

1.0 APPLICATION SUMMARY

Applicant: David Wright / TSP Companies, Inc.
FLU Category: AE
Service Area: Rural
Site Acreage: 9.70
Community Plan Area: Keystone-Odessa
Overlay: None



Introduction Summary:
 PD 21-1338 was approved in 2022 to permit the development of a public stable with 29 stalls. Approved uses also included one single-family home and a 700 square foot accessory dwelling, plus related accessory structures.
 The applicant is requesting a minor modification to move the proposed location of the accessory dwelling and increase the allowable square footage from 700 square feet to 900 square feet.

Existing Approval(s):	Proposed Modification(s):
- 700 square foot accessory dwelling	- 900 square foot accessory dwelling
- Accessory dwelling located along Boy Scout Road (western portion of PD)	- Accessory dwelling relocated eastward internal to the site (central portion of PD)

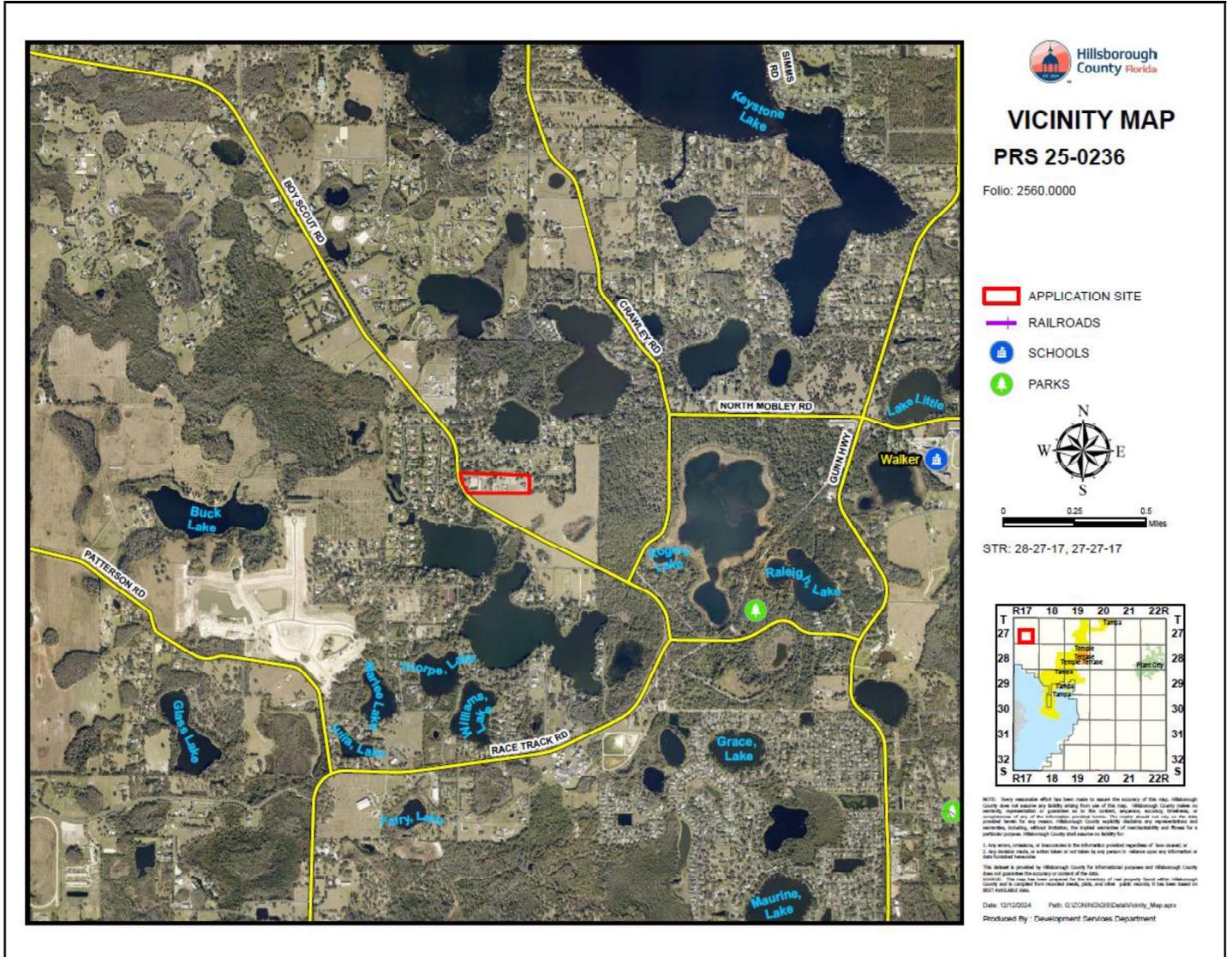
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

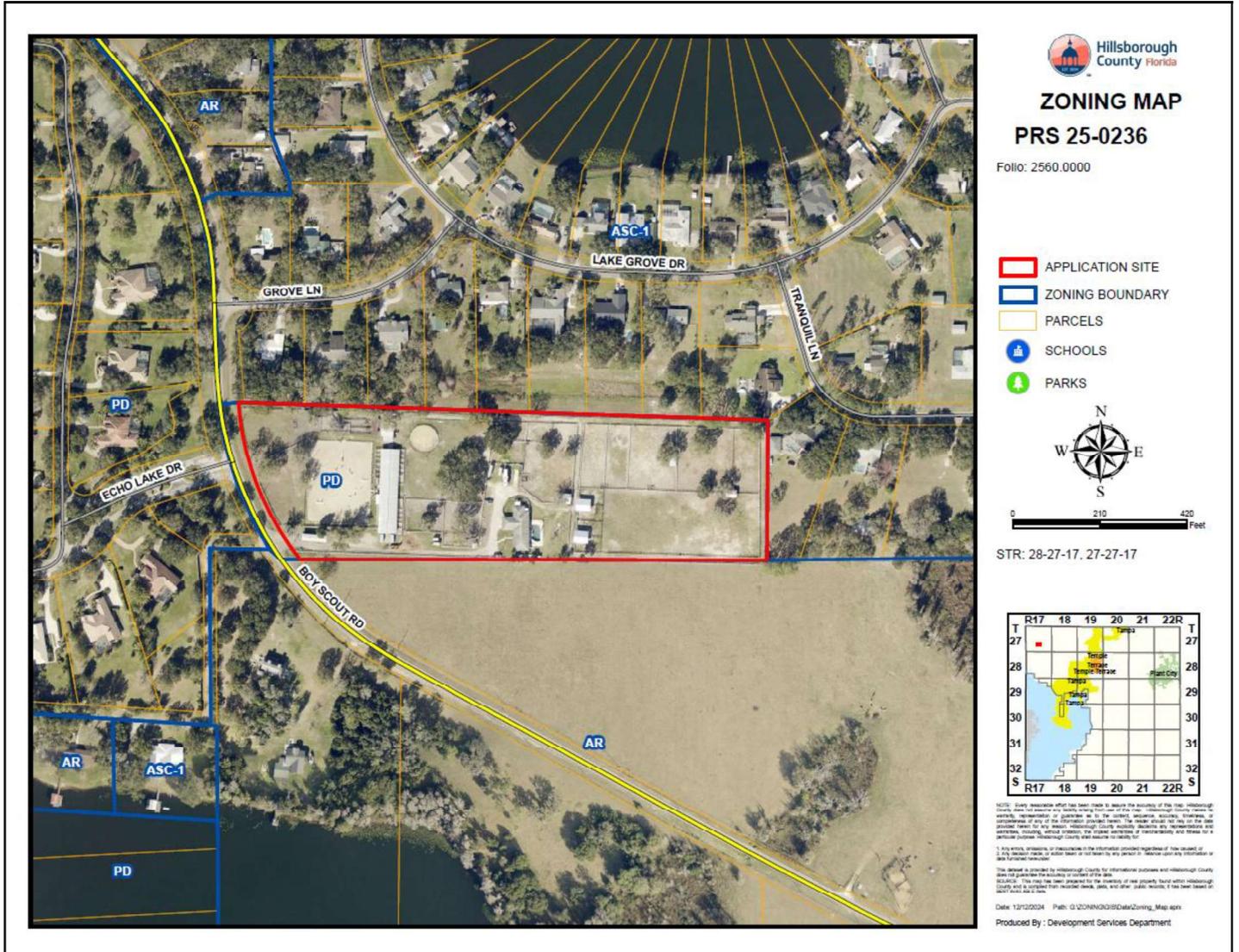


Context of Surrounding Area:

The site is located on the east side of Boy Scout Road, northwest of the intersection of Boy Scout Road and Race Track Road and is within the Keystone Odessa Community Plan. The area is comprised of low density residential and agricultural uses. The parcel has an Agricultural Estate-1/2.5 (AE-1/2.5) Future Land Use Classification, which also exists to the south and west of the parcel. The RES-1 classification is to the north and east. Both permit rural scale residential and agricultural uses.

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	ASC-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
South	AR	1 unit per 5 acres	Agriculture / Single-Family Conventional	Vacant
East	ASC-1	1 unit per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
West	PD	1 unit per acre	Single-Family Conventional	Single-Family Conventional

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways to Modification Area (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Boy Scout Road	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 checked="" type="checkbox"/> Other (TBD)

Modification Area Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	22	1	2
Proposed	22	1	2
Difference (+/1)	+0	+0	+0

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West				
Notes:				

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

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 checked="" type="checkbox"/> No	No wetlands present
Natural Resources	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area (Zone 1) <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Full Report
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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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 type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Applicant looks to modify the site plan of Planned Development 21-1338 in order to change the location of the accessory dwelling and increase the allowed square footage of said dwelling from 700 square foot to 900 square feet, which does not exceed the size permitted by the Land Development Code.

The accessory dwelling currently exists on the property at the northwest portion of the property, about 50 feet from the frontage road, Boy Scout Road. The new location of the accessory dwelling is proposed to near the middle of the subject property, behind the existing horse stalls and near the existing single-family home.

The subject property is adjacent to single-family homes to the north, east and west and adjacent to a large vacant property to the south, zoned AR, Agricultural Rural. There are no proposed changes to existing buffer and screening and is in accordance with the Land Development Code.

Staff does not have any compatibility concerns with the request.

5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 19, 2025.

1. Development of the project shall be limited to 29 stall public stable, a single-family home and ~~700~~ 900 square foot accessory dwelling, plus related accessory structures. The location and size of structures shall be as shown on the site plan, unless otherwise specified herein.
 - a. A maximum 15 horses shall be permitted to be outside the stall area at a single time.
2. Unless otherwise specified herein, the project shall be subject to the AT zoning district development standards, LDC Section 6.11.92 Stables, Public, LDC Section 3.09.00 Keystone Odessa Rural Development Standards and LDC Section 6.11.02 Accessory Dwelling Standards. The project shall not be subject Section 6.11.92.A.
3. Buffering and screening shall be provided in accordance with the land Development Code.
4. The driveway shall meet the minimum standard of 24 feet wide for nonresidential driveways from site access to the horse stables.
5. The developer shall construct a driveway from the project entrance to the accessory mobile home unit.
6. The developer shall construct a minimum 5-foot sidewalk along the project frontage on Boy Scout Road.
7. Notwithstanding anything shown on the general site plan, ADA/sidewalk connections shall be provided from site access to the horse stables.
8. Notwithstanding anything on the general site development plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
10. 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.

11. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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.

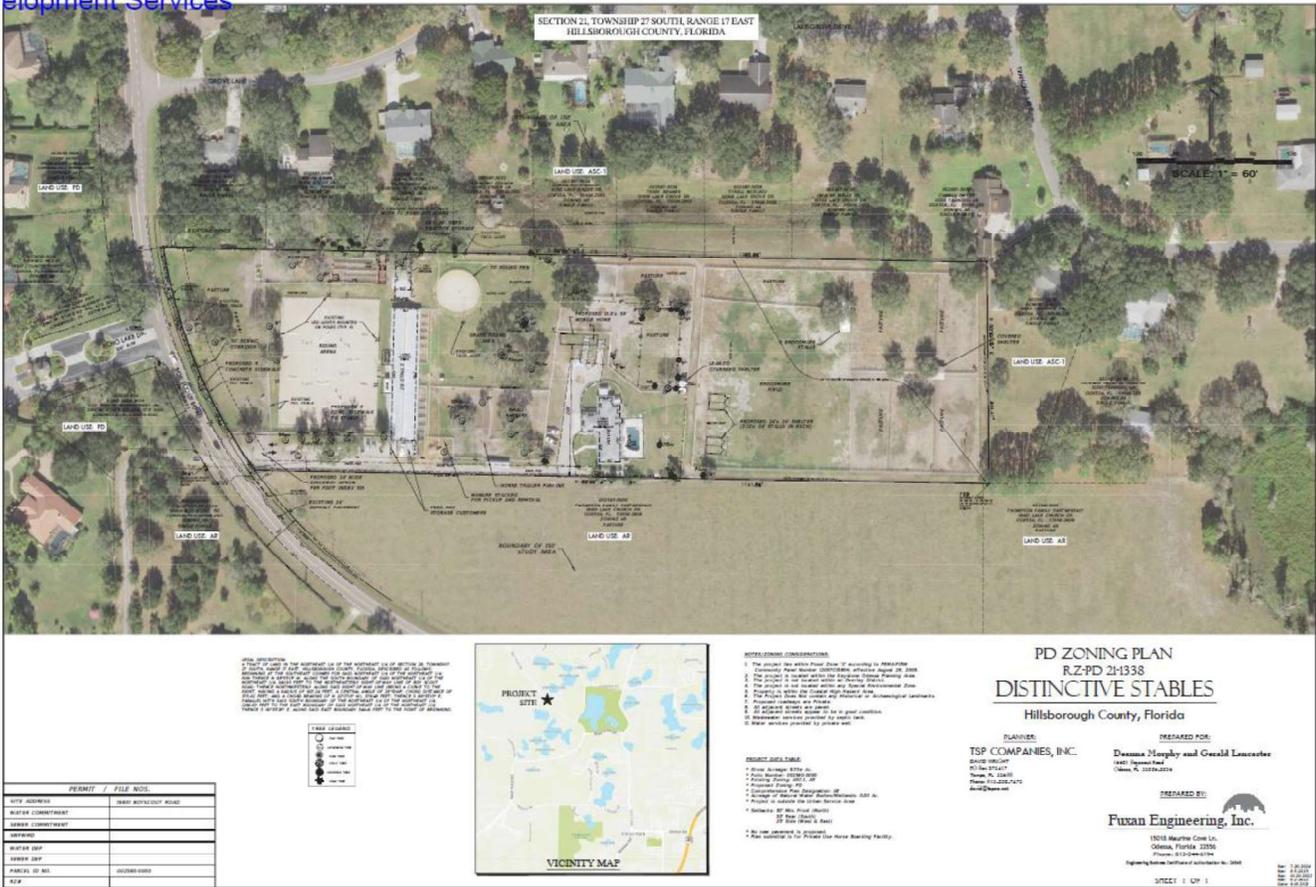
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

Received
 12/04/24
 Development Services



25-0236

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/25/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NW/Keystone Odessa

PETITION NO: RZ 25-0236

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 21-1338. The existing Planned Development is approved for a twenty-nine (29) stall public stable, one (1) single family dwelling unit, one (1) 700sqft accessory dwelling unit, and related accessory structures. With this modification, the applicant is proposing to expand the existing accessory mobile home units from 700sqft to 900sqft and shift the location of the accessory mobile home unit from the front of the subject parcel to the back of the subject parcel. The future land use is Agricultural Estate (AE).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 14-0815). These numbers are for the entire planned development.

Proposed Land Use	ITE LUC	No. of Units	Unit Type	Daily*	AM Peak*	PM Peak*
<i>Single Family Detached</i>	210	1	D.U.	9	1	1
<i>Mobile Home</i>	240	1	D.U.	5	0	0
<i>Public Park</i>	411	10	Acre	8	0	1
Total				22	1	2

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Boy Scout Road.

Boy Scout Road is a substandard 2-lane, undivided, county maintained, rural collector roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bike lanes or sidewalks within the vicinity of the proposed project, and within +/- 64 ft of the right of way.

The rural collector roadway typical section (TS-7) calls for 12-foot travel lanes with 8-foot shoulders (at least 5 ft paved) and sidewalks on both sides. While Boy Scout Rd. is a substandard roadway, it is not anticipated that the developer will be required to make any improvements to the roadway. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are generally not required to make substandard roadway improvements provided the roadway meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot-wide clear area).

SITE ACCESS

The subject site is currently approved for a single access connection to Boy Scout Road.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Boy Scout Road	Racetrack Road	Tarpon Springs Road	C	B

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Boy Scout Road	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 checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	22	1	2
Proposed	22	1	2
Difference (+/-)	+0	+0	+0

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

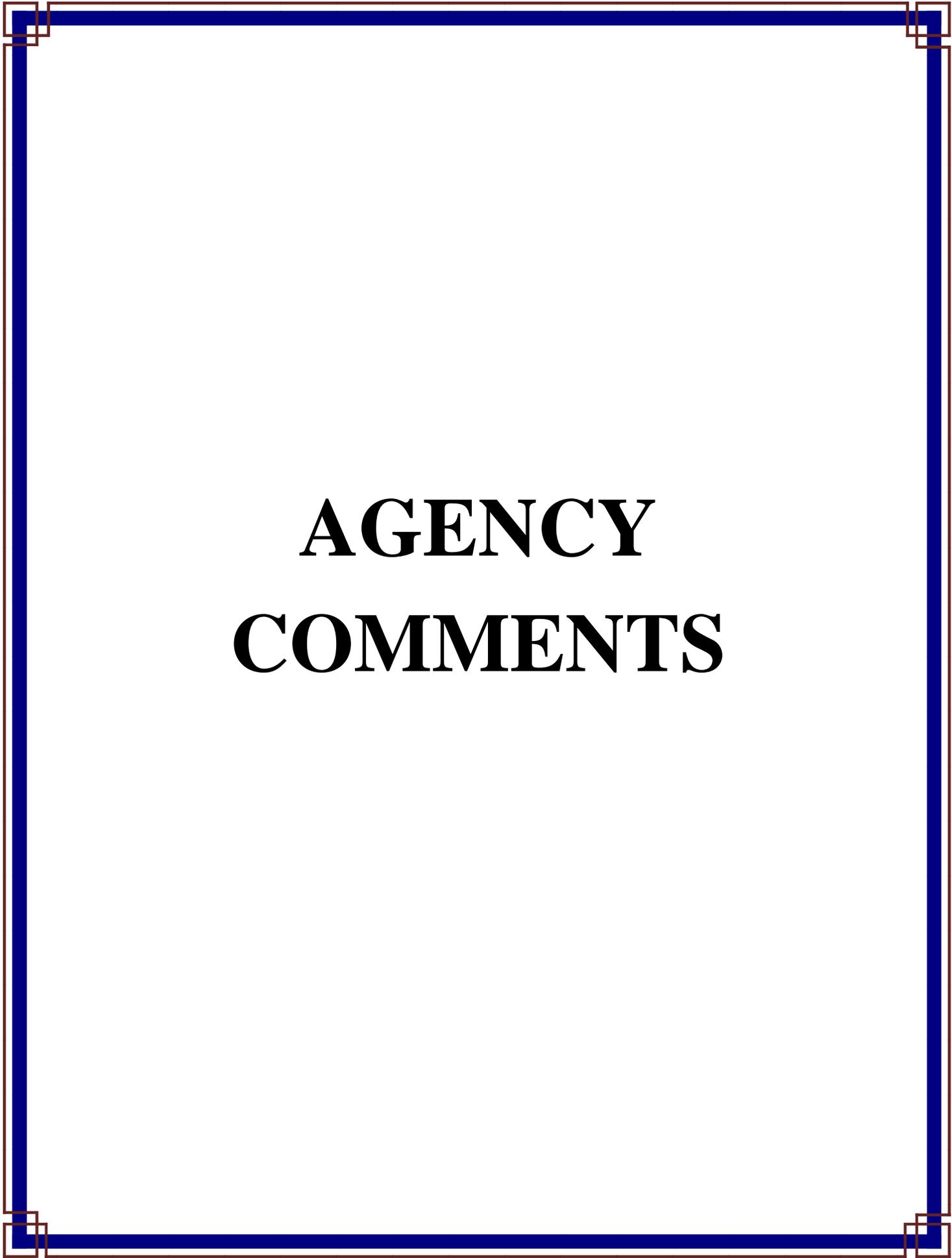
4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A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



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 25, 2022.

1. Development of the project shall be limited to 29 stall public stable, a single-family home and 700 square foot accessory dwelling, plus related accessory structures. The location and size of structures shall be as shown on the site plan, unless otherwise specified herein.
 - 1.1 A maximum 15 horses shall be permitted to be outside the stall area at a single time.
2. Unless otherwise specified herein, the project shall be subject to the AR zoning district development standards, LDC Section 6.11.92 Stables, Public, LDC Section 3.09.00 Keystone Odessa Rural Development Standards and LDC Section 6.11.02 Accessory Dwelling Standards. The project shall not be subject Section 6.11.92.A.
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10. 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 regulations in effect at the time of preliminary plan/plat approval.
11. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/25/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NW/Keystone Odessa

PETITION NO: RZ 25-0236

- This agency has no comments.
- This agency has no objection.
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PROJECT SUMMARY AND ANALYSIS

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Trip Generation Analysis

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Transportation Comment Sheet

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South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
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"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

COMMISSION

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 Harry Cohen VICE-CHAIR
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 Donna Cameron Cepeda
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 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 11, 2025</p> <p>PETITION NO.: 25-0236</p> <p>EPC REVIEWER: Liam Huxhold</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1247</p> <p>EMAIL: huxholdl@epchc.org</p>	<p>COMMENT DATE: January 10, 2025</p> <p>PROPERTY ADDRESS: 16601 Boy Scout Rd, Odessa, FL 33556</p> <p>FOLIO #: 0025600000</p> <p>STR: 28-27-17</p>
<p>REQUESTED ZONING: Minor modification to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>NO</p> <p>NA</p> <p>NA</p> <p>No Wetlands</p>
<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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

Lh/dc

ec: David Wright, TSP Companies, Inc.; david@tspco.net

Environmental Excellence in a Changing World

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

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

PETITION NO.: PRS 25-0236

REVIEWED BY: Clay Walker, E.I. DATE: 12/30/2024

FOLIO NO.: 2560.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .



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:** 12/11/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 12/19/2024

PROPERTY OWNER: Deanna Morphy & Gerald Lancaster **PID:** 25-0236

APPLICANT: David Wright /TSP Companies, Inc.

LOCATION: 16601 Boy Scout Rd. Odessa, FL 33556

FOLIO NO.: 2560.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Wellhead Resource Protection Area (WRPA) Zone 1. Allowable activities on the property are limited and subject to the restrictions and prohibitions associated with WRPA Zone 1 which can be found in with [Sec. 3.05.03.A.](#) and [Sec. 3.05.04.A.](#) of the Hillsborough County Land Development Code (LDC).

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 (PWWPA), Surface Water Resource Protection Area (SWRPA), and/or WRPA Zone 2 as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).