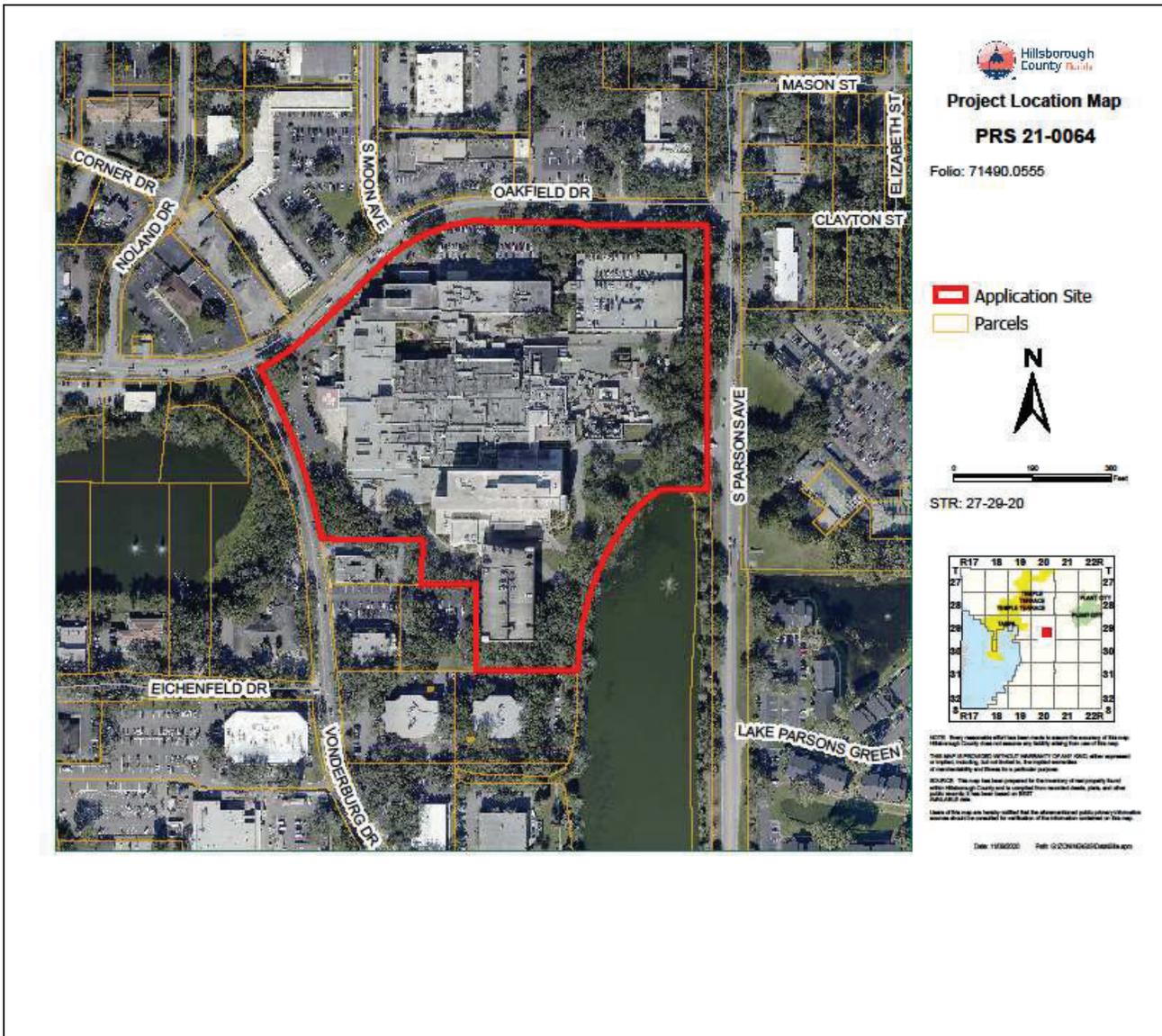


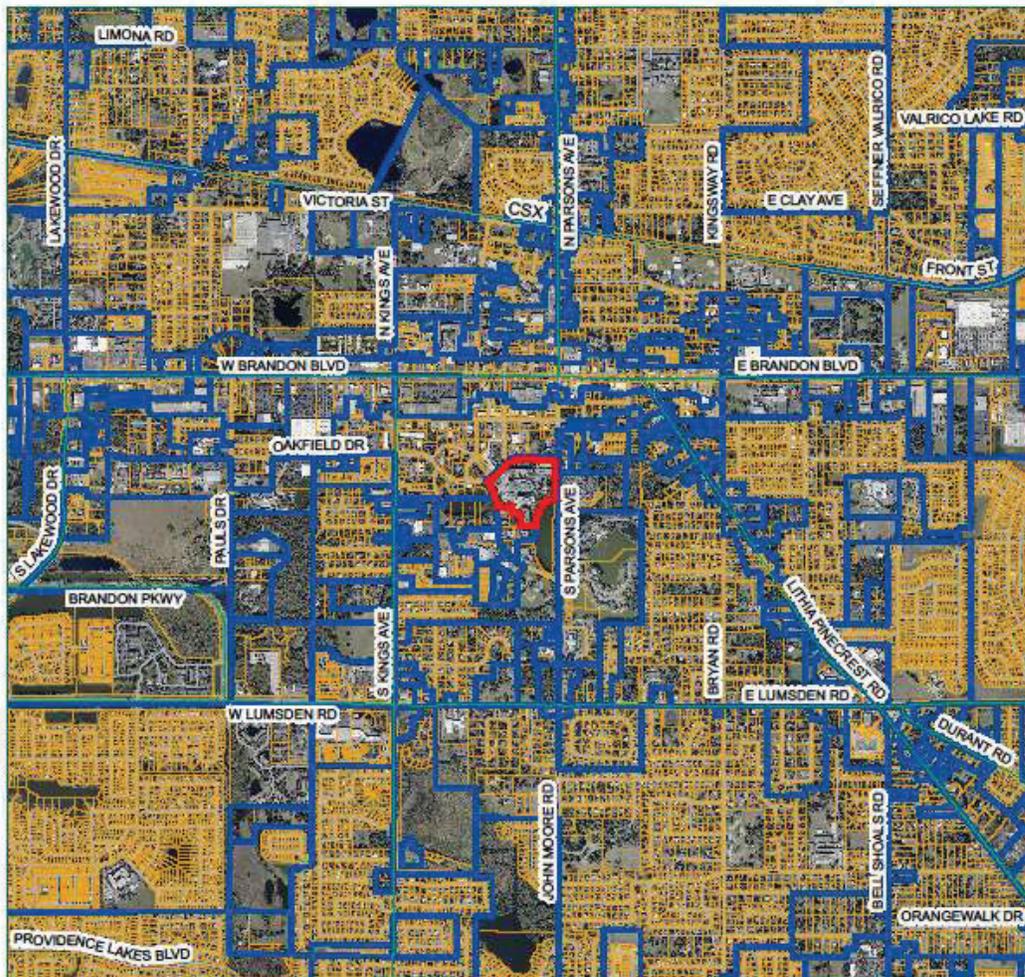


# Hillsborough County Florida

SM  
STAFF REPORT

<b>SUBJECT:</b>	PRS 21-0064	<b>PLANNING AREA:</b>	Brandon
<b>REQUEST:</b>	Minor Modification to an Approved PD	<b>SECTOR:</b>	Central
<b>APPLICANT:</b>	Galencare, Inc.		
<b>Existing Zoning:</b> PD 97-0121 (PRS 19-1247)		<b>Comp Plan Category:</b> P/QP	





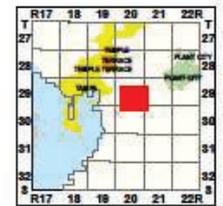
**General Aerial  
 Zoning Map  
 PRS 21-0064**

Folio: 71480.0555

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 27-29-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. This map is prepared for informational purposes only and does not constitute an offer of insurance or any other financial product. The map is not intended to be used for any other purpose. SOURCE: This map has been prepared for the use of the public and is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.

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**Application Review Summary and Recommendation**

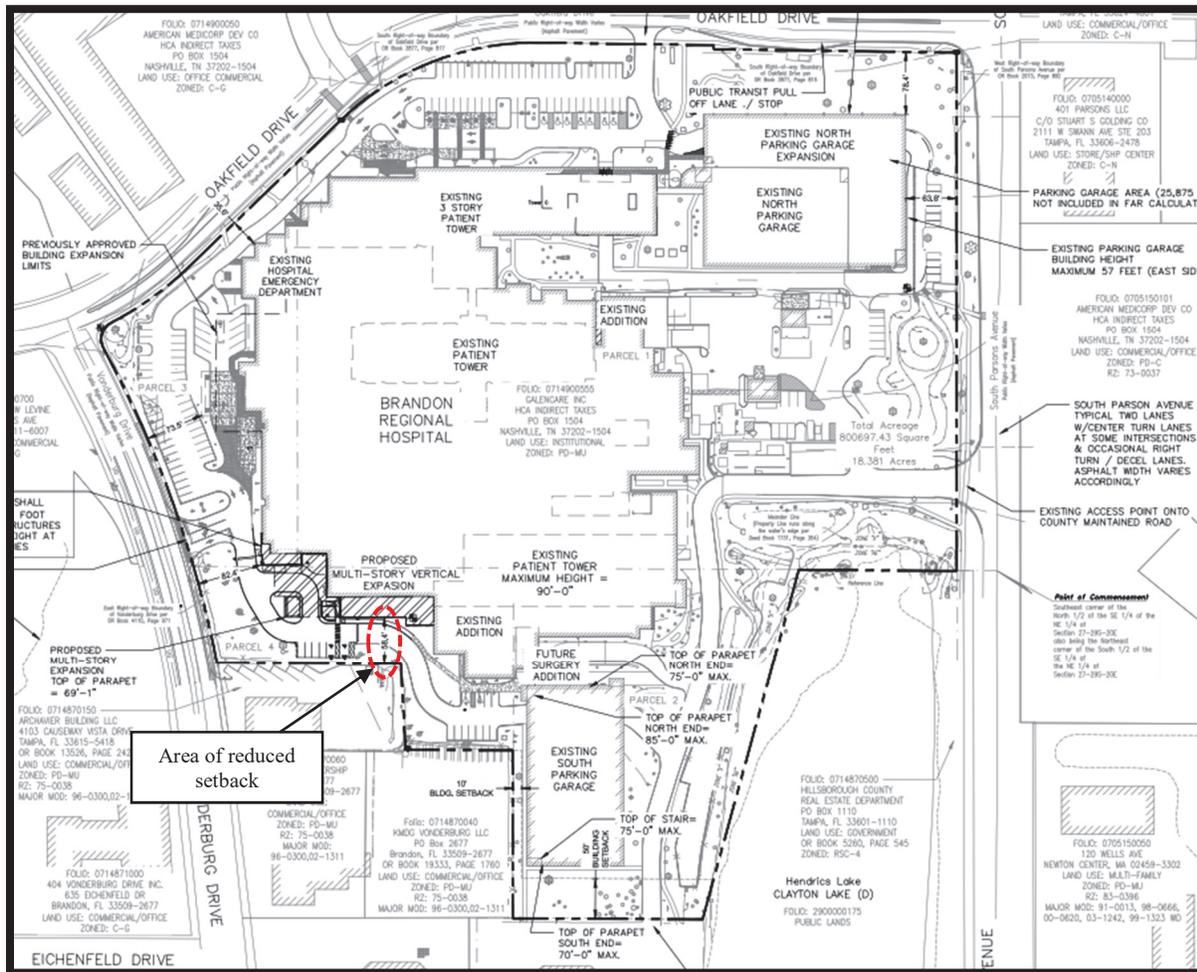
**1.0 Summary**

**1.1 Project Narrative**

The applicant is requesting a minor modification to the approved Planned Development located on the southwest corner of Oakfield drive and S Parsons Avenue. The applicant is requesting the following:

- To increase the gross floor area from 547,175 square feet to 569,744 square feet (4.12% increase).
- To reduce the southern setback from 84.7 feet to 58.4 feet for the proposed multistory vertical expansion.

The applicant has submitted a revised General Site plan to reflect the requested changes.



## 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code.

## 1.3 Analysis of Recommended Conditions

Condition 1a. has been updated to reflect the 4.12 percent increase in the proposed gross floor area to allow up to 569,744 square feet. Condition 4 has been deleted to comport with current practice. By their nature, PD zonings are site plan-controlled zoning districts. Only minor deviations in approved access locations are permitted without a modification to the PD site plan. Conditions 7, 8 and 11 have been updated based on recommendations from Transportation Review Section staff.

## 1.4 Evaluation of Existing and Planned Public Facilities

No impact to existing or planned public facilities are associated with this request. The site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

## 1.5 Agency Comments

No reviewing agencies objected to this request. Transportation Review Section staff has no objection to this request, subject to the revised conditions of approval. The revised conditions address additional right-of-way preservation and dedication, as well as required turn lane improvements. The two new conditions provide for the allowance of bicycle and pedestrian access anywhere along the project boundaries, and allow for the accommodation of required sidewalks/ADA facilities required for site access improvements.

## 1.6 Compatibility

No compatibility concerns have been identified by staff as a result of this proposal. Brandon Regional Hospital is an existing 498,351 square foot hospital. The proposed additional square footage is for a multi-story addition to add 71,393 square feet of floor area. The proposed additional area will encompass a 3,983 square foot addition on the first floor, and 22,470 square foot additions on the second, third and fourth floors. No changes are proposed to the maximum height. The adjacent property to the south is developed with a medical office, therefore no buffer and screening between land uses is required.

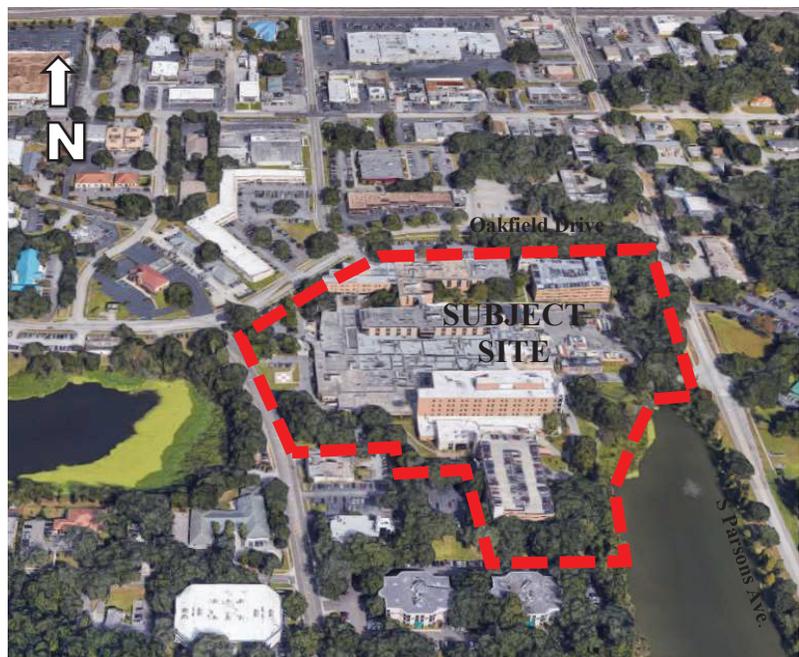


Figure 3 - Surrounding Areas

## Exhibits

- Exhibit 1: Immediate Area Map
- Exhibit 2: Existing Site Plan (PRS 19-1247)
- Exhibit 3: Proposed Site Plan (PRS 21-0064)

## 2.0 Recommendation

Prior to Certification:

1. Denote the "Top of Stair=75' max." for the stairwell in the proposed multi-story vertical expansion area.

Approvable, subject to the following conditions:

**Approval** - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~August 2, 2019~~ November 3, 2020.

1. Uses permitted in the PD zoning district shall be limited to a hospital and related accessory uses including, but not limited to: a drug store, optician/optical supplies, health practitioner's office, and rental and leasing of medical supplies and equipment. Accessory uses shall be permitted only as subordinate and accessory to the primary hospital use and may not be located in freestanding buildings. Bank, banking-automatic teller, business services uses, and professional services uses may be permitted although not related to the function of the hospital, but together shall not exceed five percent (5%) of the building floor area within the primary hospital structure, nor shall these uses be in freestanding buildings by themselves.
  - 1.a The maximum allowable square footage of gross floor area for the planned development shall be ~~547,175~~ 569,744 square feet.
2. Building and/or structure heights shall be 57 feet unless otherwise indicated on the site plan. Maximum impervious surface shall be 80 percent.
3. Setbacks shall be as indicated by the building envelopes on the site plan dated ~~June 17, 2014~~ November 3, 2020. Buffering and screening shall be in accordance with the Land Development Code.
4. ~~The general design and location of the access point(s) onto County maintained roads may be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management regulations as found in the LDC. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. Final design, if approved by Hillsborough County Public Works, may include: left turn lanes, acceleration lane(s), and deceleration lane(s).~~
5. The applicant shall provide internal access to any existing or future outparcels on the site.

65. The applicant shall show the ability to provide cross access to adjacent parcels of like uses. These cross-access points are subject to approval between the appropriate land owners.
76. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County.
87. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to +/- 23 feet of right-of-way along its Oakfield Drive frontage, such that a minimum of 55 feet of right-of-way is preserved from the existing right-of-way centerline. This right-of-way preservation is beyond the additional 12 feet of right-of-way needed to accommodate the required eastbound to southbound right turn lane on Oakfield (see condition 11, below). Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setback shall be calculated from the future right-of-way line. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (01-0640), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Oakfield Drive, to accommodate for the right-of-way as needed for a four lane collector. This shall be up to 32 feet from the existing right-of-way.
98. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to +/- six (6) feet of right-of-way along its Parsons Ave. frontage, such that a minimum of 55 feet of right-of-way is preserved from the predominate right-of-way centerline within the corridor. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (01-0640), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Parsons Avenue, to accommodate for the right-of-way as needed for a four lane collector. This shall be up to 22 feet from the existing right-of-way.
109. If a change to the signal timing should be warranted at the Oakfield Drive/Parsons Avenue intersection, as shown on the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal, and appropriate interconnect adjacent signals. The developer shall submit the 60% roadway construction plans for all collector or arterial roadways to Public Works (Traffic Section) for inclusion of possible signal interconnect communications conduit and pull boxes. The route, number, and size of conduit will be stipulated by this review process. If signals are not immediately warranted, the cable will not be required for installation. (This is intended to prevent the need to retrofit new roadways with conduit once signals are warranted). The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

140. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.
121. With respect to site access improvements, the developer shall:
- a. Construct a westbound to southbound left turn lane on Oakfield Drive into the project driveway;
  - b. Construct an eastbound to southbound right turn lane on Oakfield Drive into the project driveway; and,
  - c. Extend the existing northbound to westbound left turn lanes on Parsons Ave. into the project driveway, such that it meets queue length and other design requirements.

The developer shall be required to dedicate and convey an additional 12-feet of right-of-way along Oakfield Drive where necessary to accommodate the eastbound to southbound right turn lane into the project driveway. This dedication is above and beyond the additional +/- 23-feet of right-of-way preservation which is required per the Hillsborough County Corridor Preservation Plan (see condition 7, above).

~~As shown in the submitted transportation analysis, the applicant shall design and construct on Parsons Avenue, a left turn lane of adequate length to accommodate anticipated traffic. This turn lane should be constructed prior to the issuance of building permits to accommodate any construction vehicles using the site. Final approval shall be reviewed and approved by Hillsborough County.~~

- ~~12.a — Prior to the issuance of Certificate of Occupancy for the Proposed Future 1 Story ED Expansion as shown on the General Development Plan, the ingress/egress access point located at the signalized intersection of Oakfield drive and South Moon Avenue shall be closed.~~
12. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
13. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify the site plan (without a zoning modification) if necessary to accommodate required sidewalks/ADA facilities, or as necessary to accommodate required site access improvements.
134. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
145. 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

APPLICATION: PRS 21-0064

ZHM HEARING DATE: n/a

BOCC MEETING DATE: March 9, 2021

CASE REVIEWER: Colleen Marshall, AICP, CFM

**Staff's Recommendation:** Approvable, subject to conditions

Zoning  
Administrator  
Sign-off:



J. Brian Grady  
Tue Feb 23 2021 12:55:20



# Immediate Aerial Zoning Map

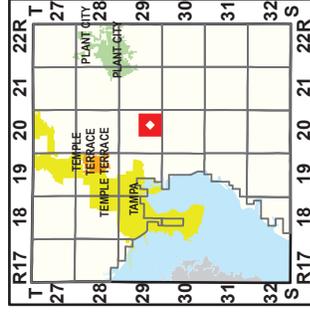
## PRS 21-0064

Folio: 71490.0555

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 27-29-20

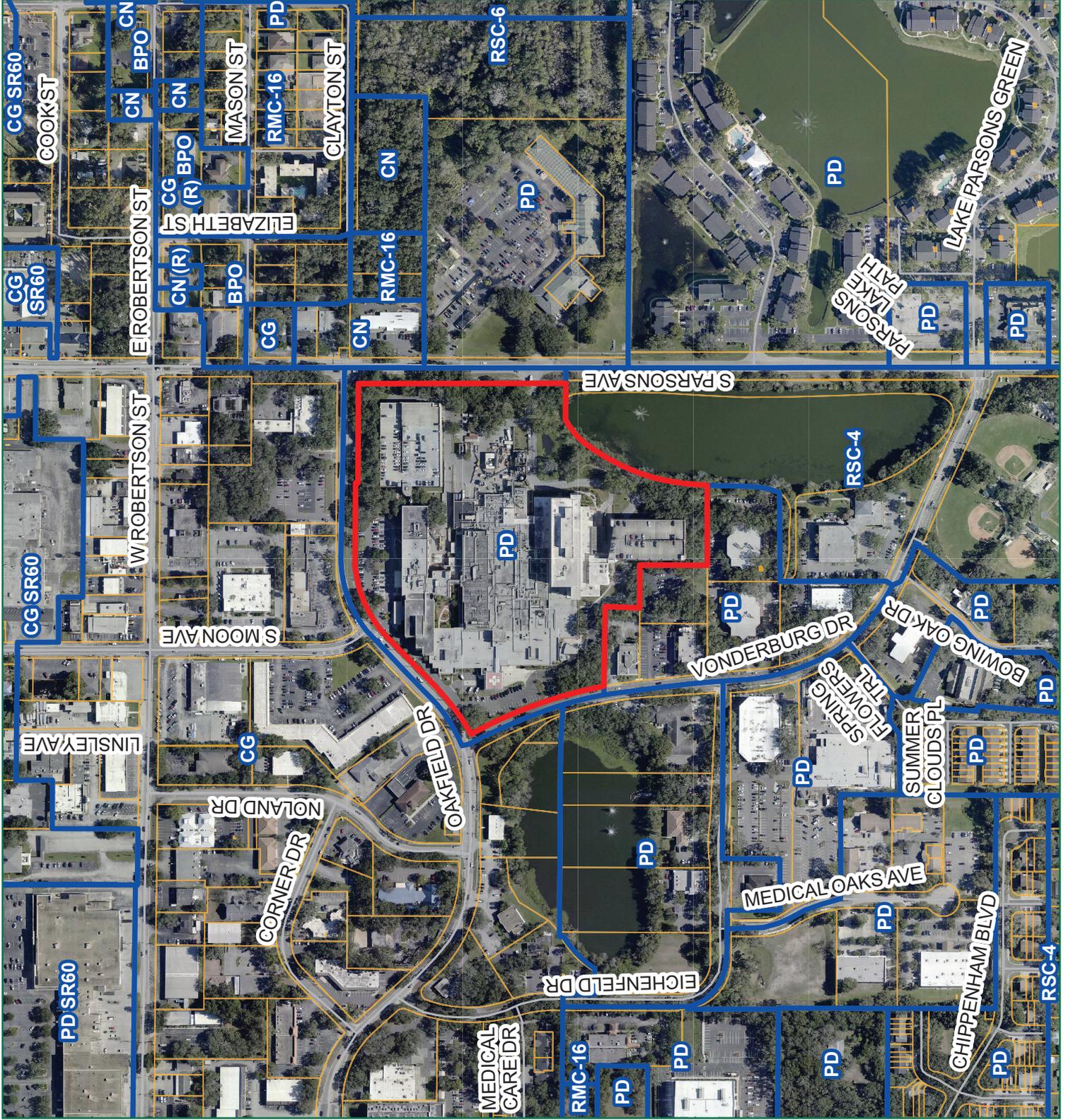


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.





1015 FREIGHTWAY BOULEVARD, SUITE 2000  
 ORLANDO, FLORIDA 32838  
 F 407.881.1778  
 www.floridadep.com



PLANNING DEPARTMENT  
 1000 EAST BAY STREET  
 TALLAHASSEE, FLORIDA 32301  
 TEL: 904.251.1000  
 WWW.HILLSBOROUGHCOUNTYFLA.GOV

NO.	DATE	BY	DESCRIPTION
01	08/20/19	PD	MINOR MODIFICATION (P&S)
02		CD	
03		CD	
04		CD	
05		CD	
06		CD	
07		CD	
08		CD	
09		CD	
10		CD	

MINOR MODIFICATION TO PD ZONING  
 119 OAKRIDGE DRIVE, BRANDON, FL 33511  
 BRANDON REGIONAL HOSPITAL  
 GENERAL SITE PLAN  
 (ORIGINAL CERT. 01-0640)

PROJECT NUMBER:  
 SITE NUMBER:  
 SHEET NUMBER:  
 C100

DATE: 12/18/2019  
 DEPARTMENT: DEVELOPMENT SERVICES

19-1247

APPROVED BY:  
 DATE: 12/18/2019

PROJECT NUMBER:  
 SITE NUMBER:  
 SHEET NUMBER:  
 C100

**SITE CALCS FOR BRANDON REGIONAL HOSPITAL**

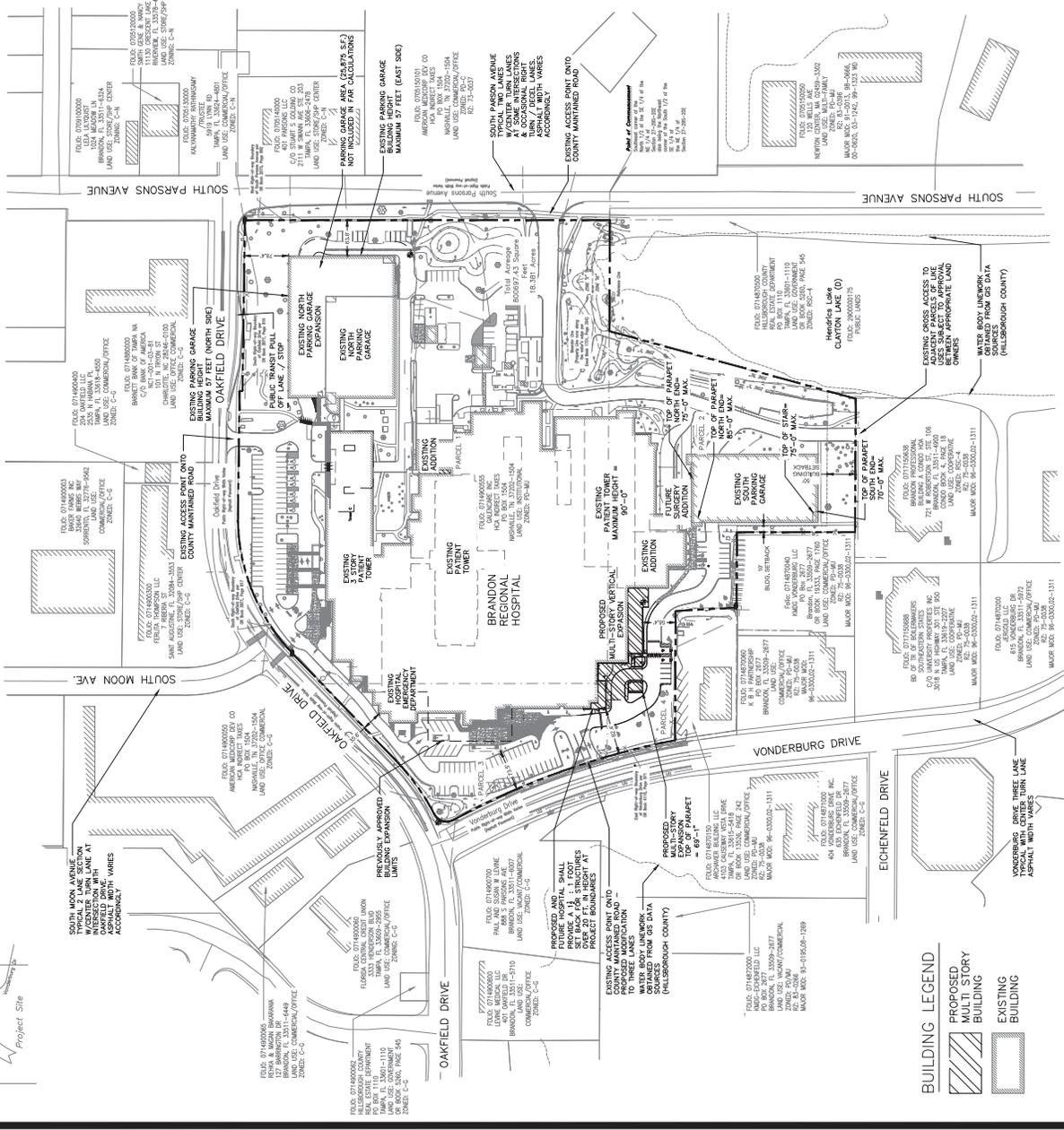
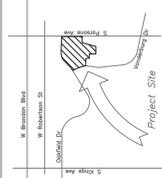
EXISTING HOSPITAL (SF)	PROPOSED NICU ADDITION (SF)	TOTAL (SF)	FAR (CAR)
247,174	8,273	255,447	
90,500	8,855	100,355	
91,979	-	92,019	
23,264	-	23,264	
25,266	-	25,266	
480,103	10,168	490,271	62.24%
ALLOWABLE SF PER 2014 APPROVED PD 547175			68.33%
REMAINING SF AVAILABLE FOR DEVELOPMENT			48,824
			6.10%

**PARKING SUMMARY**

2 SPACES PER BED	3 SPACES PER BED
876 SPACES (438 BEDS)	876 SPACES (438 BEDS)
29 SPACES (14 BEDS)	29 SPACES (14 BEDS)
904 SPACES (452 BEDS)	904 SPACES (452 BEDS)
TOTAL PARKING PROVIDED	TOTAL PARKING PROVIDED
(NO MORE THAN REQUIRED)	(NO MORE THAN REQUIRED)

**LEGAL DESCRIPTION**

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1



EXISTING FUTURE	TOTAL	PERCENT
284,743.00	1,000,000.00	28.47%
10,000.00	10,000.00	100.00%
294,743.00	1,010,000.00	29.18%
284,743.00	1,010,000.00	28.19%
10,000.00	10,000.00	100.00%
294,743.00	1,020,000.00	28.89%
10,000.00	10,000.00	100.00%
304,743.00	1,030,000.00	29.60%
10,000.00	10,000.00	100.00%
314,743.00	1,040,000.00	30.28%
10,000.00	10,000.00	100.00%
324,743.00	1,050,000.00	30.94%
10,000.00	10,000.00	100.00%
334,743.00	1,060,000.00	31.60%
10,000.00	10,000.00	100.00%
344,743.00	1,070,000.00	32.26%
10,000.00	10,000.00	100.00%
354,743.00	1,080,000.00	32.91%
10,000.00	10,000.00	100.00%
364,743.00	1,090,000.00	33.56%
10,000.00	10,000.00	100.00%
374,743.00	1,100,000.00	34.21%
10,000.00	10,000.00	100.00%
384,743.00	1,110,000.00	34.86%
10,000.00	10,000.00	100.00%
394,743.00	1,120,000.00	35.51%
10,000.00	10,000.00	100.00%
404,743.00	1,130,000.00	36.16%
10,000.00	10,000.00	100.00%
414,743.00	1,140,000.00	36.81%
10,000.00	10,000.00	100.00%
424,743.00	1,150,000.00	37.46%
10,000.00	10,000.00	100.00%
434,743.00	1,160,000.00	38.11%
10,000.00	10,000.00	100.00%
444,743.00	1,170,000.00	38.76%
10,000.00	10,000.00	100.00%
454,743.00	1,180,000.00	39.41%
10,000.00	10,000.00	100.00%
464,743.00	1,190,000.00	40.06%
10,000.00	10,000.00	100.00%
474,743.00	1,200,000.00	40.71%
10,000.00	10,000.00	100.00%
484,743.00	1,210,000.00	41.36%
10,000.00	10,000.00	100.00%
494,743.00	1,220,000.00	42.01%
10,000.00	10,000.00	100.00%
504,743.00	1,230,000.00	42.66%
10,000.00	10,000.00	100.00%
514,743.00	1,240,000.00	43.31%
10,000.00	10,000.00	100.00%
524,743.00	1,250,000.00	43.96%
10,000.00	10,000.00	100.00%
534,743.00	1,260,000.00	44.61%
10,000.00	10,000.00	100.00%
544,743.00	1,270,000.00	45.26%
10,000.00	10,000.00	100.00%
554,743.00	1,280,000.00	45.91%
10,000.00	10,000.00	100.00%
564,743.00	1,290,000.00	46.56%
10,000.00	10,000.00	100.00%
574,743.00	1,300,000.00	47.21%
10,000.00	10,000.00	100.00%
584,743.00	1,310,000.00	47.86%
10,000.00	10,000.00	100.00%
594,743.00	1,320,000.00	48.51%
10,000.00	10,000.00	100.00%
604,743.00	1,330,000.00	49.16%
10,000.00	10,000.00	100.00%
614,743.00	1,340,000.00	49.81%
10,000.00	10,000.00	100.00%
624,743.00	1,350,000.00	50.46%
10,000.00	10,000.00	100.00%
634,743.00	1,360,000.00	51.11%
10,000.00	10,000.00	100.00%
644,743.00	1,370,000.00	51.76%
10,000.00	10,000.00	100.00%
654,743.00	1,380,000.00	52.41%
10,000.00	10,000.00	100.00%
664,743.00	1,390,000.00	53.06%
10,000.00	10,000.00	100.00%
674,743.00	1,400,000.00	53.71%
10,000.00	10,000.00	100.00%
684,743.00	1,410,000.00	54.36%
10,000.00	10,000.00	100.00%
694,743.00	1,420,000.00	55.01%
10,000.00	10,000.00	100.00%
704,743.00	1,430,000.00	55.66%
10,000.00	10,000.00	100.00%
714,743.00	1,440,000.00	56.31%
10,000.00	10,000.00	100.00%
724,743.00	1,450,000.00	56.96%
10,000.00	10,000.00	100.00%
734,743.00	1,460,000.00	57.61%
10,000.00	10,000.00	100.00%
744,743.00	1,470,000.00	58.26%
10,000.00	10,000.00	100.00%
754,743.00	1,480,000.00	58.91%
10,000.00	10,000.00	100.00%
764,743.00	1,490,000.00	59.56%
10,000.00	10,000.00	100.00%
774,743.00	1,500,000.00	60.21%
10,000.00	10,000.00	100.00%
784,743.00	1,510,000.00	60.86%
10,000.00	10,000.00	100.00%
794,743.00	1,520,000.00	61.51%
10,000.00	10,000.00	100.00%
804,743.00	1,530,000.00	62.16%
10,000.00	10,000.00	100.00%
814,743.00	1,540,000.00	62.81%
10,000.00	10,000.00	100.00%
824,743.00	1,550,000.00	63.46%
10,000.00	10,000.00	100.00%
834,743.00	1,560,000.00	64.11%
10,000.00	10,000.00	100.00%
844,743.00	1,570,000.00	64.76%
10,000.00	10,000.00	100.00%
854,743.00	1,580,000.00	65.41%
10,000.00	10,000.00	100.00%
864,743.00	1,590,000.00	66.06%
10,000.00	10,000.00	100.00%
874,743.00	1,600,000.00	66.71%
10,000.00	10,000.00	100.00%
884,743.00	1,610,000.00	67.36%
10,000.00	10,000.00	100.00%
894,743.00	1,620,000.00	68.01%
10,000.00	10,000.00	100.00%
904,743.00	1,630,000.00	68.66%
10,000.00	10,000.00	100.00%
914,743.00	1,640,000.00	69.31%
10,000.00	10,000.00	100.00%
924,743.00	1,650,000.00	69.96%
10,000.00	10,000.00	100.00%
934,743.00	1,660,000.00	70.61%
10,000.00	10,000.00	100.00%
944,743.00	1,670,000.00	71.26%
10,000.00	10,000.00	100.00%
954,743.00	1,680,000.00	71.91%
10,000.00	10,000.00	100.00%
964,743.00	1,690,000.00	72.56%
10,000.00	10,000.00	100.00%
974,743.00	1,700,000.00	73.21%
10,000.00	10,000.00	100.00%
984,743.00	1,710,000.00	73.86%
10,000.00	10,000.00	100.00%
994,743.00	1,720,000.00	74.51%
10,000.00	10,000.00	100.00%
1,004,743.00	1,730,000.00	75.16%
10,000.00	10,000.00	100.00%
1,014,743.00	1,740,000.00	75.81%
10,000.00	10,000.00	100.00%
1,024,743.00	1,750,000.00	76.46%
10,000.00	10,000.00	100.00%
1,034,743.00	1,760,000.00	77.11%
10,000.00	10,000.00	100.00%
1,044,743.00	1,770,000.00	77.76%
10,000.00	10,000.00	100.00%
1,054,743.00	1,780,000.00	78.41%
10,000.00	10,000.00	100.00%
1,064,743.00	1,790,000.00	79.06%
10,000.00	10,000.00	100.00%
1,074,743.00	1,800,000.00	79.71%
10,000.00	10,000.00	100.00%
1,084,743.00	1,810,000.00	80.36%
10,000.00	10,000.00	100.00%
1,094,743.00	1,820,000.00	81.01%
10,000.00	10,000.00	100.00%
1,104,743.00	1,830,000.00	81.66%
10,000.00	10,000.00	100.00%
1,114,743.00	1,840,000.00	82.31%
10,000.00	10,000.00	100.00%
1,124,743.00	1,850,000.00	82.96%
10,000.00	10,000.00	100.00%
1,134,743.00	1,860,000.00	83.61%
10,000.00	10,000.00	100.00%
1,144,743.00	1,870,000.00	84.26%
10,000.00	10,000.00	100.00%
1,154,743.00	1,880,000.00	84.91%
10,000.00	10,000.00	100.00%
1,164,743.00	1,890,000.00	85.56%
10,000.00	10,000.00	100.00%
1,174,743.00	1,900,000.00	86.21%
10,000.00	10,000.00	100.00%
1,184,743.00	1,910,000.00	86.86%
10,000.00	10,000.00	100.00%
1,194,743.00	1,920,000.00	87.51%
10,000.00	10,000.00	100.00%
1,204,743.00	1,930,000.00	88.16%
10,000.00	10,000.00	100.00%
1,214,743.00	1,940,000.00	88.81%
10,000.00	10,000.00	100.00%
1,224,743.00	1,950,000.00	89.46%
10,000.00	10,000.00	100.00%
1,234,743.00	1,960,000.00	90.11%
10,000.00	10,000.00	100.00%
1,244,743.00	1,970,000.00	90.76%
10,000.00	10,000.00	100.00%
1,254,743.00	1,980,000.00	91.41%
10,000.00	10,000.00	100.00%
1,264,743.00	1,990,000.00	92.06%
10,000.00	10,000.00	100.00%
1,274,743.00	2,000,000.00	92.71%
10,000.00	10,000.00	100.00%
1,284,743.00	2,010,000.00	93.36%
10,000.00	10,000.00	100.00%
1,294,743.00	2,020,000.00	94.01%
10,000.00	10,000.00	100.00%
1,304,743.00	2,030,000.00	94.66%
10,000.00	10,000.00	100.00%
1,314,743.00	2,040,000.00	95.31%
10,000.00	10,000.00	100.00%
1,324,743.00	2,050,000.00	95.96%
10,000.00	10,000.00	100.00%
1,334,743.00	2,060,000.00	96.61%
10,000.00	10,000.00	100.00%
1,344,743.00	2,070,000.00	97.26%
10,000.00	10,000.00	100.00%
1,354,743.00	2,080,000.00	97.91%
10,000.00	10,000.00	100.00%
1,364,743.00	2,090,000.00	98.56%
10,000.00	10,000.00	100.00%
1,374,743.00	2,100,000.00	99.21%
10,000.00	10,000.00	100.00%
1,384,743.00	2,110,000.00	99.86%
10,000.00	10,000.00	100.00%
1,394,743.00	2,120,000.00	100.51%
10,000.00	10,000.00	100.00%
1,404,743.00	2,130,000.00	101.16%
10,000.00	10,000.00	100.00%
1,414,743.00	2,140,000.00	101.81%
10,000.00	10,000.00	100.00%
1,424,743.00	2,150,000.00	102.46%
10,000.00	10,000.00	100.00%
1,434,743.00	2,160,000.00	103.11%
10,000.00	10,000.00	100.00%
1,444,743.00	2,170,000.00	103.76%
10,000.00	10,000.00	100.00%

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APPROVED**

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# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

December 3, 2019

**Reference: PRS 19-1247 BR  
S&ME, Inc.  
119 Oakfield Dr./71490.0555**

S&ME, Inc.  
1615 Edgewater Dr., Ste. 200  
Orlando, FL 32804

Dear Applicant:

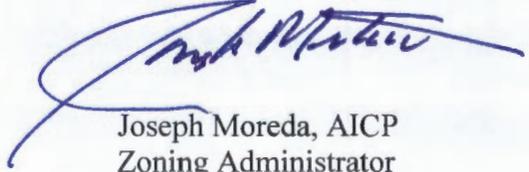
At the regularly scheduled public meeting on November 12, 2019, the Board of County Commissioners approved your request for a minor modification to PD 97-0121, with the attached amended final conditions.

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

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

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Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted August 2, 2019.

1. Uses permitted in the PD zoning district shall be limited to a hospital and related accessory uses including, but not limited to: a drug store, optician/optical supplies, health practitioner's office, and rental and leasing of medical supplies and equipment. Accessory uses shall be permitted only as subordinate and accessory to the primary hospital use and may not be located in freestanding buildings. Bank, banking-automatic teller, business services uses, and professional services uses may be permitted although not related to the function of the hospital, but together shall not exceed five percent (5%) of the building floor area within the primary hospital structure, nor shall these uses be in freestanding buildings by themselves.
  - 1.a The maximum allowable square footage of gross floor area for the planned development shall be 547,175 square feet.
2. Building and/or structure heights shall be 57 feet unless otherwise indicated on the site plan. Maximum impervious surface shall be 80 percent.
3. Setbacks shall be as indicated by the building envelopes on the site plan dated June 17, 2014. Buffering and screening shall be in accordance with the Land Development Code.
4. The general design and location of the access point(s) onto County maintained roads may be as shown on the General Site Plan, but shall be regulated by the Hillsborough County Access Management regulations as found in the LDC. The design and construction of curb cuts are subject to approval by the Hillsborough County Public Works Department. Final design, if approved by Hillsborough County Public Works, may include: left turn lanes, acceleration lane(s), and deceleration lane(s).
5. The applicant shall provide internal access to any existing or future outparcels on the site.
6. The applicant shall show the ability to provide cross access to adjacent parcels of like uses. These cross access points are subject to approval between the appropriate land owners.
7. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, unless otherwise approved by Hillsborough County.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (01-0640), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Oakfield Drive, to accommodate for the right-of-way as needed for a four lane collector. This shall be up to 32 feet from the existing right-of-way.
9. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (01-0640), whichever comes first, up to 62 feet of right-of-way from the existing center line of right-of-way on Parsons Avenue, to accommodate for the right-of-way as needed for a four lane collector. This shall be up to 22 feet from the existing right-of-way.

10. If a change to the signal timing should be warranted at the Oakfield Drive/Parsons Avenue intersection, as shown on the transportation analysis, the developer shall install, at his expense, and with the concurrence of the County, a signal, and appropriate interconnect adjacent signals. The developer shall submit the 60% roadway construction plans for all collector or arterial roadways to Public Works (Traffic Section) for inclusion of possible signal interconnect communications conduit and pull boxes. The route, number, and size of conduit will be stipulated by this review process. If signals are not immediately warranted, the cable will not be required for installation. (This is intended to prevent the need to retrofit new roadways with conduit once signals are warranted). The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.
11. No wetland impacts shall be permitted without approval of the Environmental Protection Commission. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals 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 rights to environmental impact approval.
12. As shown in the submitted transportation analysis, the applicant shall design and construct on Parsons Avenue, a left turn lane of adequate length to accommodate anticipated traffic. This turn lane should be constructed prior to the issuance of building permits to accommodate any construction vehicles using the site. Final approval shall be reviewed and approved by Hillsborough County.
  - 12.a Prior to the issuance of Certificate of Occupancy for the Proposed Future 1 Story ED Expansion as shown on the General Development Plan, the ingress/egress access point located at the signalized intersection of Oakfield drive and South Moon Avenue shall be closed.
13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
14. 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.

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# **AGENCY COMMENTS**

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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 01/12/2021</p> <p><b>PETITION NO.:</b> 21-0064</p> <p><b>EPC REVIEWER:</b> Chantelle Lee</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1358</p> <p><b>EMAIL:</b> <a href="mailto:leec@epchc.org">leec@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 12/23/2020</p> <p><b>PROPERTY ADDRESS:</b> 119 Oakfield Drive, Brandon, FL 33511</p> <p><b>FOLIO #:</b> 071490-0555</p> <p><b>STR:</b> 27-29S-20E</p>
<p><b>REQUESTED ZONING:</b> Minor mod to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p> <p><b>SITE INSPECTION DATE</b></p> <p><b>WETLAND LINE VALIDITY</b></p> <p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>NO</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aerial photography and EPC files for the above referenced site in order to determine the extent of any wetlands and other surface waters. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The review revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

Cl/mst

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

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PETITION NO.: PD21-0304      REVIEWED BY: Randy Rochelle      DATE: 2/10/2021

FOLIO NO.: 71490.0555

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This agency would  (support),  (conditionally support) the proposal.

**WATER**

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 6 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the south Right-of-Way of Oakfield Drive.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

**WASTEWATER**

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the boundaries of the subject property.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.