

1.0 APPLICATION SUMMARY

Applicant: WRA Engineering

FLU Category: R-1, A/R, AM

Service Area: Rural

Site Acreage: 72

Community Plan Area: None

Overlay: None



Introduction:

PD 82-0223 is a mixed use Planned Development, containing approximately 4,083 acres, and approved since 1982 for a variety of uses including phosphate mining, agricultural, commercial, residential and recreational uses. The latest modification was Minor Modification 06-2075 to remove 52.2 acres of land from the PD. The request of this Minor Modification is to remove 72.1 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 PD to develop a campsite. The rezoning application and this minor modification are being heard concurrently by the Board of County Commissioners.

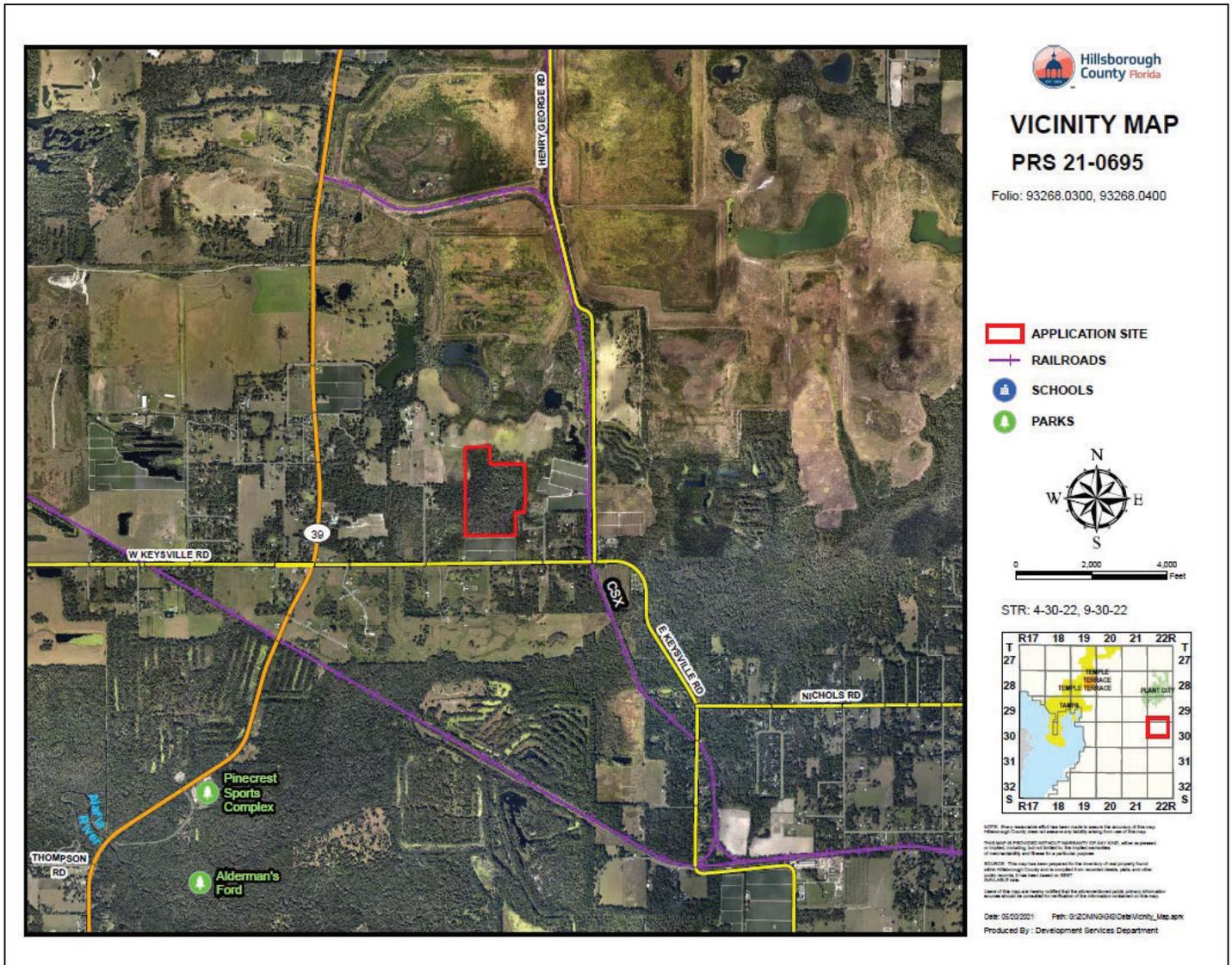
Existing Approval(s):	Proposed Modification(s):
Overall PD size is 4,030 acres	Remove acreage (72.1 acres) from the PD. The overall PD size will be 3,958 acres.

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

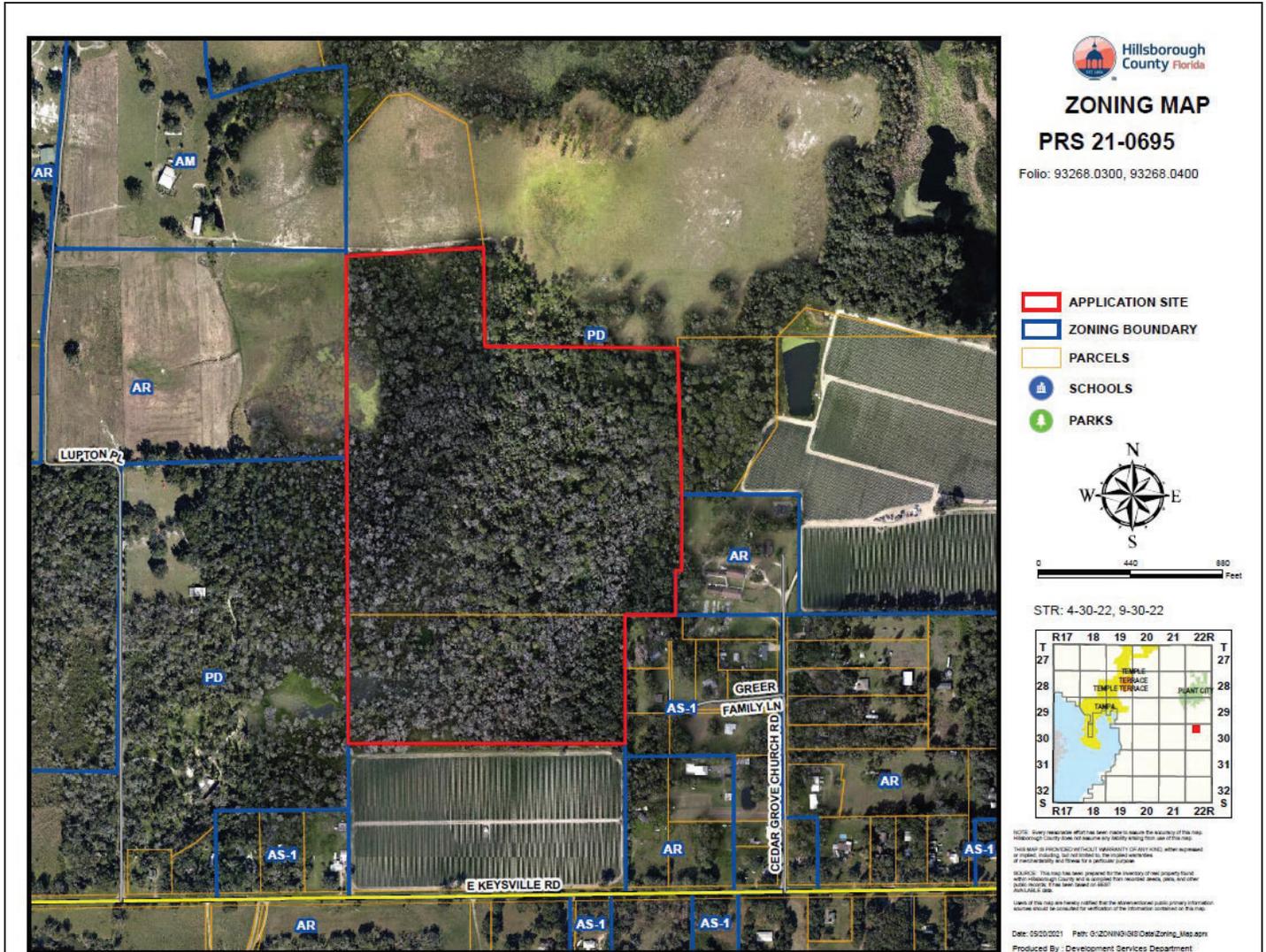


Context of Surrounding Area:

The area mostly consists of large parcels zoned agricultural and developed with farms and residential uses. Forested lands surround the site. Mining lands are also in the vicinity.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

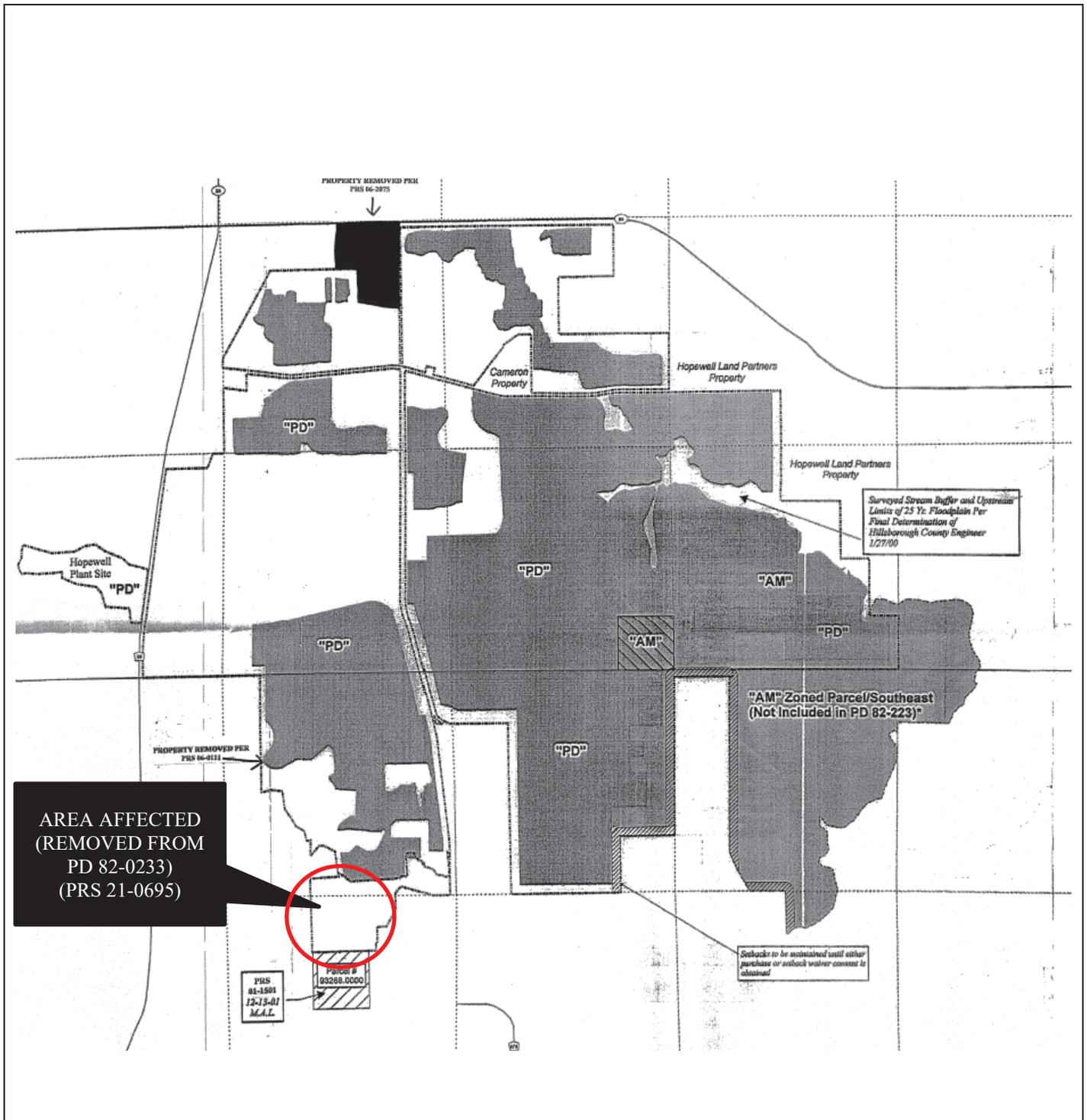


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 82-0223	140 Resid. Units 28,553 sq. ft.	Phosphate Mining, Agricultural	Forest/Vacant
South	PD 82-0223	140 Resid. Units 28,553 sq. ft.	Agricultural, Residential	Farm/Residential
East	PD 82-0223 AR AS-1	140 Resid. Units 28,553 sq. ft. 1 Du/ 5 Ac 1 Du/Ac	Phosphate Mining, Agricultural, Residential	Forest/Residential/ Farm
West	PD 86-0113 AR	0.25 FAR 1 Du/ 5 Ac	Event Center/Ranch/Restaurant Agricultural, Residential	Ranch/Event Center/ Forests

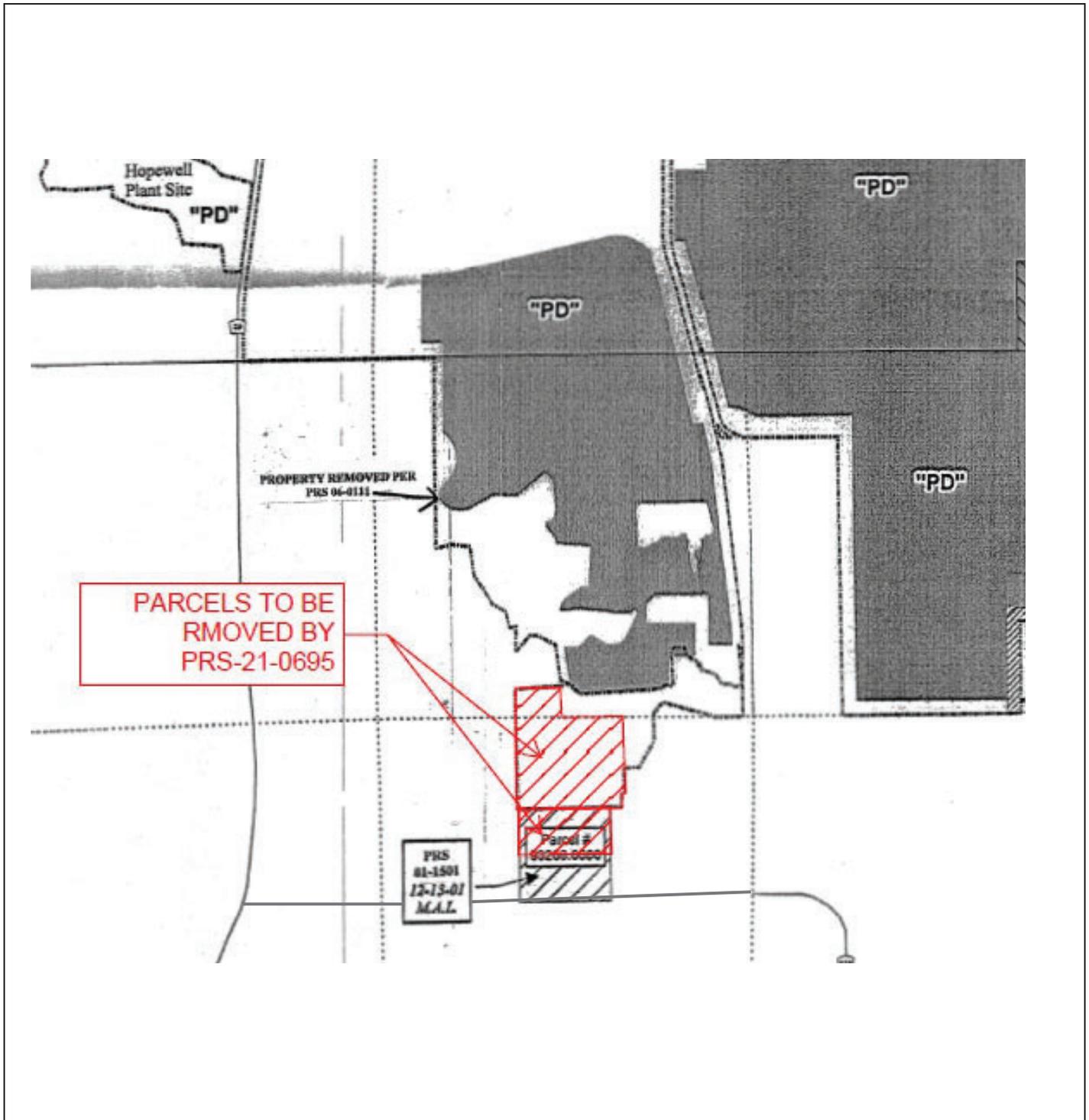
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

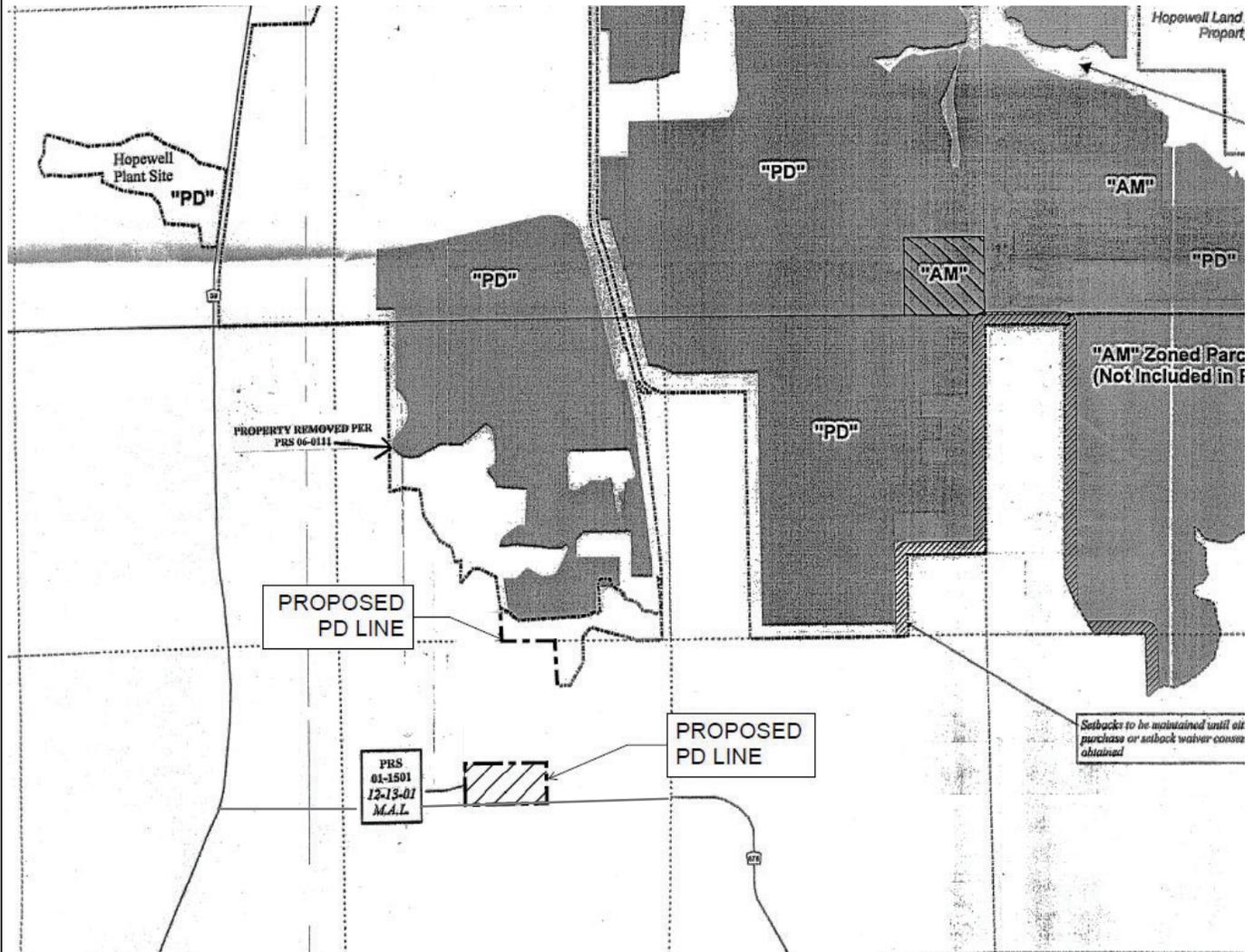


2.0 LAND USE MAP SET AND SUMMARY DATA

2.4.A Proposed Change



2.4.B Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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
Henry George Rd.	County Collector - Rural	Choose an item. 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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

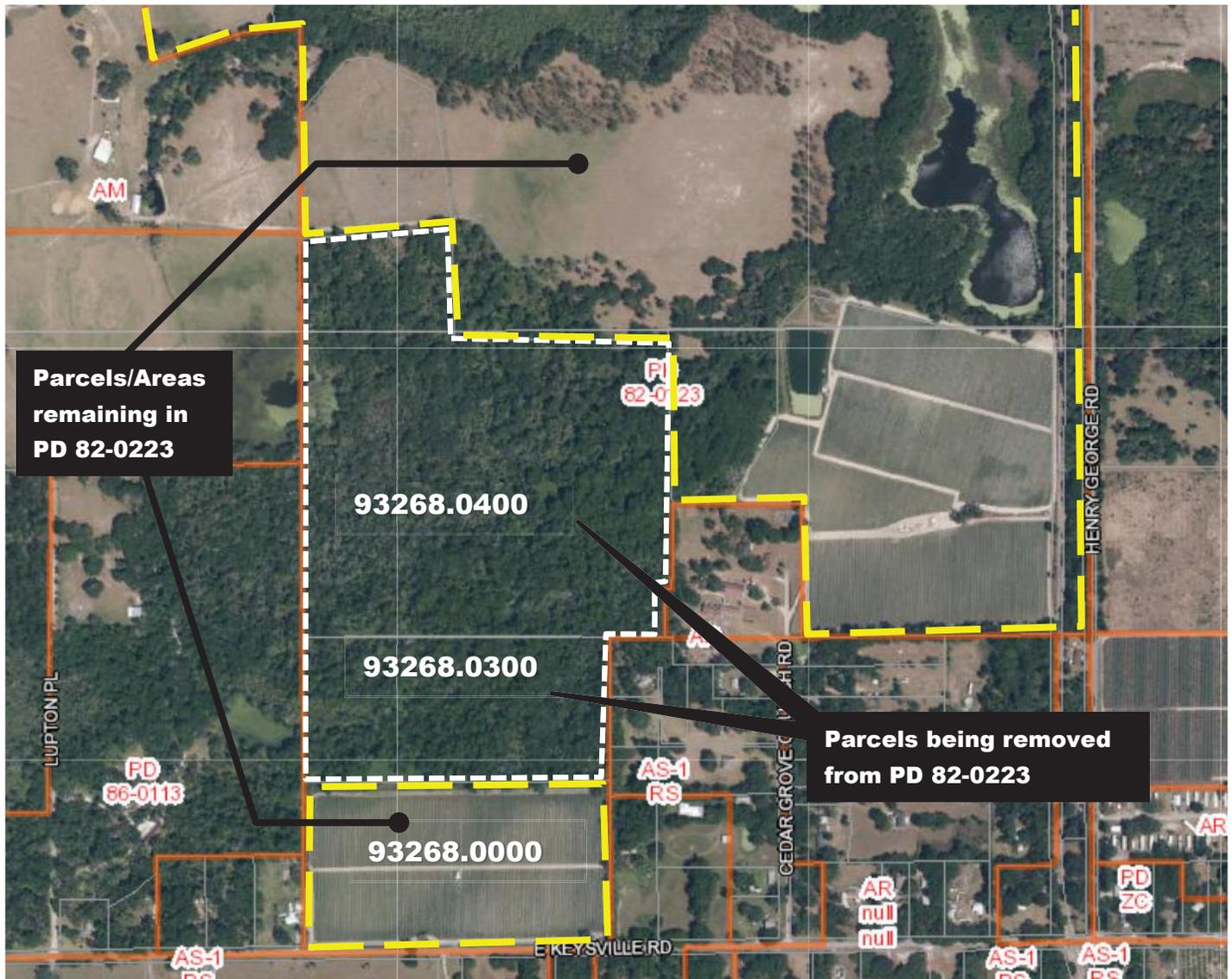
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 type="checkbox"/> Yes <input checked="" 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 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 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 checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" 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 proposed Minor Modification does not affect the integrity of the greater Planned Development. The two parcels being removed consist of forest, wetlands and vacant land. These parcels will be rezoned (RZ petition # PD 21-0422) and be part of a low impact campground site (former Lupton's Boggy Bottom Ranch) project.

The removal of the acreage from PD 82-0233 does not impact the densities/intensities of the PD district since the land area for these uses are calculated solely within a portion of the PD along SR 60 further to the north. Additionally, the areas being removed are outside the areas approved for mining related activities of the PD.



By removing the two parcels consisting of folio numbers 93268.0400 (53.5 acres) and 93268.0300 (18.8 acres), a property (93268.0000) along E Keysville Rd. is being separated from the rest of the general PD 82-0233 limits. However, the parcel is not accessed internally from within the PD and is regulated by conditions 33-36, which limits the site to agricultural uses and 3 single family dwelling units. This parcel was subject of a Minor Modification in 2001 to specify that these uses would be permitted:

32. CERTAIN RESIDENTIAL USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY PRS 01-1501 (SITE PLAN A), SUBJECT TO THE FOLLOWING REQUIREMENTS:
33. Residential development on Parcel Number 93268.0000 shall be limited to a total of three single-family dwelling units. Conventional homes and mobile homes shall be permitted. Lots shall be developed in accordance with the AS-1 standards of the Land Development Code. Agricultural uses in accordance with the AS-1 district shall be permitted.
34. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
35. 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.
36. Within ninety days of approval of PRS 01-1501 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

Therefore, no entitlements, development or functionality of parcel 93268.0000 are being affected by this Minor Modification. This parcel is being utilized today as a farm with access points on E. Keysvilled Rd.

5.2 Recommendation

Based on the above, staff finds the proposed PRS application approvable with conditions and amended General Site Plan.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on site plan received ~~November 13, 2006~~ September 27, 2021.

1. The base of all dams shall be a minimum of 250 feet from the property line.
2. All settling ponds within 500 feet of any property boundary shall be buffered with three- gallon size slash pines planted in two staggered rows on five-foot centers, where no vegetation exists. Existing vegetation within buffer areas shall be 70 percent opaque when viewed horizontally between two and six feet above ground level prior to construction. In addition, a minimum of 70 percent of the existing material must have, as a minimum, an expected mature height of 30 feet. Areas of existing vegetation may be supplemented with the planting of pines, as previously specified, in amounts necessary to achieve the percent of opacity prescribed herein.
3. Access to the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 29 South, Range 22 East shall be provided.
4. Existing access to the Northeast 1/4 of Section 27, Township 29 South, Range 22 East (Knighten Road) shall be retained.
5. Existing access to the Southwest 1/4 of Section 27, Township 29 South, Range 22 East, through Section 26, Township 29 South, Range 22 East (Old Hopewell Road) shall be retained.
6. Existing right-of-way for Sam Hicks Road, Section 26, Township 29 South, Range 22 East, shall be retained.
7. Access for the part of Sections 3 and 4, Township 30 South, Range 22 East, lessed out of description, shall be provided.
8. The drainage easement as recorded in OR 1747, Page 439, shall be vacated.
9. All deeded right-of-ways and easements falling within mining intents, shall be vacated prior to use.
10. The developer shall submit detailed plans for a softball field and any other recreational facilities at the time of the Detailed Site Plan approval to be reviewed by the Department of Parks and Recreation. Maintenance of the recreational facilities shall be the responsibility of the mining company during the period of the mining permit. At the time that the mining permit expires, the mining company shall deed all recreational lands, as specified in the CU, to Hillsborough County.

The Board approved the request to amend to the CU-Phosphate Mining boundary for Hopewell Mine with the following exceptions:

11. Along the following described boundary beginning at the northeast corner of the CU then south of State Road 60 approximately 1,200 feet along the eastern boundary, then west approximately 1,300 feet, south approximately 1,400 feet, then east approximately 2,700 feet adjacent to the existing community of Bealsville, the request is denied. The setbacks within this area shall be as required by the Hillsborough County Phosphate Mining Ordinance, 90-4.

12. CERTAIN COMMERCIAL, RESIDENTIAL, RECREATIONAL AND COMMUNITY USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY MM 97-0070-PC (SITE PLAN B), SUBJECT TO THE FOLLOWING REQUIREMENTS:
13. IMC-Agrico Company shall remain responsible for completing the reclamation of all mined and disturbed areas, and shall continue to provide to the County the required financial security for reclamation.
14. No development shall occur within areas previously mined or disturbed, or any future areas to be mined or disturbed, until such areas have been reclaimed, certified as complete and released by Hillsborough County.
15. The commercial center shall be limited to a maximum of 28,550 square feet of floor space. Permitted uses shall be limited to general commercial (C-G) uses as listed in the Land Development Code. Prior to development, agricultural uses of the AM district shall be permitted on an interim basis.
16. The commercial center shall be limited to one access point on State Road 60 and one access point on County Road 39. The final location and design of the access points shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
17. Residential development in Zones A, B and C on the general site plan shall be limited to a total of 124 single-family dwellings. Conventional homes and mobile homes shall be permitted.
18. A minimum size of five acres shall be required for 55 of the single-family lots, while the remainder of the lots shall have a minimum size of one acre. All lots less than five acres in size shall be located within Zone A.
19. Lots less than five acres in size shall be developed in accordance with AS-1 standards of the Land Development Code. Lots five acres or more in size shall be developed in accordance with AR standards.
20. The use of private driveway extensions and/or easements to provide lot access shall be permitted. The spacing, length, width and number of units served by the accessways shall conform with the subdivision regulations of the Land Development Code.
21. Permitted uses in Zones A, B and C shall also include parks, community centers and clubhouses, churches and general recreational uses, including golf courses. Prior to development of individual areas, agricultural uses of the AM district shall be permitted on an interim basis.
22. Potable water wells shall be constructed to the following standards:
 - 22.1 The casing shall be securely seated into competent limestone at a sufficient depth to provide an adequate supply of water.
 - 22.2 The casing material shall be galvanized steel or Schedule 40 PVC.
 - 22.3 The diameter of the well shall be a minimum of four inches.
 - 22.4 Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.

23. No project access, excluding individual residential driveways, shall be allowed on Old Hopewell Road across from the McDonald house historic landmark structure. Additionally, no masonry walls, excluding those on individual residential properties, shall be erected across from the McDonald house.
24. Prior to preliminary site plan/plat approval, the developer shall submit a survey, prepared by a qualified wildlife biologist, assessing the possible presence of Southeastern American Kestrels (*Falco sparverius paulus*) in the area to be developed.
25. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-tum storage at each project access point on State Road 60 and County Road 39 where a left tum is permitted, excluding individual residential driveways, to accommodate anticipated project traffic entering the site. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-tum storage needed to serve development traffic. The design and construction of the tum lanes shall be subject to approval of Hillsborough County Public Works and/or FOOT, where appropriate.
26. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-tum storage on State Road 60 to accommodate anticipated westbound project traffic turning south on County Road. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-tum storage needed to serve development traffic. The design and construction of the tum lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
27. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-tum storage on County Road 39 to accommodate anticipated northbound project traffic turning west on State Road 60. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-tum storage needed to serve development traffic. The design and construction of the tum lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
28. All tum-lane improvements shall be constructed with proper transitions from the widened section to the existing roadway pavement. Design plans for construction of the improvements shall be subject to approval of the Hillsborough County Public Works Department.
29. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
30. Development of the project shall proceed in strict accordance with the terms and conditions contained in any Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
31. Within 90 days of approval of MM 97-0070-PC by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, seven copies of a Revised General Development Site Plan for certification which shall reflect all the conditions outlined above.
32. CERTAIN RESIDENTIAL USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY PRS 01-1501 (SITE PLAN A), SUBJECT TO THE FOLLOWING REQUIREMENTS:
33. Residential development on Parcel Number 93268.0000 shall be limited to a total of three single-family dwelling units. Conventional homes and mobile homes shall be permitted. Lots shall be developed in accordance with the

AS-1 standards of the Land Development Code. Agricultural uses in accordance with the AS-1 district shall be permitted.

34. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
35. 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.
36. Within ninety days of approval of PRS 01-1501 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
37. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ADDITIONAL ACREAGE TO BE MINED IN ACCORDANCE WITH PRS 05-1370 (SITE PLAN A):
38. All mining activities shall be in accordance with Section 8.02.00 of the Land Development Code, Operating Permit 82-1, and the Master Mining and Reclamation Plan.
39. Approval of this 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.
40. The developer shall submit a wildlife survey, if applicable, in accordance with the Florida Fish and Wildlife Methodology Guidelines upon submittal of a Mining Unit application to conduct mining within the subject property.
41. 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.
42. 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.
43. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the ~~Planning and Growth Management~~ 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:



J. Brian Grady
Wed Oct 20 2021 10:24:27

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



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 21-0695

- 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 (PRS) to rezone two parcels, totaling +/- 72.13 ac., in order to remove a portion of the existing Planned Development (PD) #82-0223, which are being added to a new PD 21-0422. Entitlements and project impacts were analyzed as a part of the original rezoning for this PD 82-0223, as well as the new proposed PD 21-0422. As this request will have no impact on the remaining project entitlements, which will continue to take access via Henry George Rd., Transportation Review Section staff has no objection to this request.

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.

Henry George Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 20 feet of pavement in below average condition. Along the project frontage, the roadway lies within a +/- 42-foot wide right-of-way. There are no sidewalks or bicycle facilities along Henry George Rd. in the vicinity of the proposed project.

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. and Henry George Rd. are not regulated roadways. As such, LOS information for those facilities 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
Henry George Rd.	County Collector - Rural	Choose an item. 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

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

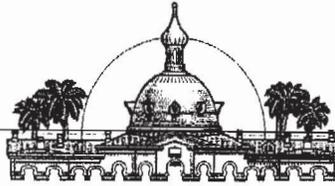
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

Transportation Comment Sheet

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



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

December 15, 2006

Reference: PRS 06-2075 EL

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Rose V. Ferlita
Keti Hagan
Al Higginbotham
Jim Norman
Mark Sharpe
Kevin White

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Hamess
Manus J. O' Donnell

Don Rogers
205 James Street
Brandon, FL 33510

Dear Applicant:

At the regularly scheduled public meeting on December 12, 2006, the Board of County Commissioners approved your request for a minor modification to PD-MU (82-0223), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

ps

enc

Approval - Approval, subject to the conditions listed below, is based on site plan received November 13, 2006.

1. The base of all dams shall be a minimum of 250 feet from the property line.
2. All settling ponds within 500 feet of any property boundary shall be buffered with three-gallon size slash pines planted in two staggered rows on five-foot centers, where no vegetation exists. Existing vegetation within buffer areas shall be 70 percent opaque when viewed horizontally between two and six feet above ground level prior to construction. In addition, a minimum of 70 percent of the existing material must have, as a minimum, an expected mature height of 30 feet. Areas of existing vegetation may be supplemented with the planting of pines, as previously specified, in amounts necessary to achieve the percent of opacity prescribed herein.
3. Access to the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 29 South, Range 22 East shall be provided.
4. Existing access to the Northeast 1/4 of Section 27, Township 29 South, Range 22 East (Knighten Road) shall be retained.
5. Existing access to the Southwest 1/4 of Section 27, Township 29 South, Range 22 East, through Section 26, Township 29 South, Range 22 East (Old Hopewell Road) shall be retained.
6. Existing right-of-way for Sam Hicks Road, Section 26, Township 29 South, Range 22 East, shall be retained.
7. Access for the part of Sections 3 and 4, Township 30 South, Range 22 East, lessed out of description, shall be provided.
8. The drainage easement as recorded in OR 1747, Page 439, shall be vacated.
9. All deeded right-of-ways and easements falling within mining intents, shall be vacated prior to use.
10. The developer shall submit detailed plans for a softball field and any other recreational facilities at the time of the Detailed Site Plan approval to be reviewed by the Department of Parks and Recreation. Maintenance of the recreational facilities shall be the responsibility of the mining company during the period of the mining permit. At the time that the mining permit expires, the mining company shall deed all recreational lands, as specified in the CU, to Hillsborough County.

The Board approved the request to amend to the CU-Phosphate Mining boundary for Hopewell Mine with the following exceptions:

11. Along the following described boundary beginning at the northeast corner of the CU then south of State Road 60 approximately 1,200 feet along the eastern boundary, then west approximately 1,300 feet, south approximately 1,400 feet, then east approximately 2,700 feet adjacent to the existing community of Bealsville, the request is denied. The setbacks within this area shall be as required by the Hillsborough County Phosphate Mining Ordinance, 90-4.
12. CERTAIN COMMERCIAL, RESIDENTIAL, RECREATIONAL AND COMMUNITY USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY MM 97-0070-PC (SITE PLAN B), SUBJECT TO THE FOLLOWING REQUIREMENTS:
13. IMC-Agrico Company shall remain responsible for completing the reclamation of all mined and disturbed areas, and shall continue to provide to the County the required financial security for reclamation.
14. No development shall occur within areas previously mined or disturbed, or any future areas to be mined or disturbed, until such areas have been reclaimed, certified as complete and released by Hillsborough County.
15. The commercial center shall be limited to a maximum of 28,550 square feet of floor space. Permitted uses shall be limited to general commercial (C-G) uses as listed in the Land Development Code. Prior to development, agricultural uses of the AM district shall be permitted on an interim basis.
16. The commercial center shall be limited to one access point on State Road 60 and one access point on County Road 39. The final location and design of the access points shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
17. Residential development in Zones A, B and C on the general site plan shall be limited to a total of 124 single-family dwellings. Conventional homes and mobile homes shall be permitted.
18. A minimum size of five acres shall be required for 55 of the single-family lots, while the remainder of the lots shall have a minimum size of one acre. All lots less than five acres in size shall be located within Zone A.
19. Lots less than five acres in size shall be developed in accordance with AS-1 standards of the Land Development Code. Lots five acres or more in size shall be developed in accordance with AR standards.
20. The use of private driveway extensions and/or easements to provide lot access shall be permitted. The spacing, length, width and number of units served by the accessways shall conform with the subdivision regulations of the Land Development Code.

21. Permitted uses in Zones A, B and C shall also include parks, community centers and clubhouses, churches and general recreational uses, including golf courses. Prior to development of individual areas, agricultural uses of the AM district shall be permitted on an interim basis.
22. Potable water wells shall be constructed to the following standards:
 - 22.1 The casing shall be securely seated into competent limestone at a sufficient depth to provide an adequate supply of water.
 - 22.2 The casing material shall be galvanized steel or Schedule 40 PVC.
 - 22.3 The diameter of the well shall be a minimum of four inches.
 - 22.4 Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
23. No project access, excluding individual residential driveways, shall be allowed on Old Hopewell Road across from the McDonald house historic landmark structure. Additionally, no masonry walls, excluding those on individual residential properties, shall be erected across from the McDonald house.
24. Prior to preliminary site plan/plat approval, the developer shall submit a survey, prepared by a qualified wildlife biologist, assessing the possible presence of Southeastern American Kestrels (*Falco sparverius paulus*) in the area to be developed.
25. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-turn storage at each project access point on State Road 60 and County Road 39 where a left turn is permitted, excluding individual residential driveways, to accommodate anticipated project traffic entering the site. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
26. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-turn storage on State Road 60 to accommodate anticipated westbound project traffic turning south on County Road. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
27. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-turn storage on County Road 39 to accommodate anticipated northbound project traffic turning west on State Road 60. Prior to Construction Plan

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 06-2075 EL (82-223)
BOCC MEETING DATE: December 12, 2006
DATE TYPED: December 14, 2006

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- approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
28. All turn-lane improvements shall be constructed with proper transitions from the widened section to the existing roadway pavement. Design plans for construction of the improvements shall be subject to approval of the Hillsborough County Public Works Department.
 29. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
 30. Development of the project shall proceed in strict accordance with the terms and conditions contained in any Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
 31. Within 90 days of approval of MM 97-0070-PC by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, seven copies of a Revised General Development Site Plan for certification which shall reflect all the conditions outlined above.
 32. CERTAIN RESIDENTIAL USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY PRS 01-1501 (SITE PLAN A), SUBJECT TO THE FOLLOWING REQUIREMENTS:
 33. Residential development on Parcel Number 93268.0000 shall be limited to a total of three single-family dwelling units. Conventional homes and mobile homes shall be permitted. Lots shall be developed in accordance with the AS-1 standards of the Land Development Code. Agricultural uses in accordance with the AS-1 district shall be permitted.
 34. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
 35. 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.
 36. Within ninety days of approval of PRS 01-1501 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
 37. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ADDITIONAL ACREAGE TO BE MINED IN ACCORDANCE WITH PRS 05-1370 (SITE PLAN A):
 38. All mining activities shall be in accordance with Section 8.02.00 of the Land Development Code, Operating Permit 82-1, and the Master Mining and Reclamation Plan.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 06-2075 EL (82-223)
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39. Approval of this 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.
40. The developer shall submit a wildlife survey, if applicable, in accordance with the Florida Fish and Wildlife Methodology Guidelines upon submittal of a Mining Unit application to conduct mining within the subject property.
41. 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.
42. 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.
43. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management 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.



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 21-0695

- 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 (PRS) to rezone two parcels, totaling +/- 72.13 ac., in order to remove a portion of the existing Planned Development (PD) #82-0223, which are being added to a new PD 21-0422. Entitlements and project impacts were analyzed as a part of the original rezoning for this PD 82-0223, as well as the new proposed PD 21-0422. As this request will have no impact on the remaining project entitlements, which will continue to take access via Henry George Rd., Transportation Review Section staff has no objection to this request.

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.

Henry George Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 20 feet of pavement in below average condition. Along the project frontage, the roadway lies within a +/- 42-foot wide right-of-way. There are no sidewalks or bicycle facilities along Henry George Rd. in the vicinity of the proposed project.

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. and Henry George Rd. are not regulated roadways. As such, LOS information for those facilities 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
Henry George Rd.	County Collector - Rural	Choose an item. 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

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 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:		

Transportation Comment Sheet

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 20, 2021</p> <p>PETITION NO.: PRS 21-0695</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: May 25, 2021</p> <p>PROPERTY ADDRESSES: 8418 Lupton Place and 508 East Keysville Road</p> <p>FOLIO #s: 0932680300 and 0932680400</p> <p>STR: 09-30S-22E</p>
<p>REQUESTED ZONING: Minor Modification to an existing Planned Development to remove 2 parcels to add to another Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Valid to February 5, 2026
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Forested wetlands generally in the central portions of the properties
<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 / mst

ec: File - 71719

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

PETITION NO.: PD21-0695 **REVIEWED BY:** Randy Rochelle **DATE:** 5/21/2021

FOLIO NO.: 93208.0300 & 93268.0400

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.