



**PD Modification Application: PRS 24-0917**

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

**BOCC Land Use Meeting Date: August 13, 2024**

**1.0 APPLICATION SUMMARY**

Applicant: Bryan W. Sykes, Esq./Meridian Partners Law P.A.

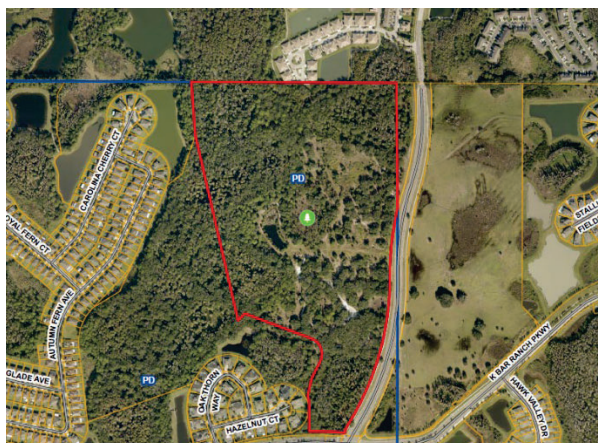
FLU Category: Neighborhood Mixed Use-4 (NMU-4)

Service Area: Urban

Site Acreage: 61.87 MOL

Community Plan Area: None

Overlay: None



**Introduction Summary:**

History: The subject Property is currently zoned PD 07-0533 most recently modified by PRS 23-0972, which allows for three different development options that are all 55+ age-restricted: (1) 143 Single-Family Detached Units; and (2) 143 Townhome or Multi-Family Units. (3) 111 Single-Family Detached Units. The project has not yet been developed.

Current Request: Add a fourth development option of 111 Single-Family detached Units and 30 Multi-Family Units.

**Existing Approval(s):**

Three development options that are all 55+ age-restricted: option One 143 Single-Family Detached Units, option Two 143 Townhomes or Multi-Family Units, option Three 111 Single-Family Detached Units.

**Proposed Modification(s):**

Add a fourth development option that is also 55+ age-restricted to allow 111 Single-Family detached Units and 30 Multi-Family Units.

**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

**Planning Commission Recommendation:**

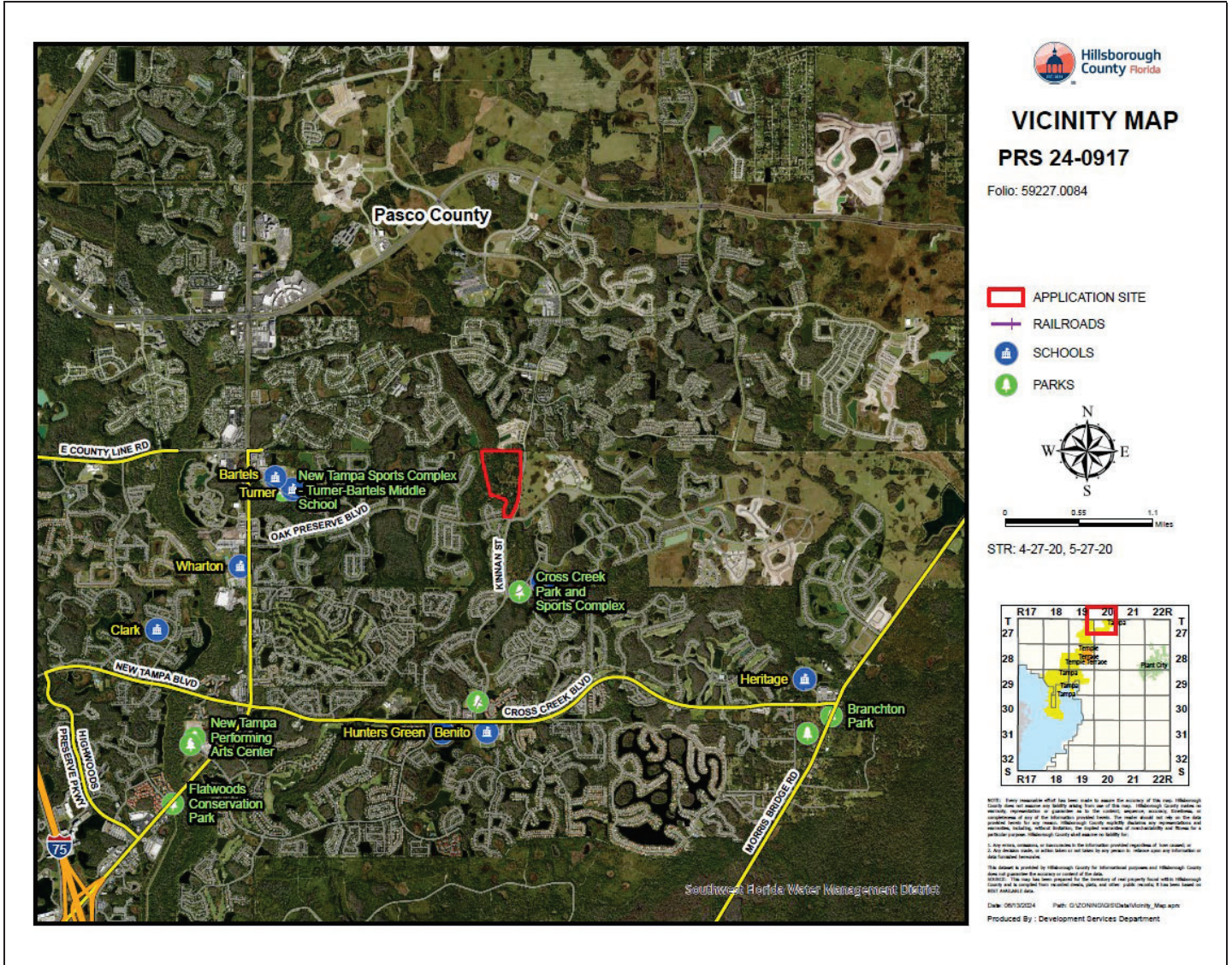
N/A

**Development Services Recommendation:**

Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



### Context of Surrounding Area:

The subject site is located at the northwest corner of Oak Preserve Boulevard and Kinnan Street. The surrounding area is a mix of undeveloped land, and single-family residential units. Pasco County, situated directly to the north of the subject site, is developed with single-family residential units. The property across Kinnan St. to the East of the site is within the jurisdiction of the City of Tampa. Additionally, the parcel is separated from most of the surrounding parcels by several wetland areas.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**  
**PRS 24-0917**  
 Folio: 59227.0084

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- T PARKS

0 460 920 Feet

STR: 4-27-20, 5-27-20

NOTICE: Every reasonable effort has been made to verify the accuracy of the data. Hillsborough County does not assume any liability arising from use of the data. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, completeness, timeliness, or suitability of any of the information provided herein. The user should not rely on the data provided herein for any purpose. Hillsborough County expressly disclaims any responsibility and shall not be liable for any errors, omissions, or inaccuracies. The user assumes all responsibility and shall be held liable for any errors, omissions, or inaccuracies in the information provided hereunder. The user shall be held liable for any errors, omissions, or inaccuracies in the information provided hereunder. Hillsborough County shall not be held liable for any errors, omissions, or inaccuracies in the information provided hereunder.

The information provided by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, completeness, timeliness, or suitability of any of the information provided herein. The user should not rely on the data provided herein for any purpose. Hillsborough County expressly disclaims any responsibility and shall not be liable for any errors, omissions, or inaccuracies. The user assumes all responsibility and shall be held liable for any errors, omissions, or inaccuracies in the information provided hereunder. Hillsborough County shall not be held liable for any errors, omissions, or inaccuracies in the information provided hereunder.

Dwg: 09122024 Path: G:\ZONING\GIS\Zoning\_Maps\ Produced By: Development Services Department

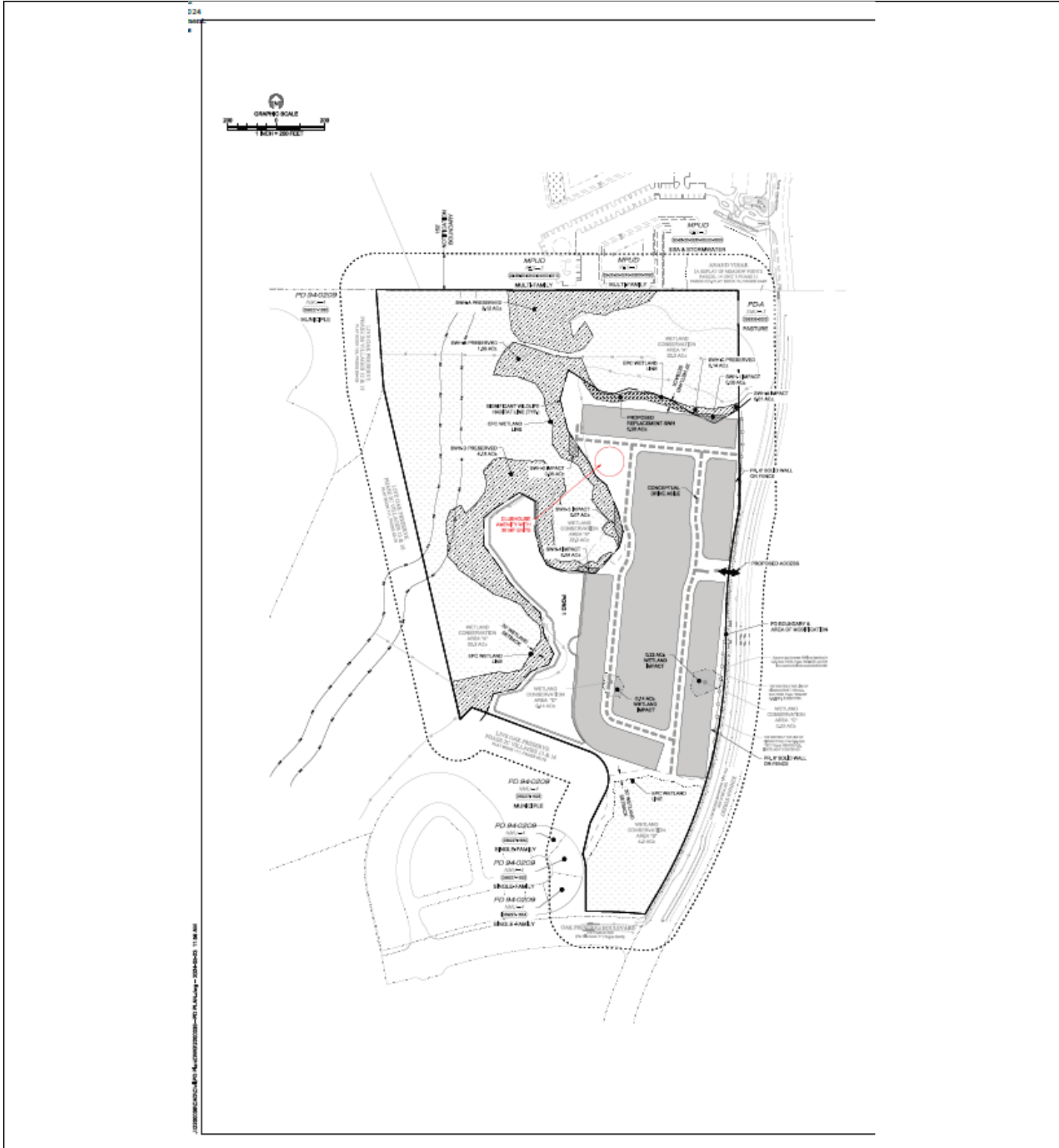
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Pasco County	n/a	n/a	Single Family Residential
South	PD 94-0209	Per PD	Single Family Conventional/ Commercial Office uses	Single Family Residential
East	City of Tampa	n/a	n/a	Vacant
West	PD 94-0209	Per PD	Single Family Conventional/ Commercial Office uses	Single Family Residential



### 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>			
Road Name	Classification	Current Conditions	Select Future Improvements
Kinnan Street	County Local - Urban	2 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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,402	103	139
Proposed	1,402	103	139
Difference (+/-)	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

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

<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

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

Notes:

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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	
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 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<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	See Staff Report.
<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 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>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 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	The new development is an age restricted fifty-five plus.
<b>Impact/Mobility Fees</b> N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
<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	

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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The approximate 61.87-acre subject site is located northwest corner of Oak Preserve Boulevard and Kinnan Street. Existing conditions of approval allow 143 dwelling units within a 61.87-acre site; since over 25% of the site is wetlands, the environmentally sensitive lands density credit would apply to this property. Using this calculation, a maximum of 143 units could be developed on 38.25 acres of existing uplands.

The applicant is proposing a new development option called "Option Four" for a 55+ age-restricted community. This option includes 111 single-family detached units and 30 Multi-Family Units. and offers the same development entitlements as the previous options.

The Minor Modification request is compatible with the surrounding development pattern in the area and Staff has not identified any potential compatibility issues associated with the proposed modification.

### **5.2 Recommendation**

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



## 6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the developer shall revise the PD site plan to:

1. State in the site data table that the proposed development is to be age restricted.

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

- The proposed development Options One, Two, ~~and Three~~, and Four are an age-restricted, fifty-five-plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least (30) years. The deed restriction shall be recorded prior to final plat approval.
- The site shall be permitted ~~three~~ four development options. Option One is approved for 143 single-family detached units; Option Two is approved for 143 townhomes or multi-family units; ~~and Option Three is approved for 111 single-family detached units~~ and Option Four is approved for 111 Single Family Detached Units and 30 Multi-Family Units.

The site shall be developed in accordance with the following design standards:

### Option One 143 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

### Option Two 143 Townhomes Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Minimum Lot width:	15 feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

### Option Two 143 Single-Family Multi-Family Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

**Option Three 111 Single-Family Detached Units:**

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (Corner Lots: front loading garage):	15 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

**Option Four 111 Single-Family Detached Units:**

<u>Minimum Front Setback:</u>	<u>15 feet</u>
<u>Minimum Porch Setback:</u>	<u>5 feet</u>
<u>Minimum Front (Corner Lots: front loading garage):</u>	<u>15 feet</u>
<u>Minimum Front (front loading garage):</u>	<u>20 feet</u>
<u>Minimum Side Setback:</u>	<u>5 feet</u>
<u>Minimum Rear Setback:</u>	<u>15 feet</u>
<u>Minimum Lot Size:</u>	<u>4,000 square feet</u>
<u>Minimum Lot width:</u>	<u>40 feet</u>
<u>Maximum Building Height:</u>	<u>45 feet (or 3 stories)</u>

**Option Four 30 Single-Family Multi-Family Units:**

<u>Minimum Front Setback:</u>	<u>15 feet</u>
<u>Minimum Porch Setback:</u>	<u>5 feet</u>
<u>Minimum Front (front loading garage):</u>	<u>20 feet</u>
<u>Minimum Side Setback:</u>	<u>5 feet</u>
<u>Minimum Rear Setback:</u>	<u>15 feet</u>
<u>Minimum Lot Size:</u>	<u>600 square feet</u>
<u>Building Separation:</u>	<u>10 feet</u>
<u>Maximum Building Height:</u>	<u>45 feet (or 3 stories)</u>

3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless specified here.
4. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
5. Dumpster location and enclosure must be in compliance with the LDC.
6. The type, location, size, and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 6.1 Ground Signs shall be limited to Monument Signs.
  - 6.2 Billboards, pennants, and banners shall be prohibited.
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 stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
9. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
10. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
11. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from pre-development conditions.
12. All stormwater exiting the site shall meet all applicable State water quality standards.
13. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.
14. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water, and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
  - If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
  - Take immediate measures to ensure no surface water drains into the affected areas.
  - Visually inspect the affected area.
  - Excavate and backfill as required to fill the affected area and prevent further subsidence.
  - Use geotextile materials in the backfilling operation, when appropriate.
  - If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
  - If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
15. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
16. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
  - A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
  - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or



- C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

17. The project may be permitted a maximum of 143 single-family detached units, and or 143 single-family attached units, 143 multifamily dwelling units, or 111 single-family detached units subject to formal delineation of on-site conservation areas, preservation areas, and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
18. The site is located in the Wellhead Protection Area Zone 1. The applicant shall adhere to the Wellhead Protection and Surface Water Resource Protection regulations (Section 3.05.00).
19. 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 may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
20. Prior to Final Site Plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, based on the proposed type and number of units being constructed, showing the length of the left and right turn lanes that may be needed to serve development traffic at the project driveway(s) and at impacted intersections. Turn lane(s) is identified at Site Plan Review shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the improvements at his expense. If it is determined by the results of the 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 re-submit 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.
21. Where applicable and as determined by County Staff 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. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
22. In Option 2 the applicant shall provide a pedestrian cross access point adjacent to the southern cul-de-sac west of Kinnan Street.

23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Four shall construct one (1) vehicular and pedestrian access to Kinan Street
24. With the initial increment of development of option Three, the developer shall construct a northbound left turn lane into the project access on Kinnan Street if warranted per LDC section 6.04.04.D.
25. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
26. The location of the Upland Conservation Areas must be identified on the submitted Preliminary Plat as part of the site plan review process. The Preliminary Plat shall depict that the site plan design avoids impacts to these areas.
27. 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).
28. 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.
29. The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to a wildlife management plan as approved by the Hillsborough County Development Services Department."
30. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
31. 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.
32. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

33. 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, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
34. Within 90 days of rezoning approval of PRS ~~23-0972~~ 24-0917 by the Hillsborough County Board County Commissioners, the applicant shall submit to the Hillsborough County Development Services Department a General Development Site Plan for certification reflecting the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
35. An evaluation of the property identified the existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The upland significant wildlife habitat within the boundaries of the proposed application shall require the site construction plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
36. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
37. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
38. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.



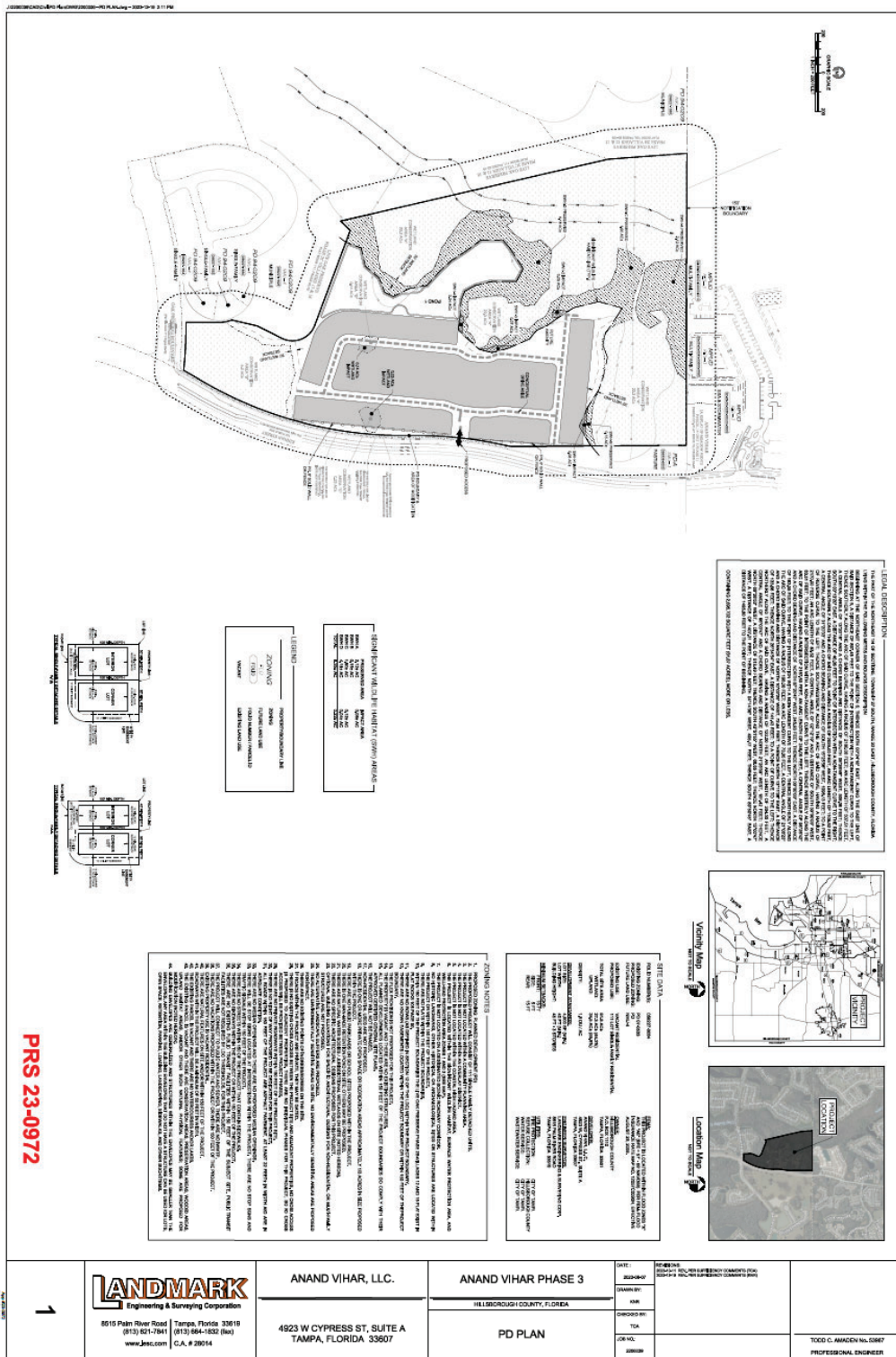
**Zoning Administrator Sign Off:**



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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 SITE PLANS (FULL)  
 7.1 Approved Site Plan (Full)







8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/25/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural/ Northeast

PETITION NO: PRS 24-0917

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

REVISED CONDITIONS

- 23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development Option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Four shall construct one (1) vehicular and pedestrian access to Kinnan Street.

[Staff recommends revising this condition to include the number of access point allowed per LDC Section 6.04.03.I.]

- 24. With the initial increment of development of Development Option Three or Four, the developer shall construct a northbound left turn lane into the project access on Kinnan Street if warranted per LDC section 6.04.04.D.

[Staff recommends revising this condition to address access concerns into the site and compliance with turn land warrants per the LDC.]

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a minor modification, (also known as a PRS) to PD #22-0083. The PD is currently approved for three development options. Development Option #1 is 143 Single-Family Detached Units. Development Option #2 is 143 Townhomes Units or Single-Family Multi-Family Units. Development Option #3 is 111 Single family detached dwelling units that shall be developed as a 55+ age restricted community. The subject minor modification proposes to add another development option (Development Option #4). The new development option would include 111 Single family detached units that shall be developed as a 55+ age restricted community and 30 Multi Family Dwelling Units.

Based on the approved Development Options, even with the addition of Development Option #4, Development Option #1 remains the highest impact in terms of trip generation. Development Option #4 would be a reduction based on trip generation in the worst-case scenario in terms of transportation network impact compared to Development Option #1 (143 single-family houses). Since the proposed option represents a reduction in trip compared to what is already approved, a traffic analysis was not required. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario (Development Option #1). Data show below is based on the ITE's Trip Generation Manual, 11<sup>th</sup> Edition.

**Existing Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Development Option #1, 143 Single-Family Dwelling Units (LUC 210)	1,402	103	139

**Proposed Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Development Option #1 143 Single-Family Dwelling Units (LUC 210)	1,402	103	139

**Trip Generation Difference:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	(+) 0	(+) 0	(+) 0

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Kinnan Street is a two-lane, divided, standard Hillsborough County local roadway in average condition. The roadway is characterized by +/- 11 foot lanes lying within a +/- 120-foot wide right-of-way. There are bicycle lanes and sidewalks along Kinnan Street in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

Access and internal circulation will remain the same as previously approved for both Development Option 1, 2, and 3. The applicant is proposing one access connection to serve the new Development Option 4. Since Kinnan Street is currently a dead-end roadway, 100% of the trips will be accessing the development from the south. In order to address this access issue, the applicant is required to build a northbound left turn lane per LDC Section 6.04.04.D into the site to help accommodate safe access to the subject site. Staff has included the proposed turn lane as a condition of approval.

**SUBSTANDARD ROADWAY**

Kinnan Street is a standard roadway and as such, the applicant was not required to make improvements to the road pursuant to the Hillsborough County Land Development Code Section 6.04.03.L.

**LEVEL OF SERVICE (LOS) INFORMATION**

Kinnan Street is not included within the Hillsborough County LOS Report and as such staff cannot provide LOS information for the facility.



**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 19, 2023.

1. The proposed development Options One, Two, and Three are an age-restricted, fifty-five-plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least (30) years. The deed restriction shall be recorded prior to final plat approval.
2. The site shall be permitted three development options. Option One is approved for 143 single-family detached units; Option Two is approved for 143 townhomes or multi-family units; and Option Three is approved for 111 single-family detached units.

The site shall be developed in accordance with the following design standards:

Option One 143 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage)	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Townhomes Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Minimum Lot width:	15 feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)

Option Two 143 Single-Family Multi-Family Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	600 square feet
Building Separation:	10 feet
Maximum Building Height:	45 feet (or 3 stories)



Option Three 111 Single-Family Detached Units:

Minimum Front Setback:	15 feet
Minimum Porch Setback:	5 feet
Minimum Front (Corner Lots: front loading garage):	15 feet
Minimum Front (front loading garage):	20 feet
Minimum Side Setback:	5 feet
Minimum Rear Setback:	15 feet
Minimum Lot Size:	4,000 square feet
Minimum Lot width:	40 feet
Maximum Building Height:	45 feet (or 3 stories)

3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code unless specified here.
4. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
5. Dumpster location and enclosure must be in compliance with the LDC.
6. The type, location, size, and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 6.1 Ground Signs shall be limited to Monument Signs.
  - 6.2 Billboards, pennants, and banners shall be prohibited.
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 stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
9. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
10. Pre-development hydrologic/hydraulic properties of all onsite wetlands should remain unaltered to maintain the quantity and timing of runoff discharges to offsite wetlands and creeks.
11. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from pre-development conditions.
12. All stormwater exiting the site shall meet all applicable State water quality standards.
13. No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.

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14. Should any noticeable soil slumping or sinkhole formation become evident, the applicant/developer shall immediately notify the County, Tampa Bay Water, and Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
- If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
  - Take immediate measures to ensure no surface water drains into the affected areas.
  - Visually inspect the affected area.
  - Excavate and backfill as required to fill the affected area and prevent further subsidence.
  - Use geotextile materials in the backfilling operation, when appropriate.
  - If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
  - If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
15. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
16. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
- A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
  - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
  - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

17. The project may be permitted a maximum of 143 single-family detached units, and or 143 single-family attached units, 143 multifamily dwelling units, or 111 single-family detached units subject to formal delineation of on-site conservation areas, preservation areas, and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

18. The site is located in the Wellhead Protection Area Zone 1. The applicant shall adhere to the Wellhead Protection and Surface Water Resource Protection regulations (Section 3.05.00).
19. 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 may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
20. Prior to Final Site Plan approval, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, based on the proposed type and number of units being constructed, showing the length of the left and right turn lanes that may be needed to serve development traffic at the project driveway(s) and at impacted intersections. Turn lane(s) is identified at Site Plan Review shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the improvements at his expense. If it is determined by the results of the 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 re-submit 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.
21. Where applicable and as determined by County Staff 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. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
22. In Option 2 the applicant shall provide a pedestrian cross access point adjacent to the southern cul-de-sac west of Kinnan Street.
23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street.
24. With the initial increment of development of option Three, the developer shall construct a northbound left turn lane into the project access on Kinnan Street.
25. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
26. The location of the Upland Conservation Areas must be identified on the submitted Preliminary Plat as part of the site plan review process. The Preliminary Plat shall depict that the site plan design avoids impacts to these areas.

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27. 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).
  28. 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.
  29. The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to a wildlife management plan as approved by the Hillsborough County Development Services Department."
  30. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
  31. 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.
  32. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
  33. 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, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
  34. Within 90 days of rezoning approval of PRS 23-0972 by the Hillsborough County Board County Commissioners, the applicant shall submit to the Hillsborough County Development Services Department a General Development Site Plan for certification reflecting the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 7/25/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural/ Northeast

PETITION NO: PRS 24-0917

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

### **REVISED CONDITIONS**

23. Development Option One shall construct one (1) vehicular and pedestrian access to Kinnan Street. Development Option Two shall construct two (2) vehicular and pedestrian access points to Kinnan Street. Development Option Three shall construct one (1) vehicular and pedestrian access to Kinnan Street. [Development Option Four shall construct one \(1\) vehicular and pedestrian access to Kinan Street.](#)

[Staff recommends revising this condition to include the number of access point allowed per LDC Section 6.04.03.I.]

24. With the initial increment of development of Development Option Three [or Four](#), the developer shall construct a northbound left turn lane into the project access on Kinnan Street [if warranted per LDC section 6.04.04.D.](#)

[Staff recommends revising this condition to address access concerns into the site and compliance with turn land warrants per the LDC.]

### **PROJECT SUMMARY AND TRIP GENERATION**

The applicant is requesting a minor modification, (also known as a PRS) to PD #22-0083. The PD is currently approved for three development options. Development Option #1 is 143 Single-Family Detached Units. Development Option #2 is 143 Townhomes Units or Single-Family Multi-Family Units. Development Option #3 is 111 Single family detached dwelling units that shall be developed as a 55+ age restricted community. The subject minor modification proposes to add another development option (Development Option #4). The new development option would include 111 Single family detached units that shall be developed as a 55+ age restricted community and 30 Multi Family Dwelling Units.

Based on the approved Development Options, even with the addition of Development Option #4, Development Option #1 remains the highest impact in terms of trip generation. Development Option #4 would be a reduction based on trip generation in the worst-case scenario in terms of transportation network impact compared to Development Option #1 (143 single-family houses). Since the proposed option represents a reduction in trip compared to what is already approved, a traffic analysis was not required. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario (Development Option #1). Data show below is based on the ITE's [Trip Generation Manual](#), 11<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Development Option #1, 143 Single-Family Dwelling Units (LUC 210)	1,402	103	139

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Development Option #1 143 Single-Family Dwelling Units (LUC 210)	1,402	103	139

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 0</b>	<b>(+) 0</b>	<b>(+) 0</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Kinnan Street is a two-lane, divided, standard Hillsborough County local roadway in average condition. The roadway is characterized by +/- 11 foot lanes lying within a +/- 120-foot wide right-of-way. There are bicycle lanes and sidewalks along Kinnan Street in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

Access and internal circulation will remain the same as previously approved for both Development Option 1, 2, and 3. The applicant is proposing one access connection to serve the new Development Option 4. Since Kinnan Street is currently a dead-end roadway, 100% of the trips will be accessing the development from the south. In order to address this access issue, the applicant is required to build a northbound left turn lane per LDC Section 6.04.04.D into the site to help accommodate safe access to the subject site. Staff has included the proposed turn lane as a condition of approval.

**SUBSTANDARD ROADWAY**

Kinnan Street is a standard roadway and as such, the applicant was not required to make improvements to the road pursuant to the Hillsborough County Land Development Code Section 6.04.03.L.

**LEVEL OF SERVICE (LOS) INFORMATION**

Kinnan Street is not included within the Hillsborough County LOS Report and as such staff cannot provide LOS information for the facility.

**COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
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 Ken Hagan  
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 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> August 13, 2024</p> <p><b>PETITION NO.:</b> 24-0917</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> July 11, 2024</p> <p><b>PROPERTY ADDRESS:</b> Kinnan St, Tampa</p> <p><b>FOLIO #:</b> 0592270084</p> <p><b>STR:</b> 05-27S-20E</p>
<p><b>REQUESTED ZONING:</b> Major Modification to an existing PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	VALID TO 9/10/28 thru Impact Authorization
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands are generally located in the southern and western portions of the parcel.
<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>• 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).</li> <li>• 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.</li> </ul>	

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



**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The site plan depicts wetland impacts that were authorized by the Executive Director of the EPC on September 8, 2023. The wetland impacts are indicated for internal roadway and lots.
- 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.

Kmh / app

ec: Anand Vihar, LLC, Property Owner - [santosh@convergentcap.com](mailto:santosh@convergentcap.com)  
Bryan W. Sykes, Applicant - [bryan@meridianpartnerslaw.com](mailto:bryan@meridianpartnerslaw.com)



## School Impact Review – No Comment or Objection

**Date Issued:** 7/31/2024

**Acreage:** 61.87 (+/- acres)

**Jurisdiction:** Hillsborough

**Proposed Zoning:** Planned Development

**Case Number:** 24-0917

**Future Land Use:** NUM-4

**Address:** Kinnan Street

**Maximum Residential Units:** 111/30

**Parcel Folio Number(s):** 059227.0083

**Residential Type:** Single Family Detached/Multifamily

           **The District has no comment. The proposed development would not meet the threshold for School Concurrency.**

  **X**   **The District has no objection, subject to listed or attached conditions.**

### **NOTE:**

The new development is an age restricted fifty-five plus development that is subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.

The information provided above is valid for six months from the date issued. Please contact the School District for an updated review as necessary.

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting  
Growth Management Department  
Hillsborough County Public Schools  
E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** July 25, 2024

**Agency:** Natural Resources **Petition #:** 24-0917

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. An evaluation of the property identified the existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The upland significant wildlife habitat within the boundaries of the proposed application shall require the site construction plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.





## 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:** 6/7/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 6/24/2024  
**PROPERTY OWNER:** Anand Vihar LLC      **PID:** 24-0917  
**APPLICANT:** Bryan W. Sykes, Esq./Meridian Partners Law P.A.  
**LOCATION:** Kinnan Street Tampa, FL 33647  
**FOLIO NO.:** 59227.0084

### AGENCY REVIEW COMMENTS:

The applicant proposes a Minor Modification to existing PD – Planned Development Zoning PD 07-0533 as modified by Minor Modification PRS 23-0972, to allow for a 4th development option of 111 Single Family Detached Units and 30 Multi-Family Units, all of which will be age-restricted.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within a Surface Water Resource Protection Area (SWRPA), Wellhead Resource Protection Area (WRPA) Zone 1, and WRPA Zone 2, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The restrictions and prohibitions associated with the SWRPA and WRPAs Zone 1, and/or WRPA Zone 2 are applicable to the site.

In situations where a new Prohibited Activity will serve an overriding public interest or a compelling public purpose by being located within a SWRPA, WRPA Zone 1, and/or WRPA Zone 2, a Prohibited Use Operating Permit under Section 3.05.07 may be sought. The Board of County Commissioners must make a finding of an overriding public interest being served by the prohibited use in order for the Prohibited Use Operating Permit to be approved. An applicant must meet the provisions of Section 3.05.07 Prohibited Use Operating Permits of the LDC.



Restricted Activities in a SWRPA, WRPA Zone 1, and/or WRPA Zone 2 shall require an Operating Permit and may require a Closure Permit from the County, under Section 3.05.08 of the LDC. In order to be approved by the County, the applicant shall demonstrate the use of Best Available Technology (BAT) and/or Best Management Practices (BMP) for the particular activity.

Approval of this application by Hillsborough County does not constitute a guarantee that the Environmental Services Division of Hillsborough County (EVSD) will approve/issue permits that may be necessary for the development as proposed, does not itself serve to justify any Prohibited and/or Restricted Activity impact to the SWRPA, and does not grant any implied or vested right to environmental approvals.

The construction or use of any Prohibited and/or Restricted Activity associated with the SWRPA, WRPA Zone 1, and/or WRPA Zone 2, as defined in Section 3.05.03 and Section 3.05.04 respectively are not approved by this correspondence but shall be reviewed by EVSD staff under separate process pursuant to the LDC and Hillsborough County Development Review Procedures Manual.

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 Potable Water Wellfield Protection Area (PWPPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).