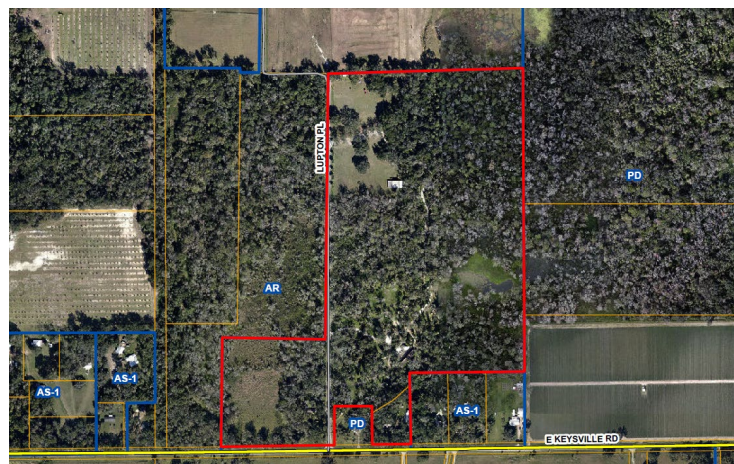




PD Modification Application: 21-0696
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: November 9, 2021

1.0 APPLICATION SUMMARY

Applicant: WRA Engineering
FLU Category: R-1, A/R
Service Area: Rural
Site Acreage: 53
Community Plan Area: None
Overlay: None



Introduction:

PD 86-0113 is approved for a commercial ranch/event center/recreational facility with a restaurant and shop. The site has a dining pavilion with a kitchen and playground area. The ranch is not operational today and the restaurant facility was never built. The PD today is 54 acres in size. The request of this Minor Modification is to remove 53 acres of land from the PD. A companion rezoning application 21-0422 has been filed for the subject area being removed to rezone it to a new PD to develop a campsite. As a result of this Minor Modification, the only remaining parcel in PD 86-0113 would consist of a 1 acre property, which is developed with a Public Wellsite, owned by Tampa Bay Water. The rezoning application and this minor modification are being heard concurrently by the Board of County Commissioners.

Existing Approval(s):

Overall PD size is approximately 54 acres.

Proposed Modification(s):

Remove acreage (53 acres) from the PD. The overall PD size will be 1.02 acre.

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:

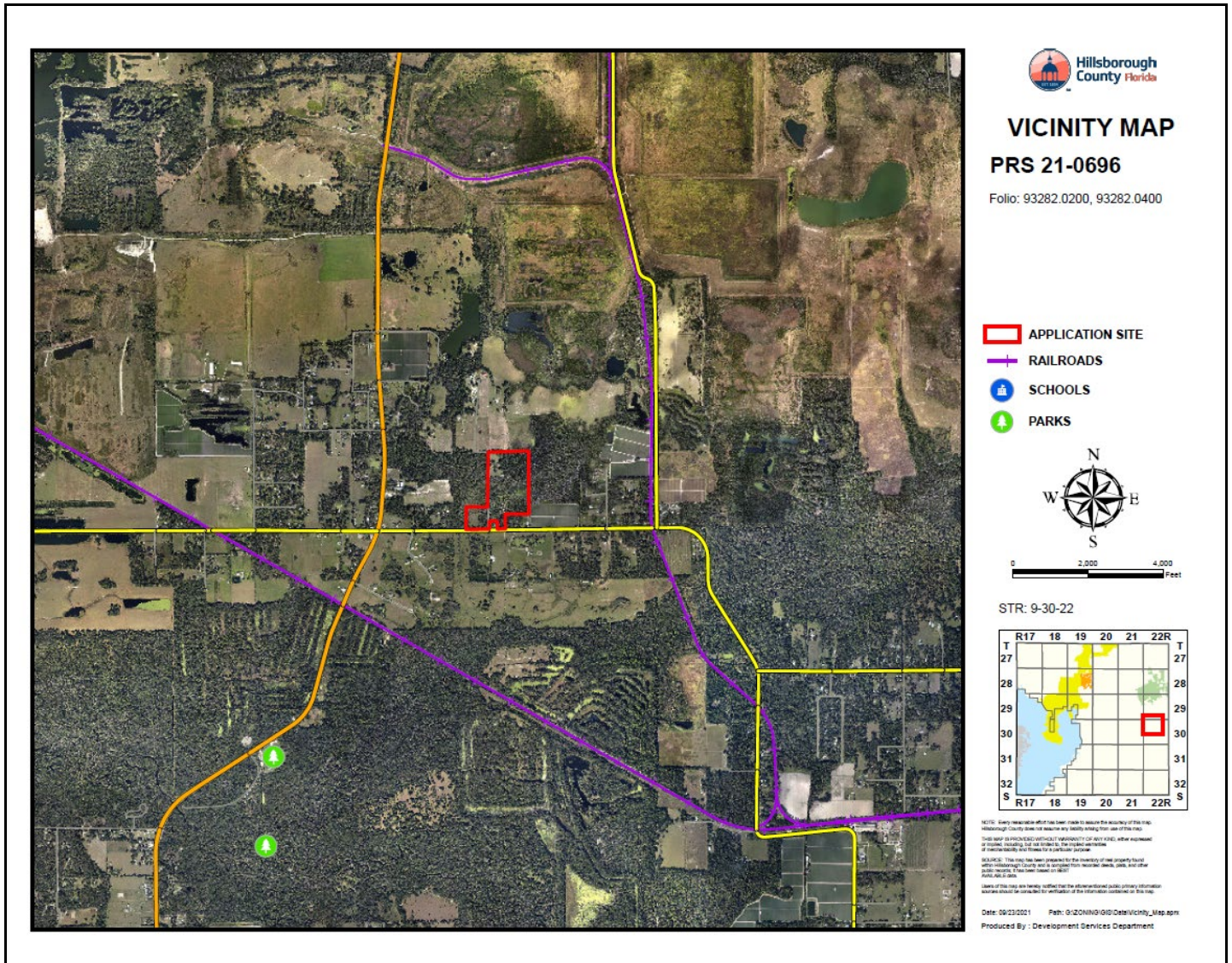
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

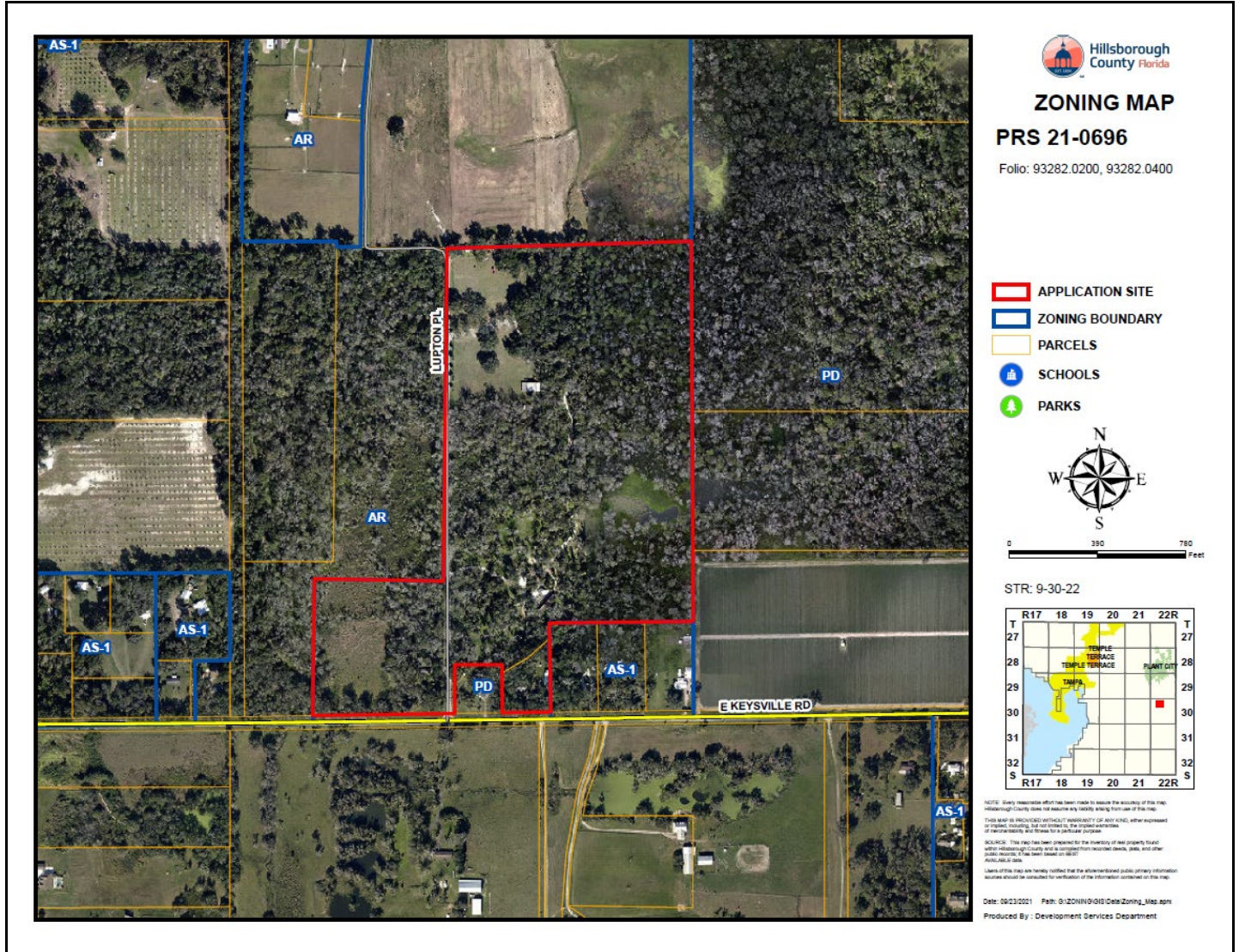


Context of Surrounding Area:

The area mostly consists of large parcels zoned agricultural and developed with farms and residential uses. Forested lands surround the site to the east and west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	0.25 FAR 1 Du/ 5 Ac	Agricultural, Residential	Farm/Residential
South	AR AS-1	0.25 FAR 1 Du/ 5 Ac 1 Du/Ac	Agricultural, Residential	Farm/Residential
East	PD 82-0223	140 Resid. Units 28,553 sq. ft.	Agricultural, Residential	Forest/Residential/ Farm
West	AR	0.25 FAR 1 Du/ 5 Ac	Agricultural, Residential	Farm/Residential

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lupton Pl.	Private Local - Rural	2 Lanes <input checked="" 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
Keysville Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

Notes: Lupton Pl. is a Shared Access Facility.

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

Notes:

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

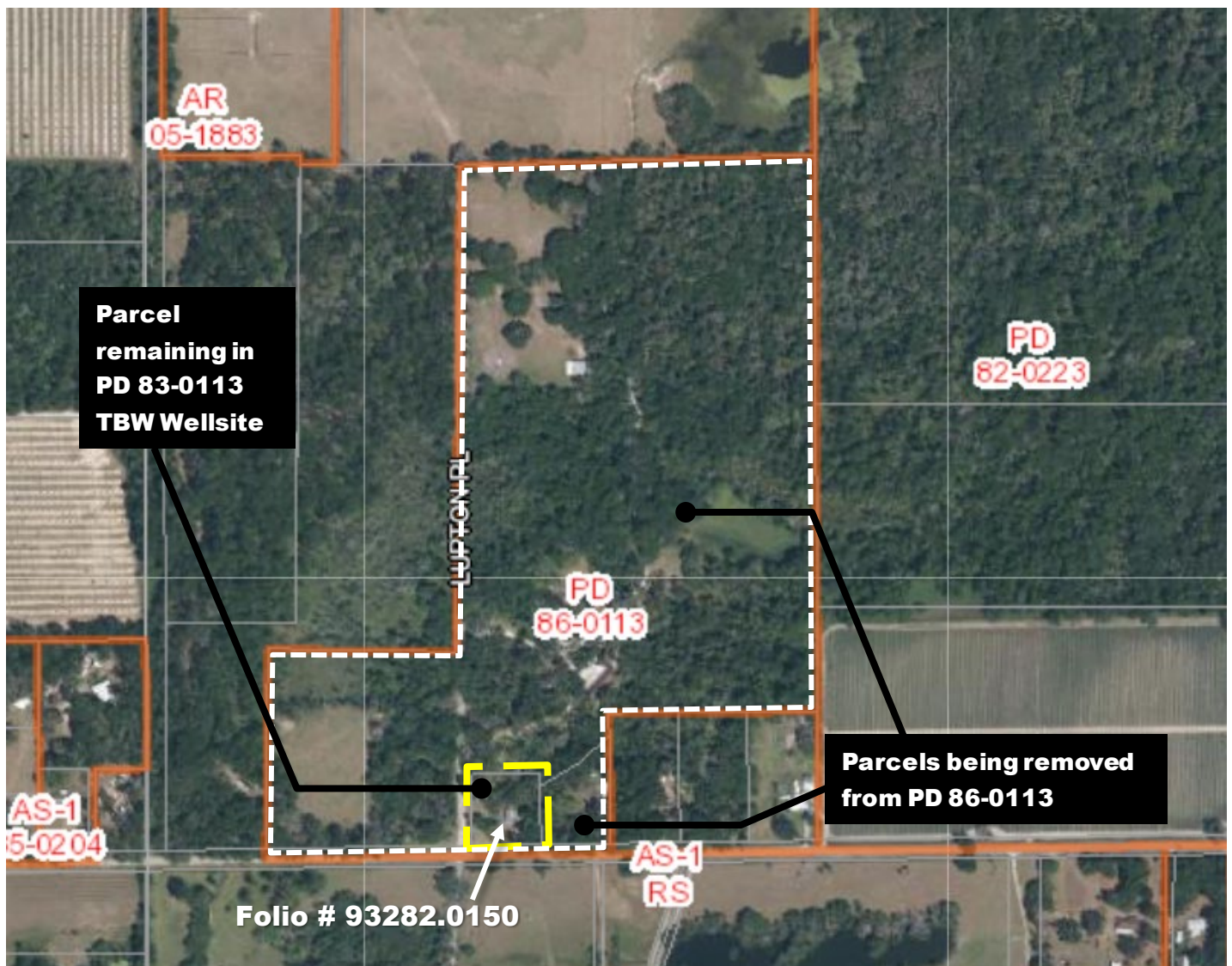
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	
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 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
Transportation <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Summary and Compatibility

The two parcels being removed will be rezoned (RZ petition # PD 21-0422) and be part of a low impact campground site (former Lupton's Boggy Bottom Ranch) project.

PD 86-0113 was approved in August 26, 1986 for an event center, ranch with a restaurant. The remnant parcel of PD 86-0113 (identified with folio number 93282.0150) is being shown as open space in the 1986 PD plan. Today, this parcel consists of a Public Well site, owned and operated by Tampa Bay Water. This parcel was acquired by West Coast Regional Water Supply Authority (interlocal Governmental Agency) thru eminent domain, with a court order on November 6, 1986.



Access to the public well parcel is provided from Lupton Place, which is being designated as a shared access facility per RZ PD 21-0422 (proposed condition #12). The well site, however, also has an access driveway off E Keysville Rd. Transportation staff has proposed conditions for this PRS to correspond with the shared access facility from PD 21-0422.

The site plan is being amended depicting the area being removed from the PD, leaving the parcel of the well site as developed today.

5.2 Recommendation


Based on the above, staff finds the proposed PRS application removing 53 acres from the PD approvable with the amended General Site Plan.

6.0 PROPOSED CONDITIONS

Approval - Approval is based on the General Development Site plan received ~~April 28, 1986~~ on October 22, 2021, and ~~all data shown, defined, described, noted, referenced, and listed thereon.~~

1. The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, an additional 63 feet of right-of-way along the north side of Keysville Road, thereby providing part of the 176 feet of total right-of-way needed ultimately to accommodate a symmetrical 4-lane divided rural roadway section.
2. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.
3. The developer may be required to either (a) install fire hydrants, and/or (b) prepare a Fire Protection Plan.
 - (a) If (a) is required by the Fire Department, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities accordingly. The installation of the hydrants and water lines shall be subject to approval of the County Department of Water and Wastewater Utilities accordingly and prior to the issuance of Certificates of Occupancy.
 - (b) If (b) is required by the Fire Department, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to Detailed Site Plan approval/Final Site Plan approval along with evidence of approval, from the County Fire Department, of the Plan as submitted.
4. The restaurant hours of operation shall be limited to the hours the Ranch's recreational facilities are in use, or to those times when bona fide reservations for the use of the Ranch's recreational facilities have been made.
5. The restaurant access shall be located internal to the project and the restaurant must be screened from the road.
6. No signs for the restaurant shall be permitted on Keysville Road.
7. The proposed shops shall be limited to shops of a craft nature such as ceramics, basket weaving, glass blowing and the like. The shops's hours of operation shall be limited to the hours the Ranch's recreational facilities are in use, or to those times when bona fide reservations for the use of the Ranch Is recrea-tional facilities have been made.
8. No signs for the shops shall be permitted along Keysville Road.
9. The shops shall be located internal to the project and be screened from the road.
10. Prior to the approval of the Detailed Site Plan, the applicant must have resolved the alleged violation of the Hillsborough County Environmental Protection Act, Chapter 84-446 and provide proof thereof to the Department of Development Coordination.

- 11. The developer shall provide, at the request of the County, external sidewalks along Keysville Road. The exact location of said sidewalks shall be determined by the County Department of Development Coordination during the Detailed Site Plan approval.
- 12. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification which shall reflect all the conditions outlined above.
- 13. Lupton River as shown on the site plan must pass the 50-year conveyance with one foot of freeboard without increasing high water or velocities if any land alteration occurs along the river.
- 14. All parking for any of the facilities within the Ranch shall be limited to Parking Areas A or Bas shown on the Site Plan.
- 15. Applicant shall retain the natural wooded area located on Keysville road, east of the main entrance as a buffer for the restaurant use.
- 16. Access from folio 93282.0150 to Lupton Pl. may be permitted (as further described in the zoning conditions for PD 21-0422, as may be amended).
- 17. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Zoning Administrator Sign Off:	 <p style="text-align: center;">J. Brian Grady Fri Oct 22 2021 13:48:12</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

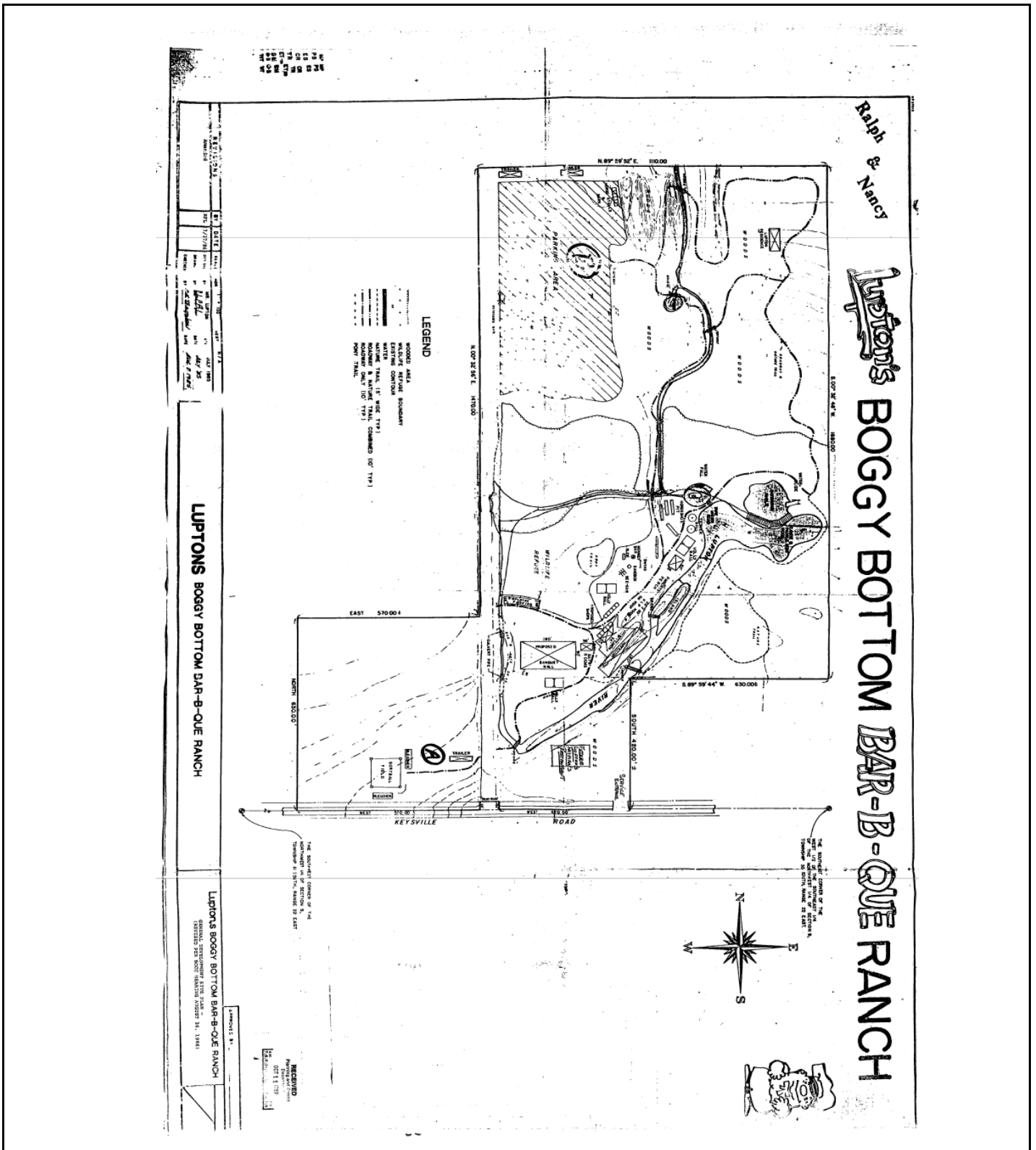
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Subject Site Aerial. Parcel remaining in PD 86-0113 (93282.0150)



8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: James Ratliff, AICP, PTP
PLANNING AREA: ER

DATE: 8/22/2021
AGENCY/DEPT: Transportation
PETITION NO.: PD 21-0696

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, access from folio 93282.0150 to Lupton Pl. may be permitted (as further described in the zoning conditions for PD 21-0422, as may be amended).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to rezone a +/- 1.02 ac. parcel, in order to remove the parcel from proposed Planned Development (PD) #21-0422 and leave it within the current PD 86-0113. It is unclear to staff why a zoning is necessary to "leave the parcel's zoning as it currently stands"; however, it appears that the is to reflect removal of the portions of much larger portions of the existing PD which are being added to new PD 21-0422. Entitlements and project impacts were analyzed as a part of the original rezoning for this PD 86-0113, as well as the new proposed PD 21-0422. As this request will have no impact on the remaining project entitlements, Transportation Review Section staff has no objection to this request subject to the new condition proposed hereinabove.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lupton Pl. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10-foot wide travel lanes. The road does not lie within a defined right-of-way per say, and there are multiple properties which have easement access over the roadway. There are no sidewalks or bicycle facilities along Lupton Pl.

Keysville Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 22 feet of pavement in average condition. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no sidewalks or bicycle facilities along Keysville Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Access to the remnant parcel (folio 93282.0150 which is the subject of this PD) will remain from Keysville Rd. in the near term. PD 21-0422 has provisions for connections from the subject parcel to Lupton Pl. (a private roadway traversing the PD), which itself connects to Keysville Rd. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC; however, Transportation Review Section staff is requiring Lupton Pl. roadway be designated as a Shared Access Facility in order to allow the subject folio, currently owned by Tampa Bay Water, to connect to Lupton Pl. in the event the utility uses are discontinued and the

site redevelops. This is due to the fact that Lupton Pl. and the driveway serving that site do not meet minimum spacing standards.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below. Lupton Pl. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	C	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lupton Pl.	Private Local - Rural	2 Lanes <input checked="" 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
Keysville Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

Notes: Lupton Pl. is a Shared Access Facility.

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

Notes:

Transportation Comment Sheet

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

**CURRENTLY
APPROVED**

FINAL CONDITIONS

OF
APPROVAL

MEETING OF: Board of County Commissioners
MEETING DATE: August 26, 1986
PETITION NUMBER: RZ 86-0113 PD-MU
DATE TYPED: October 18, 1989

1. The developer shall dedicate, prior to the issuance of Zoning Compliance Permits, an additional 63 feet of right-of-way along the north side of Keysville Road, thereby providing part of the 176 feet of total right-of-way needed ultimately to accommodate a symmetrical 4-lane divided rural roadway section.
2. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.
3. The developer may be required to either (a) install fire hydrants, and/or (b) prepare a Fire Protection Plan.
 - a. If (a) is required by the Fire Department, the developer shall install at the developer's expense, prior to issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Water and Wastewater Utilities accordingly. The installation of the hydrants and water lines shall be subject to approval of the County Department of Water and Wastewater Utilities accordingly and prior to the issuance of Certificates of Occupancy.
 - b. If (b) is required by the Fire Department, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Development Review Department prior to Detailed Site Plan approval/Final Site Plan approval along with evidence of approval, from the County Fire Department of the Plan as submitted.
4. The restaurant access shall be located internal to the project and the restaurant must be screened from the road.
5. No signs for the restaurant shall be permitted on Keysville Road.
6. The proposed shops shall be limited to shops of a craft nature such as ceramics, basket weaving, glass blowing and the like. The shops hours of operation shall be limited to the hours the Ranch's recreational facilities are in use or to those times when bona fide reservations for the use of the Ranch's recreational facilities have been made.
7. No signs for the shops shall be permitted along Keysville Road.
8. The shops shall be located internal to the project and be screened from the road.
9. Prior to the approval of the Detailed Site Plan, the applicant must have resolved the alleged violation of the Hillsborough County Environmental Protection Act, Chapter 84-446 and provide proof thereof to the Department of Development Review.

FINAL CONDITIONS

OF
APPROVAL

MEETING OF: Board of County Commissioners
MEETING DATE: August 26, 1986
PETITION NUMBER: RZ 86-0113 PD-MU
DATE TYPED: October 18, 1989

- 10. The developer shall provide, at the request of the County, external sidewalks, along Keysville Road. The exact location of said sidewalks shall be determined by the County Department of Development Review during the Detailed Site Plan approval.
- 11. Lupton River as shown on the site plan must pass the 50 year conveyance with one foot of freeboard without increasing high water or velocities if any land alteration occurs along the river.
- 12. All parking for any of the facilities within the Ranch shall be limited to Parking Areas A or B as shown on the Site Plan.
- 13. Applicant shall retain the natural wooded area located on Keysville Road, East of the main entrance as a buffer for the restaurant use.

HILLSBOROUGH COUNTY. FLORIDA

ZONING REQUEST: PD-MU

PETITION FILE NUMBER: 86-113

ZHM HEARING DATE: June 26, 1986 & July 17, 1986

BOCC MEETING DATE: August 26, 1986

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan. (typed 10-18-1989)

1-8-90
DATE

1-8-90
DATE

[Signature]
CHAIRMAN, BOARD OF COUNTY
COMMISSIONERS
CLERK OF CIRCUIT COURT.

[Signature]
ATTESTED TO BY: DEPUTY CLERK,

NOTE: CORRECTIONS TO CONDITIONS TYPED NOVEMBER 26, 1986 AND CERTIFIED 12-1-86.

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

DOCUMENT No. 90-42

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

Office of the County Administrator

Larry J. Brown
County Administrator



P.O. Box 1110
Tampa, Florida 33601

Revised General Site Plan Review Form

Date: 1-8-90

To: Steve Luce

From: Ken Weeper

Subject: Review of Revised General Site Plan for compliance with final conditions of approval.

Petition No. 86-113

Request: _____ to PD-MU

Approval Date: 8-26-86

(To correct cond. Typed 26, 86
& dated 12-1-86)

Applicant: Lipton

Project Name: Boggy Bottom

- 1) Conditions to be reviewed at Detailed Site Plan stage:

- 2) Conditions to be reviewed at Preliminary Plat stage:

- 3) Conditions to be reviewed at Construction/Site Development Review stage:

- 4) Conditions to be reviewed at Final Plat stage: _____
- 5) Conditions to be reviewed prior to the issuance of Building/Zoning Compliance Permits: _____
- 6) Conditions to be reviewed prior to the issuance of Certificates of Occupancy/Zoning Compliance: _____

Note(s): _____

Steve K Luce
Signature

Jan. 8, 1990
Date



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: James Ratliff, AICP, PTP
PLANNING AREA: ER

DATE: 8/22/2021
AGENCY/DEPT: Transportation
PETITION NO.: PD 21-0696

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, access from folio 93282.0150 to Lupton Pl. may be permitted (as further described in the zoning conditions for PD 21-0422, as may be amended).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to rezone a +/- 1.02 ac. parcel, in order to remove the parcel from proposed Planned Development (PD) #21-0422 and leave it within the current PD 86-0113. It is unclear to staff why a zoning is necessary to “leave the parcel’s zoning as it currently stands”; however, it appears that the is to reflect removal of the portions of much larger portions of the existing PD which are being added to new PD 21-0422. Entitlements and project impacts were analyzed as a part of the original rezoning for this PD 86-0113, as well as the new proposed PD 21-0422. As this request will have no impact on the remaining project entitlements, Transportation Review Section staff has no objection to this request subject to the new condition proposed hereinabove.

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Lupton Pl. is a 2-lane, undivided, privately maintained, substandard, local roadway characterized by 10-foot wide travel lanes. The road does not lie within a defined right-of-way per say, and there are multiple properties which have easement access over the roadway. There are no sidewalks or bicycle facilities along Lupton Pl.

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Access to the remnant parcel (folio 93282.0150 which is the subject of this PD) will remain from Keysville Rd. in the near term. PD 21-0422 has provisions for connections from the subject parcel to Lupton Pl. (a private roadway traversing the PD), which itself connects to Keysville Rd. Cross-access is not required, consistent with Section 6.04.03.Q. of the LDC; however, Transportation Review Section staff is requiring Lupton Pl. roadway be designated as a Shared Access Facility in order to allow the subject folio, currently owned by Tampa Bay Water, to connect to Lupton Pl. in the event the utility uses are discontinued and the

site redevelops. This is due to the fact that Lupton Pl. and the driveway serving that site do not meet minimum spacing standards.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Data from the Hillsborough County 2020 Level of Service (LOS) Report for the adjacent roadway segment is reported below. Lupton Pl. is not a regulated roadway. As such, LOS information for that facility cannot be provided.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Keysville Rd.	CR 39	Lithia Pinecrest Rd.	C	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lupton Pl.	Private Local - Rural	2 Lanes <input checked="" 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
Keysville Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

Notes: Lupton Pl. is a Shared Access Facility.

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

Notes:

Transportation Comment Sheet

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 20, 2021</p> <p>PETITION NO.: PRS 21-0696</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: July 15, 2021</p> <p>PROPERTY ADDRESS: 610 East Keyville Road, Plant City</p> <p>FOLIO #: 0932820150</p> <p>STR: 09-30S-22E</p>
REQUESTED ZONING:	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	July 15, 2021
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Along the northern edge of the property
<p>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:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/ permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • 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 	

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must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

knh / app

ec: File 72502

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

PETITION NO.: PD21-0696 **REVIEWED BY:** Randy Rochelle **DATE:** 5/21/2021

FOLIO NO.: 93282.0150

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

WATER

- The property lies within the _____ 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 ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- 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 _____ 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 ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- 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: The subject site is located outside of the Hillsborough County Urban Service Area, therefore no County water and/or wastewater service lines are available to serve the subject property. This comment sheet does not guarantee water 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.