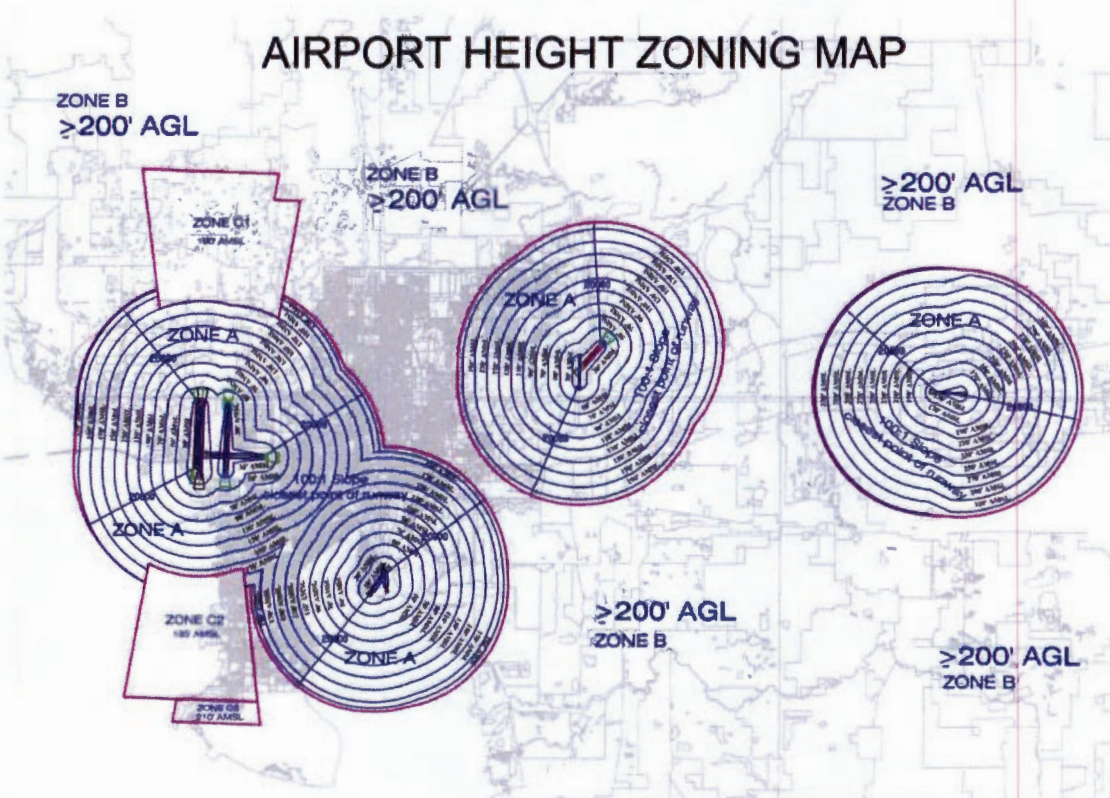
### For additional information and questions:

Tampa International Airport Information Link: <http://www.tampaairport.com/airport-height-zoning>

Contact: Tony Mantegna / Tampa International Airport

Phone: (813) 870-7863

tmantegna@tampaairport.com





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 12/16/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: BYT

PETITION NO: PRS 25-0077

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

### **PROJECT SUMMARY AND CONCLUSIONS**

The applicant is requesting to a minor modification (PRS) to two parcels, totaling +/- 11.3 ac., within Planned Development (PD) 88-0031, as most recently amended via PRS 19-0962. The PD is approved for two development options as follows:

- Development Option 1:      Shall be a maximum of 110,000 square feet of floor space for those uses shown in the use list under PD-C(N).
- Development Option 2:      Shall be permitted 86 placed residents for a Community Residential Home with a maximum height of 35 feet and 79,976 square feet of PD-C(N) uses.

The applicant is proposing to modify the proposed PD site plan. The applicant is not proposing any changes in entitlements, only to the layout of the commercial/mixed-use area within the plan. Given that the existing PD defers all transportation review for project elements including but not limited to the number and location and project access connections, substandard roadway improvements, the presence and length of left and right turn lanes, and internal issues such as minimum throat depth, parking, etc., no additional analysis or review was needed to process this zoning request. Although new zonings address most of these issues at the time of zoning, projects with this type of existing approval is generally allowed to keep the conditions as-is, provided the applicant is not proposing to change external access, the use or intensity of the project, or transportation-related conditions of approval. Given the above, staff has no objection to the zoning request and notes that a detailed review for compliance with Land Development Code (LDC), Transportation Technical Manual (TTM) and other applicable rules and regulations will be undertaken at the site/construction plan review phase.

Given that there are no changes to proposed entitlements or transportation related zoning conditions, no trip generation or site access analysis was required to process this request. Staff notes that the development will be required to submit a full analysis at the time of plat/site/construction plan review to determine what site access improvements and/or support review of the throat depth and internal design and notes such analysis will also be needed to support any Transportation Related Administrative Reviews (TRARs) which may be needed. Staff has prepared a summary of trips potentially generated under the existing approved zoning for discussion purposes only.



Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,940 s.f. Convenience Store/Gas Station with 12 Pumps (LUC 945)	3,181	193	221
PD, 107,060 s.f. Shopping Center w/ Grocery (LUC 821)	10,116	378	940
Subtotal:	13,297	571	1,161

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 2,940 s.f. Convenience Store/Gas Station with 12 Pumps (LUC 945)	3,181	193	221
PD, 107,060 s.f. Shopping Center w/ Grocery (LUC 821)	10,116	378	940
Subtotal:	13,297	571	1,161

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway segments is shown below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
FishHawk Blvd.	Bell Shoals Rd.	Lithia Pinecrest Rd.	D	F
Boyette Rd.	Bell Shoals Rd.	Balm Boyette Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
FishHawk Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
Boyette Rd.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	13,297	571	1,161
Proposed	13,297	571	1,161
Difference (+/-)	No Change	No Change	No Change

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

<b>Connectivity and Cross Access (Modification Area Only)</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North	X	Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
South		None	Vehicular & Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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



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 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> January 7, 2025  <b>PETITION NO.:</b> 25-0077  <b>EPC REVIEWER:</b> Abbie Weeks  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1101  <b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a>	<b>COMMENT DATE:</b> December 5, 2024  <b>PROPERTY ADDRESS:</b> 13420 Boyette Rd, Lithia  <b>FOLIO #:</b> 076800.1194  <b>STR:</b> 24-30S-20E
<b>REQUESTED ZONING:</b> Minor Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	Expired 06/24/2020
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands exist in the eastern portion of the property and are approximately depicted
<p><b>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:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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</li> </ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

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.

- Wetland delineation surveys were submitted and approved by EPC; however, they expired on June 24, 2020. 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.

Aow/

ec: [kreali@sternsweaver.com](mailto:kreali@sternsweaver.com)  
[swalker@sternsweaver.com](mailto:swalker@sternsweaver.com)



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 11/1/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 11/18/2024  
**PROPERTY OWNER:** River Springs, LLC      **PID:** 25-0077  
**APPLICANT:** River Springs, LLC  
**LOCATION:** 13420 Boyette Road Lithia, FL 33547  
**FOLIO NO.:** 76800.1194

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) 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, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.



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

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PETITION NO.: PRS 25-0077      REVIEWED BY: Clay Walker, E.I.    DATE: 11/5/2024

FOLIO NO.: 76800.1194

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists  (approximately \_\_\_ feet from the site),  (adjacent to the site), and is located west of the subject property within the east Right-of-Way of Bell Shoals Road. 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 4 inch wastewater forcemain exists  (approximately \_\_\_ feet from the project site),  (adjacent to the site) and is located north of the subject property within the south Right-of-Way of Fishhawk Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.