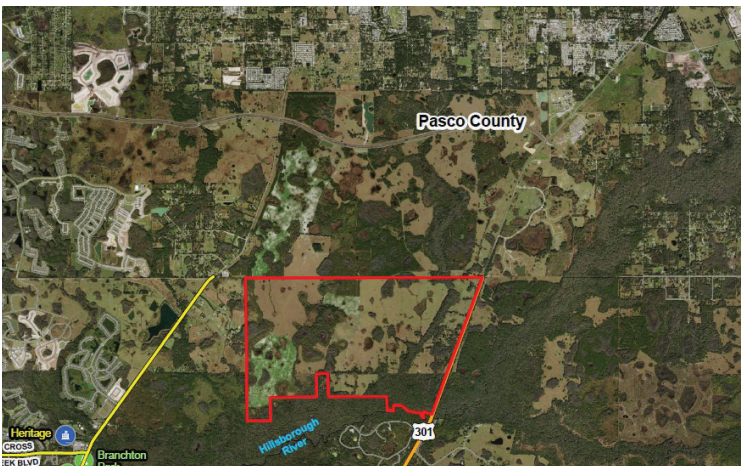


1.0 APPLICATION SUMMARY

Applicant: Eisenhower Property Group, LLC
 FLU Category: PEC (1 unit per 2 acres)
 Service Area: Rural
 Site Acreage: 1,948 +/-
 Community Plan Area: None
 Overlay: None



Introduction Summary:
 The subject site is zoned PD 07-1838, as most recently modified under PRS 21-1277. The PD is approved for 972 residential units, 45,000 square feet of Neighborhood Commercial uses, private equestrian facilities, trails and a private golf course. A public parking and Hillsborough River viewing area is also approved for the project. This PD was approved under a Future Land Use (FLU) category that allows a gross density of 1 unit per 2 acres when the site is located within a local government’s water and wastewater service area and enhances an adjacent publicly owned park/natural resource.

Existing Approval(s):	Proposed Modification(s):
A minimum of 200 units to be Housing for Older Persons	Remove this requirement
Development of a community park prior to the preliminary plat of 50% or more of the total dwelling units.	Require the location community park prior to the preliminary plat of 50% or more of the total dwelling units. Development of the community park prior to the Certificates of Occupancy for 50% or more of the total dwelling units
Maximum building height of 49 feet for single-family detached and single-family attached units.	Maximum building height of 60 feet for single-family detached and single-family attached units located more than 100 feet from the southern boundary.
Maximum building height of 49 feet for non-residential (commercial) buildings.	Maximum building height of 60 feet for non-residential (commercial) buildings.
Pods B and C allocated 262 units	Pods B and C allocated 98 units (decrease of 164 units) (no change in overall total units)
Pods D and E allocated 375 units	Pods D and E allocated 649 units (increase of 274 units) (no change in overall total units)
Pods F and G allocated 325 units	Pods F and G allocated 215 units (decrease of 110 units) (no change in overall total units)
Internal circulation per site plan	Minor modified internal circulation per site plan

APPLICATION NUMBER: PRS 24-0219

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Michelle Heinrich, AICP

Primary vehicular access point and northern vehicular/pedestrian stub-outs location to be determined.

The exact primary vehicular access point to be determined in coordination with FDOT PDE study. Exact northern vehicular/pedestrian stub-out locations to be determined in coordination with Pasco County phase.

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:

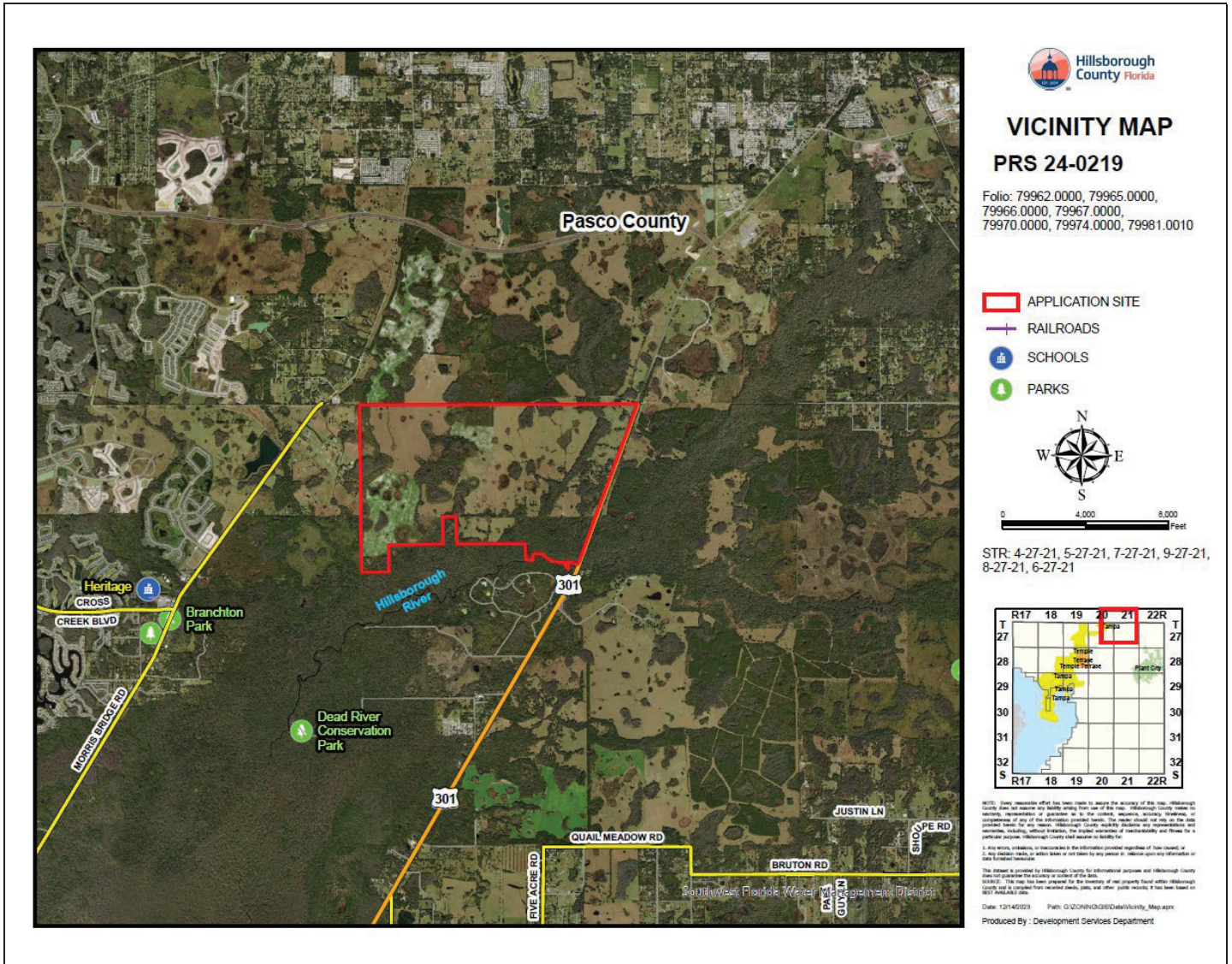
N/A

Development Services Recommendation:

Approvable, Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

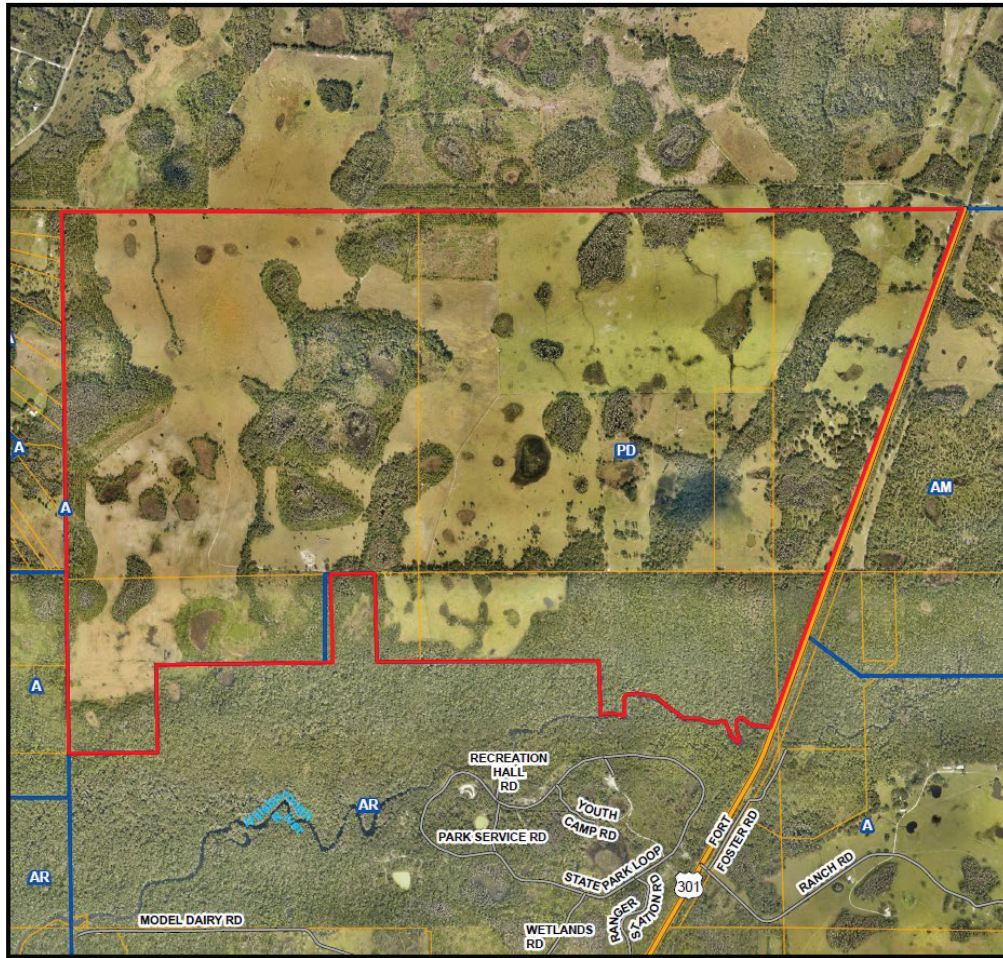


Context of Surrounding Area:

The site is located in a rural area of eastern Hillsborough County. The area is characterized by agricultural uses, public park uses and large lot residential. Pasco County is located to the immediate north, which is undeveloped at this time. Area to the immediate west is located within the City of Tampa and is developed with low density residential and undeveloped parcels.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



ZONING MAP

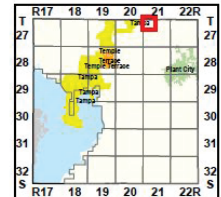
PRS 24-0219

Folio: 79962.0000, 79965.0000,
 79966.0000, 79967.0000,
 79970.0000, 79974.0000, 79981.0010

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- P PARKS



STR: 4-27-21, 5-27-21, 7-27-21, 9-27-21,
 8-27-21, 6-27-21



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, completeness or any of the information provided herein. The reader should rely on the data provided herein at his/her own risk. Hillsborough County expressly disclaims any representation and warranties, including without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County and its officers do not intend to be bound by this disclaimer.

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DISCLAIMER: This map has been prepared for the convenience of use by property owners within Hillsborough County and is not intended to be used for any other purpose. It has been based on 2021 Aerial Data.

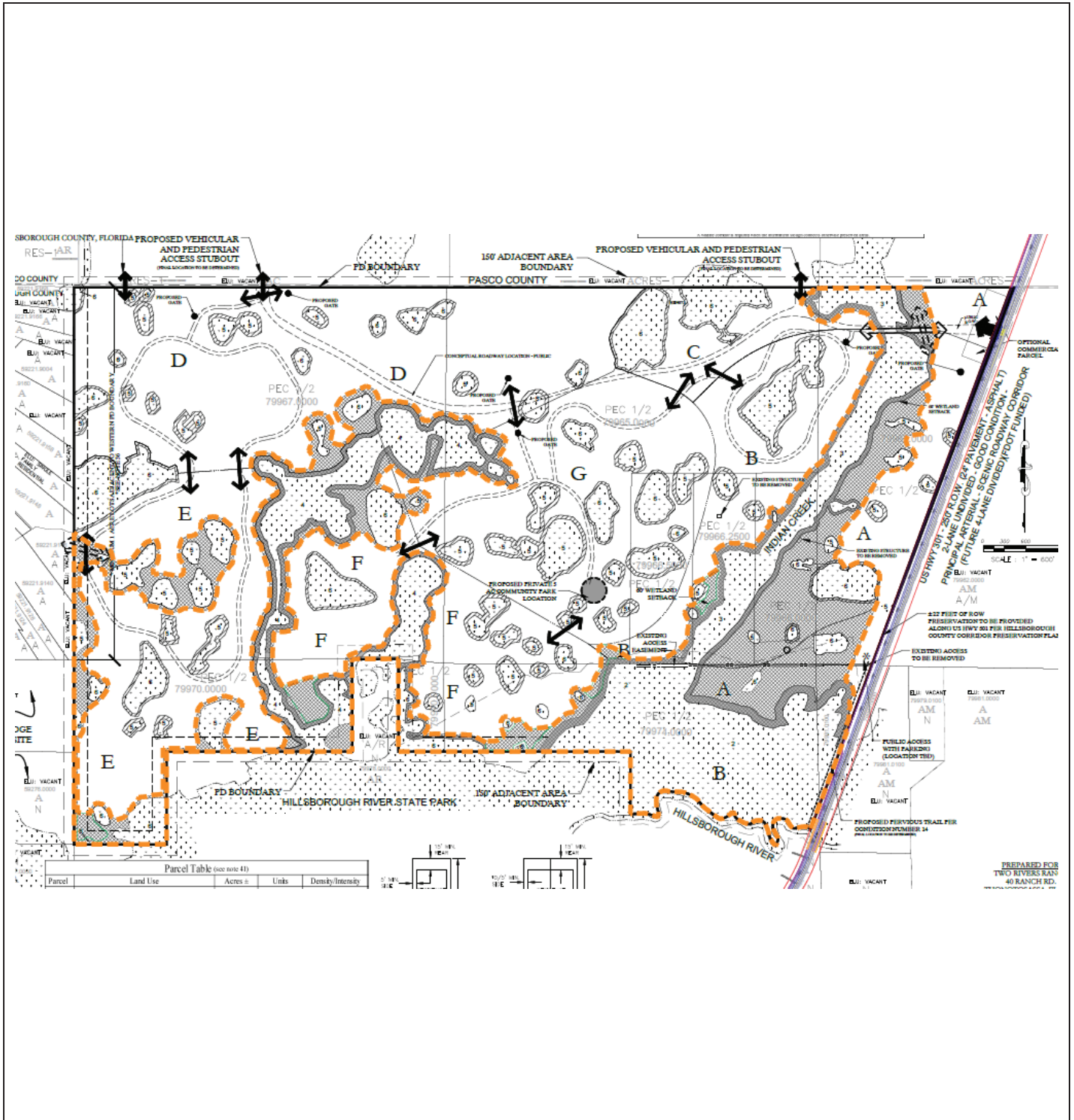
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 Produced By : Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North (Pasco County)	N/A	N/A	N/A	N/A
South	AR	1 unit per 5 acres	Single-Family Residential and Agricultural Uses	Public Park
East	AM	1 unit per 20 acres	Single-Family Residential and Agricultural Uses	Pasture
West (City of Tampa)	N/A	N/A	N/A	Single-Family Residential and Undeveloped

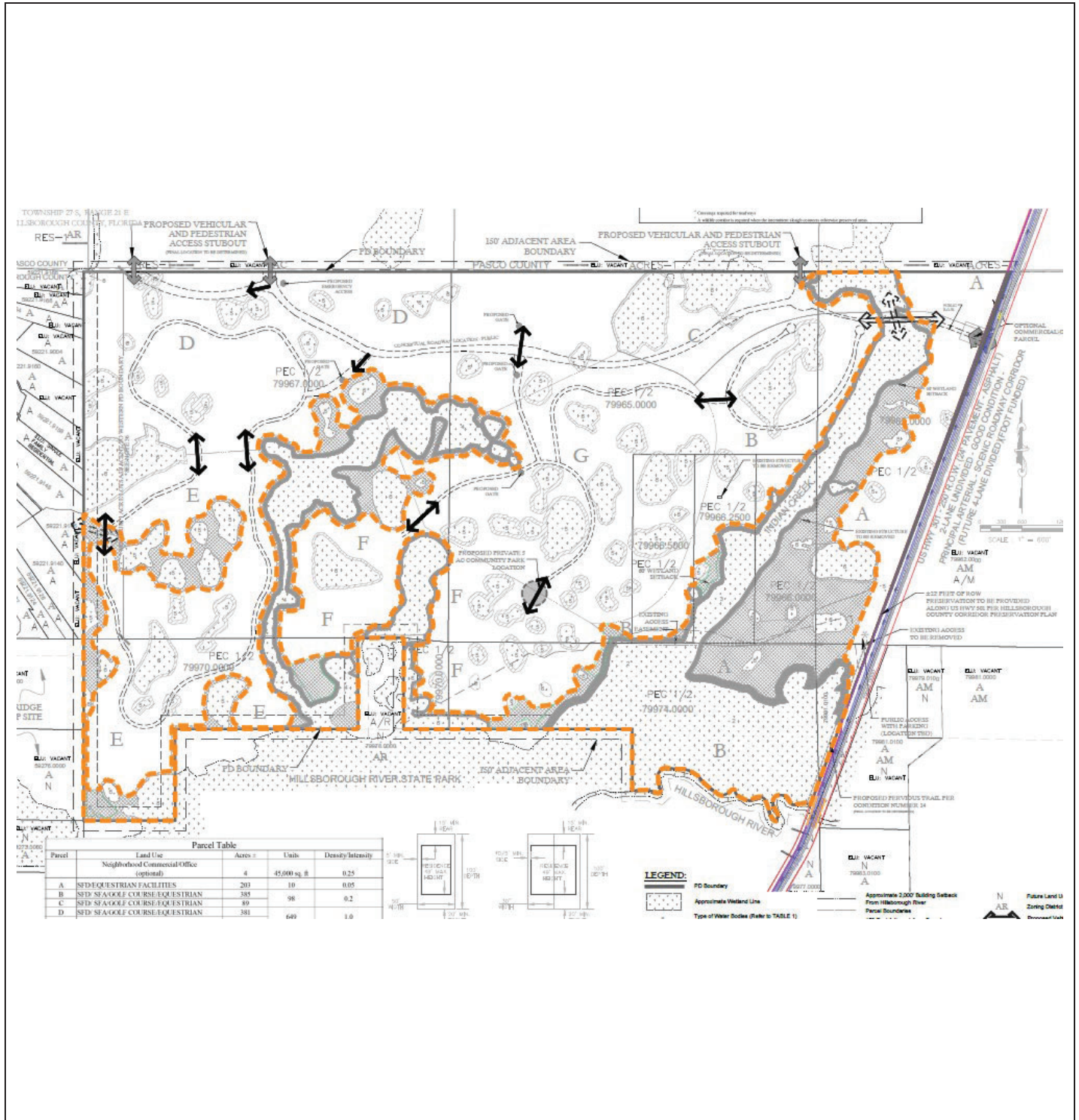
2.0 LAND USE MAP SET AND SUMMARY DATA

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 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
US 301	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	11,262	648	880
Proposed	11,756	685	961
Difference (+/-)	+494	+37	+81

*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: Connectivity is provided to related project to the north in Pasco County.

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

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 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 checked="" 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	Connection to Pasco County water and wastewater system per Interlocal Agreement
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 checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Not available at the time of filing this staff report.				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed modifications do not involve any increase in density or change of any previously approved uses. Staff's review of the original rezoning did not find that the "Housing for Older Persons" requirement was due to any staff or community concerns. Additionally, this type of housing was not specified to be in any exact location with the PD. Staff does not find any requirement of the PEC ½ FLU category to provide housing for older persons.

An increase in maximum building height has been requested from 49 to 60 feet. To maintain compatibility, this height increase is restricted along the southern perimeter. The needed increase is due to topography of the site and the developer's desire to maximize views of the golf course and preservation areas. The 200-foot setback for structures along the western PD boundary and 25 foot wide buffer along the southern PD boundary will remain. The maximum number of stories will remain at three. Non-residential structures are also proposed to increase in height from 49 to 60 feet. The non-residential structures are limited in size and require enhanced building design and compliance with the 2:1 additional setback. No changes to those requirements are proposed.

The number residential units will be reallocated within the PD creating lower density in Pods B, C, F and G (located in the center, northeastern and eastern areas) and a higher density in Pods F and G (located in the western and northwestern areas). This will transition the residential density away from the significant areas of wetlands and preservation and towards the areas of development within Pasco County.

Based upon the above, no compatibility issues have been identified.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Add an internal access double headed arrow showing access point(S) to development parcel "A" from the collector roadway to make clear on the PD site plan where access will generally be allowed.
2. Revise the proposed PD site plan labeling "CONCEPTUAL ROADWAY LOCATION -PUBLIC" to say "CONCEPTUAL COLLECTOR ROADWAY LOCATION – PUBLIC"

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 15, 2024.

1. The project shall be developed in accordance with the Planned Environmental Community ½ Land Use Category, the Environmental Management Plan received by ~~Planning and Growth~~ the Development Services Department on May 3, 2008, and the conditions contained herein.
2. The project shall be permitted a maximum of 972 dwelling units and a maximum of 45,000 square feet of CN uses subject to the conditions contained herein. Private equestrian facilities, to include stables and trails, shall also be permitted. A maximum of 974 dwelling units may be permitted provided the commercial entitlements are reduced by 21,780 square feet for each additional dwelling unit developed over 972.
 - 2.1 Development within the project shall not exceed 110 dwelling units prior to July 1, 2012. Further transportation analysis for the maximum amount of development authorized by the Comprehensive Plan category shall be provided to Hillsborough County and FDOT prior to site development approval in excess of 110 residential units. This policy does not relieve any applicant from meeting concurrency requirements as specified in the Land Development Code. Any transportation improvements shown to be needed to maintain the adopted level of service standards for impacted transportation facilities must be included within the five (5) year Schedule of Capital Improvements in the Capital Improvements Element as required by law prior to site development approval in excess of 110 residential units. Any amendments to update the schedule within the Capital Improvements Element are subject to the statutory procedures governing adoption of such elements.
 - 2.2 Prior to Construction Plan approval for any residential development, the applicant shall provide information regarding the total number of units developed or permitted within the project. This information shall be included on all approved Construction Plan for the project.
3. A private golf course with accessory clubhouse and maintenance facilities shall permitted within the project subject to the following:
 - 3.1 The golf course and/or accessory clubhouse and maintenance facilities shall be permitted within Parcels B, C, D, E, F and G provided it does not result in a fragmentation of the Upland Significant Wildlife Habitat. The location and design of the golf course shall only be permitted within the above identified Parcels after completion of the wetland delineations and the final determination of the extent of the Significant Wildlife Habitat acreage to be preserved. The location and design of the golf course shall be subject to review and approval of the Natural Resources Team. Additionally, the design shall at a minimum meet the standards necessary to qualify for the Audubon International Bronze Signature Program.

3.2 Prior to Preliminary Plan approval for the golf course, the developer shall obtain an Operating Permit in accordance with Section 3.05.08 of the Wellhead and Surface Water Resource Protection Ordinance. In order for the Operating Permit to be approved by the County, the developer shall demonstrate at a minimum, the use of Best Available Technology (BAT) and/or Best Management Practices (BMP) (i.e. Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, Florida Department of Environmental Protection 2007).

4. Should a wetland delineation indicate that wetlands account for 25% or more of the overall project, the total number of residential units and/or non-residential square footage shall be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive Land Credit). Each Preliminary Plat shall provide the delineated wetland acreage of the entire PD to allow blending of density throughout the PD. Alternatively, each Preliminary Plat shall provide the delineated acreage of the Plat area and be developed in accordance with Comprehensive Plan Policy 13.3 with no blending of density throughout the PD. A minimum of 200 of the total dwelling units within the project shall be Housing for Older Persons as defined by the Land Development Code.

5. Unless otherwise specified herein, single-family detached conventional lots shall be developed in accordance with the following:

- Minimum Lot Size: 5,000 square feet
- Minimum Front Yard: 20 feet
- Minimum Rear Yard: 15 feet
- Minimum Side Yard: 5 feet
- Minimum Lot Width: 50 feet
- Maximum Building Height: 49 feet/3-stories*
- Maximum Building Coverage: 50%

*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

6. A maximum of 25% of the total number of units permitted shall be single-family attached units. Single-family attached lots shall be developed in accordance with the following:

- Minimum Lot Size: 3,000 square feet
- Minimum Front Yard: 20 feet
- Minimum Rear Yard: 15 feet
- Minimum Side Yard: 5 feet/minimum 10 feet between structures
- Minimum Lot Width: 30 feet
- Maximum Building Height: 49 feet/3-stories*
- Maximum Building Coverage: 50%

*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

7. Development Parcels (A-G) shall be located as shown on the site plan and the maximum number of units per Parcel shall be in accordance with the Parcel Table as shown on the site plan.

8. Residential development within Parcel A shall be developed in accordance with ASC-1 zoning district standards. No lots shall have direct access onto US 301 and all buildings shall be setback a minimum of 100 feet from the eastern property line at the time of subdivision.

9. All development adjacent to the western project boundary shall be consistent with the following standards. These standards shall not apply to development adjacent to the Oak Ridge ELAPP site.
- 9.1 Single-family detached conventional lots that directly abut the western property line shall be developed in accordance with ASC-1 zoning district standards.
- 9.2 Single-family attached structures shall be setback a minimum of 200 feet from the western project boundary.
- 9.3 Single-family detached conventional units on lots containing less than 1 acre of land shall be setback a minimum of 100 feet from the western project boundary.
- 9.4 If single-family attached dwelling units or lots containing less than 1 acre of land are developed along the western boundary, consistent with conditions 9.2 and 9.3 above, a minimum 25-foot wide landscape buffer shall be provided along the western boundary. Landscaping consistent with a Type B screen shall be provided within the buffer. Existing vegetation may be used to meet this buffer requirement subject to review and approval by Natural Resources.
10. The non-residential portion of the project shall be generally located as shown on the site plan and shall be developed in accordance with CN zoning district standards, excluding FAR and unless otherwise stated, and in accordance with the following:
- 10.1 Individual buildings shall contain no more than 25,000 square feet of gross floor space and maximum building height shall be ~~49 60 feet/3 stories~~. Buildings shall comply with an additional setback of 2 feet for every 1 foot over 20 feet in height, to be added to required buffers.
- 10.2 Buildings shall be externally clad with brick, stone, stucco, wood, wood slats, fiber cement (such as Hardiplank) or vinyl slat-style siding. Non-surfaced cement or block shall not be utilized, and paint shall not constitute a surface for the purpose of complying with this condition.
- 10.3 Buildings shall have shingle, metal, or architectural tile roofs with a minimum pitch of three to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be permitted.
- 10.4 Fences/walls shall be in accordance with the Land Development Code unless otherwise specified herein.
- Fence design and material shall be limited to the following:
- 10.4.1 Fencing material shall consist of either split rail, three-board, four-board, horse wire with single board, PVC, or other natural wood fencing. Fencing shall be designed with a minimum spacing of four feet between posts and 12 inches between spanning members; or
- 10.4.2 Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least four feet apart. The base and columns shall be encased in brick, stucco, or stone and the spanning members shall have a maximum opacity of 50 percent; or
- 10.4.3 Green, black, aluminum, chain link or wrought iron fencing. Attachment of slats or other non-vegetative screening to the fence shall be prohibited.

- 10.5 Prior to Construction Plan approval for any non-residential use, the developer shall submit a building elevation for review and approval to include sufficient detail to ensure compliance with the conditions contained herein.
11. Platted lots shall exceed the lawn restrictions of Section 6.06.03.D.8 of the Land Development Code by a minimum of 20%.
12. A minimum of 40% of the gross site area shall be for Open Space to include wetlands, required and additional wildlife corridors, significant wildlife habitat preservation, equestrian and/or public trails, upland buffers and upland natural areas, wetland buffers, preserved uplands, and other passive recreation areas located within the property. In no instance shall Open Space, exclusive of delineated wetlands, be less than 15% of the gross site area.
- 12.1 Prior to Preliminary Plat approval for any portion of this project, the developer shall provide documentation indicating the amount of open space provided within the plat as well as within all other previously approved plats. Prior to Preliminary Plat approval for more than 50% of the project's gross acreage, the developer shall provide documentation demonstrating compliance with the open space requirements of the PEC ½ Land Use for the entire project.
- 12.2 Permitted activities within required buffers and open space shall include access to passive amenities or other improvements, such as installation of picnic facilities and other structures for passive recreation, which are designated as amenities for the use of natural areas.
- 12.3 Paths, trails, or other amenities necessary to provide pedestrian access to trails or natural areas shall be permitted within buffer or open space areas. Sidewalks shall not be constructed within any required buffer areas.
13. The developer shall provide a community park within the project containing a minimum of 5 contiguous acres of land. The park may include recreational amenities including, but not be limited to, a clubhouse/community center, swimming facilities, tennis facilities, basketball court, playgrounds, and picnic areas. The park shall not be located within any Upland Significant Wildlife Habitat areas and shall be accessible via the internal roadway within the project. At the time of Preliminary Plat submittal for the 487th dwelling unit, the location of the park shall be identified, with evidence of such identified location provided in a manner acceptable to the County. Prior to the issuance of a Certificate of Occupancy for the 487th dwelling unit, the park shall be developed ~~The park shall be developed prior to Preliminary Plan approval for more than 50% of the total dwelling units.~~
14. Public access shall be provided to a point with a view of the Hillsborough River. The public access to the river shall include a parking area with a minimum of 5 spaces in the general area as shown on the General Site Plan. With the exception of ADA required spaces, the parking spaces shall not be paved but shall remain pervious and be stabilized to result in a dustless surface. Required parking shall meet all other standards of the Land Development Code. The public access trail between the parking area and a point on the north shore of the Hillsborough River that will allow for a view of the river shall be a minimum of six feet wide. The exact type, configuration and location of the trail shall be subject to review and approval by the EPC and Natural Resources Team. The construction of this parking area, trail and viewing area shall be completed concurrent with or prior to the final plat of the first phase of development.
15. Within six (6) months of BOCC approval of this rezoning application, the developer shall coordinate with the Natural Resources Team to quantify the Upland Significant Wildlife Habitat (SWH) acreage and to the extent

applicable, the Essential Wildlife Habitat acreage. Upland SWH preservation acreage shall exceed the Land Development Code requirement by 10% in accordance with the PEC ½ Comprehensive Plan Policies. Upland SWH preservation acreage shall be determined by applying the LDC preservation standards for SWH and by utilizing Exhibit A, entitled Two Rivers Ranch Significant Wildlife Habitat, as a foundation for this determination. A revised General Development Plan depicting the Upland Habitat acreage and the general preservation location shall be submitted for certification to the Planning and Growth Management Department within this six (6) month period. No LDC Preliminary Site Plan or Subdivision approvals or building permits shall be issued until this condition has been completely addressed.

16. Prior to or concurrent with the submittal of the initial preliminary plats or plans in consideration with the overall boundaries of this rezoning request, the Developer will further coordinate with the Natural Resources Unit of the Planning and Growth Management Department, the designation of the required on-site upland habitat preservation in consideration of the overall property boundaries as represented by this zoning application. It is agreed that the on-site preservation areas are to incorporate the existing natural plant communities and to be focused along the larger existing natural features such as the Hillsborough River, the Intermittent Slough in the center of the site and Indian Creek. Any additional upland preservation required shall be achieved consistent with the provisions of the LDC through habitat restoration and the mechanisms stipulated in the Planned Environmental Community ½ Comprehensive Plan category, with the intent to restore such upland area to a high-quality natural plant community as defined by the LDC.
17. The Applicant has conducted an initial wildlife survey for endangered, threatened and species of special concern and submitted a report of findings to the County. Additional pre-construction breeding season surveys for Florida sandhill cranes, Southeastern American Kestrel and Sherman's fox squirrels shall be required. Species specific breeding season surveys shall be conducted within and adjacent to any parcel which contains suitable habitat when the recognized breeding season of these listed species immediately precedes or will coincide with initiation of construction activities in order to confirm the presence or non-presence of these species as well as any appropriate conservation, permit or mitigation measures.
 - 17.1 In order to evaluate the preservation requirements for the gopher tortoise a FFWCC standard burrow survey shall be conducted prior to or concurrent with submittal of any construction plans for each development phase within the overall boundaries of this rezoning request. If applicable, Essential Wildlife Habitat for this species as defined by the LDC shall be addressed in the Upland Habitat Management Plan. In addition, the applicant/developer shall obtain necessary permit(s) from the FFWCC prior to the issuance of any land alteration permits. Onsite relocation will be the preferred method for permitting and management of gopher tortoises based on recommendation and approval from the FFWCC. If listed commensal species, such as the gopher frog, are documented onsite, such species shall be managed concurrent with gopher tortoises in accordance with the issued FFWCC permit and shall be relocated into a habitat preserve suitable to support the identified commensal species.
 - 17.2 The applicant must provide an updated wildlife survey and report for endangered, threatened and species of special concern to the County. This report must be submitted prior to or with the preliminary subdivision plat or preliminary site construction plans.
18. Prior to or concurrent with the submittal of any preliminary plats or plans and in consideration with the overall boundaries of this rezoning request, an Upland Habitat Management Plan in accordance to the LDC shall be submitted to Hillsborough County for approval. The plan shall address all required upland SWH preservation, habitat restoration and all listed species occurring or expected to occur within those preserves. Adjustments to proposed SWH preservation/mitigation areas may be allowed as the project develops provided the adjustments

are consistent with the intent of the approved Habitat Management Plan and are acceptable to the County Natural Resources staff.

19. Bona fide agricultural activities, as defined by the Land Development Code, are permitted as interim uses on the subject property.
20. The proposed planned development abuts the Hillsborough River State Park and the Oak Ridge Preserve site. Prior to or concurrent with the submittal of the initial preliminary plats or plans, a project compatibility plan (LDC Article IV) must be submitted for approval to the Florida Department of Environmental Protection and the County Park's Conservation Services Section. Additionally, the plan submitted to FDEP will include for approval by FDEP emergency fire notification procedures, designed to minimize potential secondary damages to the park. Documentation demonstrating approval of these plans must be provided to the Natural Resources Unit of Planning and Growth Management.
21. Prior to or concurrent with the initial preliminary plats or plans submittal the Developer shall coordinate for approval with the Natural Resources Unit of Planning and Growth Management in identifying the locations and types of all required wildlife crossings where appropriate. The locations and types of these crossings must be depicted on the all applicable preliminary plats or plans for each development application. Design standards shall be in accordance with the recommendations of the Florida Fish and Wildlife Conservation Commission and shall be planned to accommodate those species expected to utilize the crossings. Crossing details shall be incorporated into the construction plans for review and approval by the County.
22. To protect the view shed from within the Hillsborough River State Park a 25' wide buffer area made up of existing vegetation, berming, landscaping or a combination thereof shall be provided within upland areas along the southern PD boundary. The required vegetative screening shall be a minimum of 10feet tall and achieve 75% opacity at time of the initial issuance of certificates of occupancy for the project. The proposed plantings to achieve the screening shall consist of subcanopy and canopy fire resistant species as provided for in the Firewise Landscape Requirements (Table 2) of the Environment Management Plan and are to be provided in several staggered layers of plantings to achieve a more natural look. All proposed plantings shall include an irrigation plan or other irrigation methods designed to reasonably ensure survival of proposed plantings (which might consist of water wagon, water bags, etc.) as approved by the County. This buffer will be a separate tract not included as part of the residential lot.
23. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans or plats.
24. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plans or plat as part of the Subdivision Review process. Modifications to the general site plan not affecting required setbacks or buffers may be permissible in order to preserve trees identified as Grand Oaks.
25. The applicant shall develop a Surface Water Quality Monitoring Program (SWQMP) to be approved by EPC with input provided by Tampa Bay Water. The SWQMP shall demonstrate compliance with Chapters 1-5 and 1-11 of the EPC Enabling Acts and Rules and is designed to implement the protective measures established in the Planned Environmental Community and the Two Rivers Preserve Environmental Management Plan. The SWQMP shall be approved by EPC prior to issuance of the initial Hillsborough County Construction Permit, and shall be implemented on each phase throughout construction of the development infrastructure until all three of the following benchmarks are achieved, unless otherwise defined within the approved SWQMP: (1) Approval of the Transfer to Operation Phase of the SWFWMD ERP; (2) Completion of construction activities, including


stabilization of the project site where a uniform layer of vegetation has been established on disturbed areas; and(3)Monitoring compliance node locations approved under the SWQMP meet water quality criteria established in the SWQMP.

26. The stormwater system for Two Rivers Preserve shall be designed with the objective of no appreciable decrease in the volume of surface water discharge to the Hillsborough River from pre-developed conditions. The applicant shall provide pre and post-developed volume distribution calculations to demonstrate that post-developed hydration volume inputs to wetlands and/or waters of the County are not reduced by an amount greater than 5% from the pre-developed conditions. (Current EPC criteria allows 10% reduction.) The pre and post-developed hydration volume distribution calculations shall be based on storm event return frequencies identified in the engineering review criteria of the EPC Applicant's Handbook, including using the mean annual storm event. The pre and post-developed hydration volume distribution calculations shall be approved by EPC prior to issuance of a Hillsborough County Construction Permit.
27. Stormwater design shall also include low impact development techniques (LIDS) to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable State water quality standards.
28. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
29. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and the Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - 29.1 If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - 29.2 Take immediate measures to ensure no surface water drains into the affected areas.
 - 29.3 Visually inspect the affected area.
 - 29.4 Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - 29.5 Use geotextile materials in the backfilling operation, when appropriate.
 - 29.6 If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
 - 29.7 If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
30. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.

31. Subject to the review and approval by County staff and FDOT, the project shall be limited to one primary access connection on US 301. Both left and right turn lanes shall be required. The exact location shall be determined at the time of site construction review in coordination with FDOT PDE study (FPID#255796-1).
- 31.a A separate access point on US 301 may be permitted for public access to proposed trail subject to County staff and FDOT approval. The exact location shall be determined at the time of site construction review to ensure impacts to wetlands are avoided to the greatest possible extent.
32. The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.
33. Proposed east-west ~~connector~~ collector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as "Future Roadway Connection."
34. ADA pedestrian interconnectivity shall be provided between all uses within the PD.
35. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
36. In accordance with the Land Development Code and/or the Technical Review Manual and subject to the review and approval by County Staff, based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The applicant shall provide for sufficient driveway throat depth to safely allow vehicle to stack at the entrance gates to avoid traffic backing out onto US 301.
37. US 301 is currently on the Hillsborough County Corridor Plan as a four lane divided roadway. The applicant's property is adjacent to US 301. Section 5.11.05 of the County's Land Development Code requires that all development on or adjacent to planned corridors designated for improvement in the Future of Hillsborough Comprehensive Plan and identified on the Corridor Plan Listing shall be consistent with the transportation functions of the corridors. Planned future corridors shall be protected from encroachment by structures, parking areas, or drainage facilities, except as may be allowed on an interim basis in accordance with Section 5.11.09.
38. The applicant shall be required to preserve or dedicate and convey right of way for the future widening of US 301. The amount of right of way required will vary depending on the right of way restrictions along US 301. The existing right-of-way along US 301 is 100 feet. The proposed right of way required to construct a 4-lane divided rural roadway is approximately 148 feet. The applicant shall only be required to provide half the required right-of-way necessary to achieve a total of 148 feet or 74 feet from centerline.
39. The location of internal roadways and access points may be modified to accommodate existing or proposed natural features, provided minimum buffers and setbacks are maintained.
40. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
41. In accordance with Policy 47.4 of the Comprehensive Plan, the project shall be served by a public central wastewater and potable water system which shall be provided at the developer's expense.

- 42. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 43. Wetland setback areas shall be consistent with the Planned Environmental Community ½ Table 1 as shown on the site plan.
- 44. 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.
- 45. 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.
- 46. Effective February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 47. 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:



J. Brian Grady
Mon Mar 4 2024 12:52:50

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

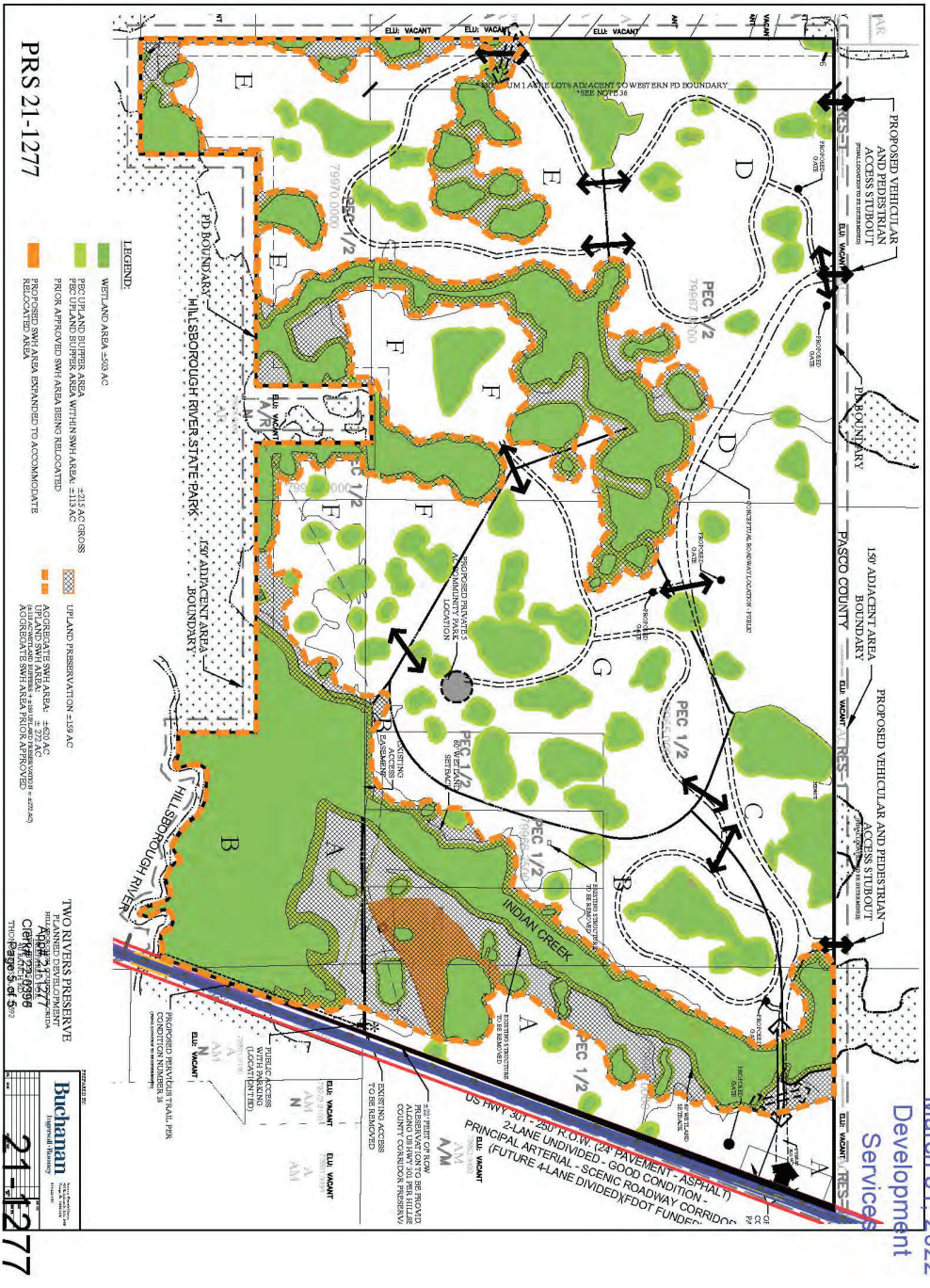
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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)

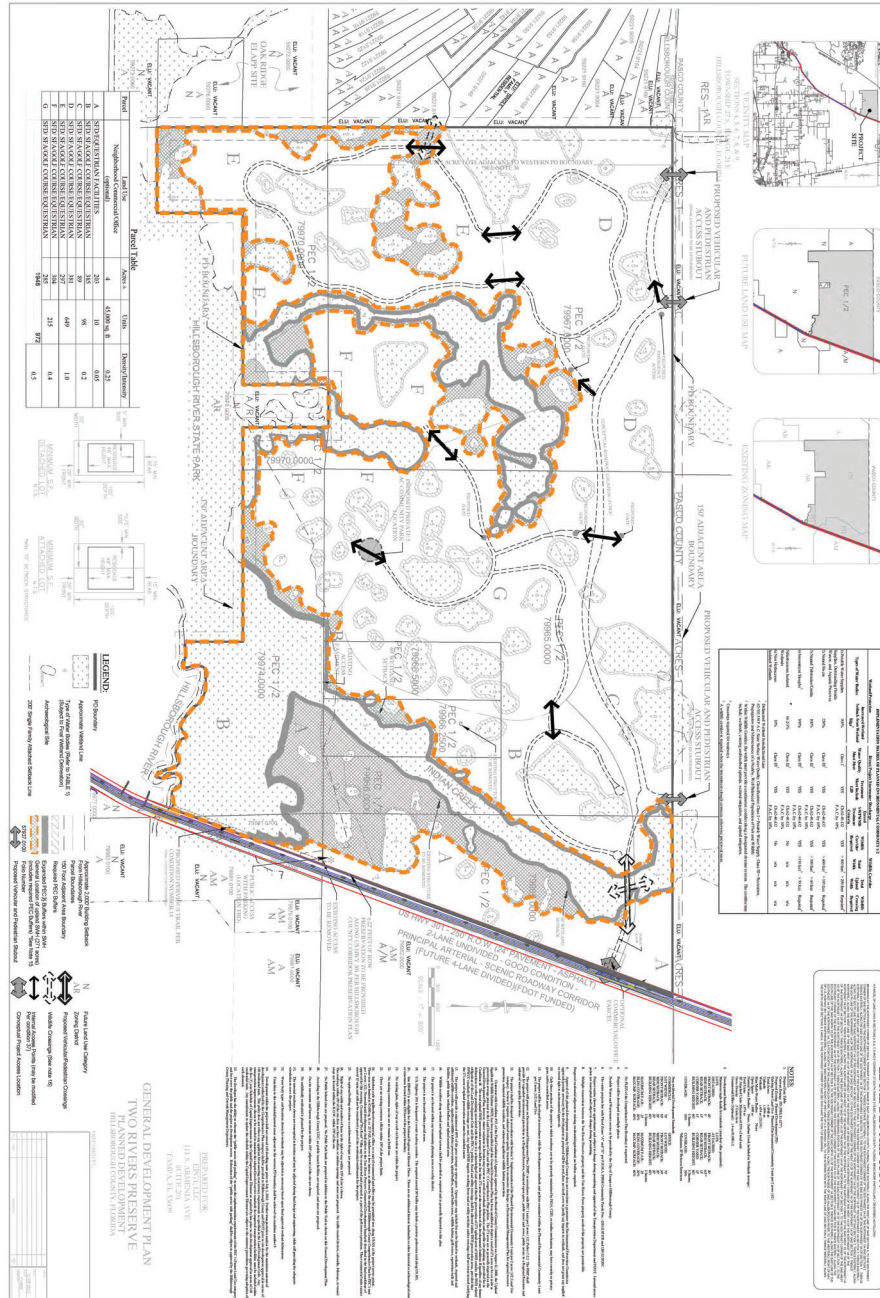
8.1 Approved Site Plan (Full)



Received
March 31, 2022
Development
Services

8.0 SITE PLANS (FULL)

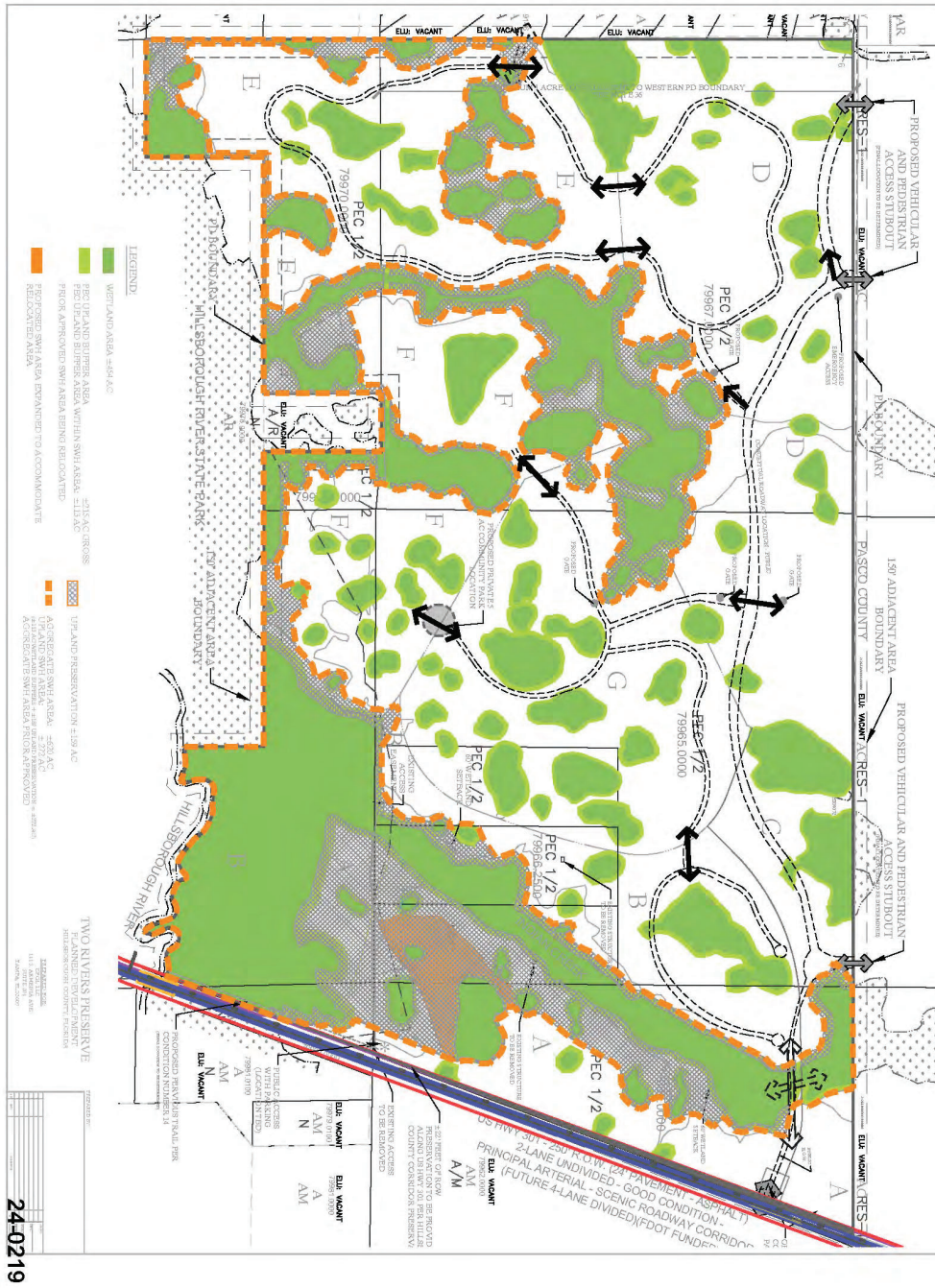
8.2 Proposed Site Plan (Full)



344519

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



Received February 15, 2024
Development Services

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/01/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural (ER)

PETITION NO: PRS 24-0219

- 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

Revised Conditions:

- ~~31.~~ 30. a. Subject to the review and approval by County staff and FDOT, the project shall be limited to one primary access connection on US 301. Both left and right turn lanes shall be required. The exact location shall be determined at the time of site construction review in coordination with FDOT PDE study (FPID#255796-1).
- b. A separate access point on US 301 may be permitted for public access to proposed trail subject to County staff and FDOT approval. The exact location shall be determined at the time of site construction review to ensure impacts to wetlands are avoided to the greatest possible extent.
- ~~33.~~ 32. Proposed east-west ~~connector~~ collector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as "Future Roadway Connection."

Other Conditions:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

- Add an internal access double headed arrow showing access point(S) to development parcel "A" from the collector roadway to make clear on the PD site plan where access will generally be allowed.
- Revise the proposed PD site plan labeling "CONCEPTUAL ROADWAY LOCATION - PUBLIC" to say "CONCEPTUAL COLLECTOR ROADWAY LOCATION – PUBLIC"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #07-1838, as most recently amended by PRS 21-1277. The property is located on the west side of US 301 along the Hillsborough-Pasco County line, approximately 3.5 miles north of McIntosh Rd.

The existing PD consists of +/-1,948 acres approved for 45,000 square feet of commercial and or commercial/office uses, 774 single family detached dwellings, 200 elderly detached housing units, an 18-hole golf course and accessory equestrian facilities; and a publicly accessible trail access to the

Hillsborough River with a separate access and parking located along US 301. The future land use is Planned Environmental Community (PEC).

The current PRS request proposes to replace the 200 units of housing for elderly persons to unrestricted single family detached units, modify the phasing of the community park, change the maximum building height, reconfigure the number of units with various phases, modify internal roadway circulation and allow some flexibility with the location of the project access on US 301.

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Existing PD Zoning (PRS 21-1277):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000 sf – Shopping Plaza (ITE LUC 821)	3,038	78	233
PD: 774 Units – Single-Family Detached (ITE LUC 210)	6,630	480	681
PD: 200 Units – Elderly Detached (ITE LUC 251)	1,068	66	76
PD: 18 Holes – Golf Course (ITE LUC 430)	526	30	53
Total Trips Generated	11,262	654	1,043
Passerby Trips	<i>N/A*</i>	0	63
Trip Capture	<i>N/A*</i>	6	100
Net Trips	11,262	648	880

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000 sf – Shopping Center (ITE LUC 821)	3,038	78	233
PD: 974 Units – Single-Family Detached (ITE LUC 210)	8,192	591	844
PD: 18 Holes – Golf Course (ITE LUC 430)	526	30	53
Total Trips Generated	11,756	699	1,130
Passerby Trips	<i>N/A*</i>	0	61
Trip Capture	<i>N/A*</i>	14	108
Net Trips	11,756	685	961

Note: * 24 Hour passerby trip/trip capture for the proposed use scenario not available.

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)494	(+)37	(+)81

The proposed PD modification is anticipated to increase the number of trips potentially generated by development on the site by +494 average daily trips, +37 a.m. peak hour trip, and +81 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 2-lane, undivided, rural arterial roadway maintained by FDOT. It is characterized by +/- 12-foot travel lanes with +/-5 paved shoulders for a total +/-34 feet of pavement in average condition. There are no sidewalks in the vicinity of the project. Right-of-way along the project frontage is +/- 109 feet wide.

This segment of US 301 is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 4-lane section. FDOT is currently conducting a Project Development and Environment (PDE) study [WPI Segment No. 255796-1], but it has not yet been completed and approved. The PD site plan depicts the required right-of-way preservation as +/-22 feet along the project frontage as previously approved.

SITE ACCESS AND CONNECTIVITY

The project is current approved with access to the site provided via one full access connections to US 301.

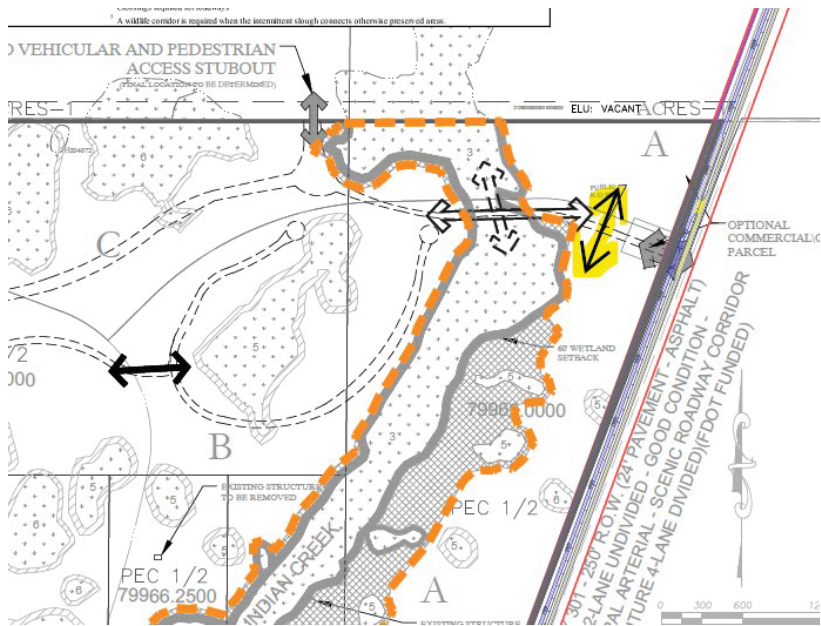
The access to US 301 will be served by a new east-west collector roadway, classified as a Type IV connection, proposed to be constructed by the developer and dedicated to the County. The new collector roadway is depicted conceptually on the PD site plan as the spine road connecting the internal development pods and stubbing out at three separate points to additional companion phases of development located with Pasco County and controlled by planned development zoning approved by the Pasco County BCC, case #RZ 7512, on September 15, 2021. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase.

The applicant's site access analysis indicates that the project's full access connection at US 301 meets warrants for a 680-foot northbound left turn lane and a 580-foot southbound right turn lane. As previously approved the applicant is committing to design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.

FDOT reviewed the proposed modifications on February 6, 2024 and indicated the projected proposed primary access to US Hwy 301 is in a location where FDOT's Planning Design and Environmental (PD&E) study (FPID#255796-1) anticipates FDOT stormwater ponds will be located. While the PD&E study is still in the process of adoption, FDOT comments recommend further coordination between the applicant and FDOT Drainage and Right of Way divisions. The applicant's proposed "Conceptual Project Access Location" will allow flexibility to reasonably shift the exact location of the access connection to US Hwy 301 if necessary to coordinate with FDOT.

Staff is recommending minor revisions to existing approved conditions to clarify the intended flexibility in the location of access and connection points as well as the identification of the planned roadway functional class, i.e. collector roadway, as discussed above in this section.

Internal access to the development parcels is indicated on PD site plan with black double headed arrow and identified in the legend as "Internal Access Points". Staff notes that parcel "A" does not have a corresponding internal access point on the PD site plan. As such staff is proposing at the time of PD site plan certification internal access points be added as shown below (double headed arrow added by staff highlighted for emphasis).



ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US 301	MCINTOSH RD	PASCO COUNTY	C	C

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
US 301	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	11,262	648	880
Proposed	11,756	685	961
Difference (+/-)	+494	+37	+81

*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: Connectivity is provided to related project to the north in Pasco County.

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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 22, 2021.

1. The project shall be developed in accordance with the Planned Environmental Community ½ Land Use Category, the Environmental Management Plan received by Planning and Growth on May 3, 2008, and the conditions contained herein.
2. The project shall be permitted a maximum of 972 dwelling units and a maximum of 45,000 square feet of CN uses subject to the conditions contained herein. Private equestrian facilities, to include stables and trails, shall also be permitted. A maximum of 974 dwelling units may be permitted provided the commercial entitlements are reduced by 21,780 square feet for each additional dwelling unit developed over 972.
 - 2.1 Development within the project shall not exceed 110 dwelling units prior to July 1, 2012. Further transportation analysis for the maximum amount of development authorized by the Comprehensive Plan category shall be provided to Hillsborough County and FDOT prior to site development approval in excess of 110 residential units. This policy does not relieve any applicant from meeting concurrency requirements as specified in the Land Development Code. Any transportation improvements shown to be needed to maintain the adopted level of service standards for impacted transportation facilities must be included within the five (5) year Schedule of Capital Improvements in the Capital Improvements Element as required by law prior to site development approval in excess of 110 residential units. Any amendments to update the schedule within the Capital Improvements Element are subject to the statutory procedures governing adoption of such elements.
 - 2.2 Prior to Construction Plan approval for any residential development, the applicant shall provide information regarding the total number of units developed or permitted within the project. This information shall be included on all approved Construction Plan for the project.
3. A private golf course with accessory clubhouse and maintenance facilities shall be permitted within the project subject to the following:
 - 3.1 The golf course and/or accessory clubhouse and maintenance facilities shall be permitted within Parcels B, C, D, E, F and G provided it does not result in a fragmentation of the Upland Significant Wildlife Habitat. The location and design of the golf course shall only be permitted within the above identified Parcels after completion of the wetland delineations and the final determination of the extent of the Significant Wildlife Habitat acreage to be preserved. The location and design of the golf course shall be subject to review and approval of the Natural Resources Team. Additionally, the design shall at a minimum meet the standards necessary to qualify for the Audubon International Bronze Signature Program.
 - 3.2 Prior to Preliminary Plan approval for the golf course, the developer shall obtain an Operating Permit in accordance with Section 3.05.08 of the Wellhead and Surface Water Resource Protection Ordinance. In order for the Operating Permit to be approved by the County, the developer shall demonstrate at a minimum, the use of Best Available Technology (BAT) and/or Best Management Practices (BMP) (i.e. Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, Florida Department of Environmental Protection 2007).

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4. A minimum of 200 of the total dwelling units within the project shall be Housing for Older Persons as defined by the Land Development Code.
 5. Unless otherwise specified herein, single-family detached conventional lots shall be developed in accordance with the following:
 - Minimum Lot Size: 5,000 square feet
 - Minimum Front Yard: 20 feet
 - Minimum Rear Yard: 15 feet
 - Minimum Side Yard: 5 feet
 - Minimum Lot Width: 50 feet
 - Maximum Building Height: 49 feet/3-stories
 - Maximum Building Coverage: 50%
 6. A maximum of 25% of the total number of units permitted shall be single-family attached units. Single-family attached lots shall be developed in accordance with the following:
 - Minimum Lot Size: 3,000 square feet
 - Minimum Front Yard: 20 feet
 - Minimum Rear Yard: 15 feet
 - Minimum Side Yard: 5 feet/minimum 10 feet between structures
 - Minimum Lot Width: 30 feet
 - Maximum Building Height: 49 feet/3-stories
 - Maximum Building Coverage: 50%
 7. Development Parcels (A-G) shall be located as shown on the site plan and the maximum number of units per Parcel shall be in accordance with the Parcel Table as shown on the site plan.
 8. Residential development within Parcel A shall be developed in accordance with ASC-1 zoning district standards. No lots shall have direct access onto US 301 and all buildings shall be setback a minimum of 100 feet from the eastern property line at the time of subdivision.
 9. All development adjacent to the western project boundary shall be consistent with the following standards. These standards shall not apply to development adjacent to the Oak Ridge ELAPP site.
 - 9.1 Single-family detached conventional lots that directly abut the western property line shall be developed in accordance with ASC-1 zoning district standards.
 - 9.2 Single-family attached structures shall be setback a minimum of 200 feet from the western project boundary.
 - 9.3 Single-family detached conventional units on lots containing less than 1 acre of land shall be setback a minimum of 100 feet from the western project boundary.
 - 9.4 If single-family attached dwelling units or lots containing less than 1 acre of land are developed along the western boundary, consistent with conditions 9.2 and 9.3 above, a minimum 25-foot wide landscape buffer shall be provided along the western boundary. Landscaping consistent with a

Type B screen shall be provided within the buffer. Existing vegetation may be used to meet this buffer requirement subject to review and approval by Natural Resources.

10. The non-residential portion of the project shall be generally located as shown on the site plan and shall be developed in accordance with CN zoning district standards, excluding FAR and unless otherwise stated, and in accordance with the following:
- 10.1 Individual buildings shall contain no more than 25,000 square feet of gross floor space and maximum building height shall be 49 feet/3-stories.
 - 10.2 Buildings shall be externally clad with brick, stone, stucco, wood, wood slats, fiber cement (such as Hardiplank) or vinyl slat-style siding. Non-surfaced cement or block shall not be utilized, and paint shall not constitute a surface for the purpose of complying with this condition.
 - 10.3 Buildings shall have shingle, metal, or architectural tile roofs with a minimum pitch of three to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be permitted.
 - 10.4 Fences/walls shall be in accordance with the Land Development Code unless otherwise specified herein.

Fence design and material shall be limited to the following:
 - 10.4.1 Fencing material shall consist of either split rail, three-board, four-board, horse wire with single board, PVC, or other natural wood fencing. Fencing shall be designed with a minimum spacing of four feet between posts and 12 inches between spanning members; or
 - 10.4.2 Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least four feet apart. The base and columns shall be encased in brick, stucco, or stone and the spanning members shall have a maximum opacity of 50 percent; or
 - 10.4.3 Green, black, aluminum, chain link or wrought iron fencing. Attachment of slats or other non-vegetative screening to the fence shall be prohibited.
 - 10.5 Prior to Construction Plan approval for any non-residential use, the developer shall submit a building elevation for review and approval to include sufficient detail to ensure compliance with the conditions contained herein.
11. Platted lots shall exceed the lawn restrictions of Section 6.06.03.D.8 of the Land Development Code by a minimum of 20%.
12. A minimum of 40% of the gross site area shall be for Open Space to include wetlands, required and additional wildlife corridors, significant wildlife habitat preservation, equestrian and/or public trails, upland buffers and upland natural areas, wetland buffers, preserved uplands, and other passive recreation areas located within the property. In no instance shall Open Space, exclusive of delineated wetlands, be less than 15% of the gross site area.

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- 12.1 Prior to Preliminary Plat approval for any portion of this project, the developer shall provide documentation indicating the amount of open space provided within the plat as well as within all other previously approved plats. Prior to Preliminary Plat approval for more than 50% of the project's gross acreage, the developer shall provide documentation demonstrating compliance with the open space requirements of the PEC ½ Land Use for the entire project.
- 12.2 Permitted activities within required buffers and open space shall include access to passive amenities or other improvements, such as installation of picnic facilities and other structures for passive recreation, which are designated as amenities for the use of natural areas.
- 12.3 Paths, trails, or other amenities necessary to provide pedestrian access to trails or natural areas shall be permitted within buffer or open space areas. Sidewalks shall not be constructed within any required buffer areas.
13. The developer shall provide a community park within the project containing a minimum of 5 contiguous acres of land. The park may include recreational amenities including, but not be limited to, a clubhouse/community center, swimming facilities, tennis facilities, basketball court, playgrounds, and picnic areas. The park shall not be located within any Upland Significant Wildlife Habitat areas and shall be accessible via the internal roadway within the project. The park shall be developed prior to Preliminary Plan approval for more than 50% of the total dwelling units.
14. Public access shall be provided to a point with a view of the Hillsborough River. The public access to the river shall include a parking area with a minimum of 5 spaces in the general area as shown on the General Site Plan. With the exception of ADA required spaces, the parking spaces shall not be paved but shall remain pervious and be stabilized to result in a dustless surface. Required parking shall meet all other standards of the Land Development Code. The public access trail between the parking area and a point on the north shore of the Hillsborough River that will allow for a view of the river shall be a minimum of six feet wide. The exact type, configuration and location of the trail shall be subject to review and approval by the EPC and Natural Resources Team. The construction of this parking area, trail and viewing area shall be completed concurrent with or prior to the final plat of the first phase of development.
15. Within six (6) months of BOCC approval of this rezoning application, the developer shall coordinate with the Natural Resources Team to quantify the Upland Significant Wildlife Habitat (SWH) acreage and to the extent applicable, the Essential Wildlife Habitat acreage. Upland SWH preservation acreage shall exceed the Land Development Code requirement by 10% in accordance with the PEC ½ Comprehensive Plan Policies. Upland SWH preservation acreage shall be determined by applying the LDC preservation standards for SWH and by utilizing Exhibit A, entitled Two Rivers Ranch Significant Wildlife Habitat, as a foundation for this determination. A revised General Development Plan depicting the Upland Habitat acreage and the general preservation location shall be submitted for certification to the Planning and Growth Management Department within this six (6) month period. No LDC Preliminary Site Plan or Subdivision approvals or building permits shall be issued until this condition has been completely addressed.
16. Prior to or concurrent with the submittal of the initial preliminary plats or plans in consideration with the overall boundaries of this rezoning request, the Developer will further coordinate with the Natural Resources Unit of the Planning and Growth Management Department, the designation of the required on-site upland habitat preservation in consideration of the overall property boundaries as represented by this zoning application. It is agreed that the on-site preservation areas are to incorporate the existing natural

plant communities and to be focused along the larger existing natural features such as the Hillsborough River, the Intermittent Slough in the center of the site and Indian Creek. Any additional upland preservation required shall be achieved consistent with the provisions of the LDC through habitat restoration and the mechanisms stipulated in the Planned Environmental Community ½ Comprehensive Plan category, with the intent to restore such upland area to a high-quality natural plant community as defined by the LDC.

17. The Applicant has conducted an initial wildlife survey for endangered, threatened and species of special concern and submitted a report of findings to the County. Additional pre-construction breeding season surveys for Florida sandhill cranes, Southeastern American Kestrel and Sherman's fox squirrels shall be required. Species specific breeding season surveys shall be conducted within and adjacent to any parcel which contains suitable habitat when the recognized breeding season of these listed species immediately precedes or will coincide with initiation of construction activities in order to confirm the presence or non-presence of these species as well as any appropriate conservation, permit or mitigation measures.
 - 17.1 In order to evaluate the preservation requirements for the gopher tortoise a FFWCC standard burrow survey shall be conducted prior to or concurrent with submittal of any construction plans for each development phase within the overall boundaries of this rezoning request. If applicable, Essential Wildlife Habitat for this species as defined by the LDC shall be addressed in the Upland Habitat Management Plan. In addition, the applicant/developer shall obtain necessary permit(s) from the FFWCC prior to the issuance of any land alteration permits. Onsite relocation will be the preferred method for permitting and management of gopher tortoises based on recommendation and approval from the FFWCC. If listed commensal species, such as the gopher frog, are documented onsite, such species shall be managed concurrent with gopher tortoises in accordance with the issued FFWCC permit and shall be relocated into a habitat preserve suitable to support the identified commensal species.
 - 17.2 The applicant must provide an updated wildlife survey and report for endangered, threatened and species of special concern to the County. This report must be submitted prior to or with the preliminary subdivision plat or preliminary site construction plans.
18. Prior to or concurrent with the submittal of any preliminary plats or plans and in consideration with the overall boundaries of this rezoning request, an Upland Habitat Management Plan in accordance to the LDC shall be submitted to Hillsborough County for approval. The plan shall address all required upland SWH preservation, habitat restoration and all listed species occurring or expected to occur within those preserves. Adjustments to proposed SWH preservation/mitigation areas may be allowed as the project develops provided the adjustments are consistent with the intent of the approved Habitat Management Plan and are acceptable to the County Natural Resources staff.
19. Bona fide agricultural activities, as defined by the Land Development Code, are permitted as interim uses on the subject property.
20. The proposed planned development abuts the Hillsborough River State Park and the Oak Ridge Preserve site. Prior to or concurrent with the submittal of the initial preliminary plats or plans, a project compatibility plan (LDC Article IV) must be submitted for approval to the Florida Department of Environmental Protection and the County Park's Conservation Services Section. Additionally, the plan submitted to FDEP will include for approval by FDEP emergency fire notification procedures, designed

to minimize potential secondary damages to the park. Documentation demonstrating approval of these plans must be provided to the Natural Resources Unit of Planning and Growth Management.

21. Prior to or concurrent with the initial preliminary plats or plans submittal the Developer shall coordinate for approval with the Natural Resources Unit of Planning and Growth Management in identifying the locations and types of all required wildlife crossings where appropriate. The locations and types of these crossings must be depicted on the all applicable preliminary plats or plans for each development application. Design standards shall be in accordance with the recommendations of the Florida Fish and Wildlife Conservation Commission and shall be planned to accommodate those species expected to utilize the crossings. Crossing details shall be incorporated into the construction plans for review and approval by the County.
22. To protect the view shed from within the Hillsborough River State Park a 25' wide buffer area made up of existing vegetation, berming, landscaping or a combination thereof shall be provided within upland areas along the southern PD boundary. The required vegetative screening shall be a minimum of 10feet tall and achieve 75% opacity at time of the initial issuance of certificates of occupancy for the project. The proposed plantings to achieve the screening shall consist of subcanopy and canopy fire resistant species as provided for in the Firewise Landscape Requirements (Table 2) of the Environment Management Plan and are to be provided in several staggered layers of plantings to achieve a more natural look. All proposed plantings shall include an irrigation plan or other irrigation methods designed to reasonably ensure survival of proposed plantings (which might consist of water wagon, water bags, etc.) as approved by the County. This buffer will be a separate tract not included as part of the residential lot.
23. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans or plats.
24. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plans or plat as part of the Subdivision Review process. Modifications to the general site plan not affecting required setbacks or buffers may be permissible in order to preserve trees identified as Grand Oaks.
25. The applicant shall develop a Surface Water Quality Monitoring Program (SWQMP) to be approved by EPC with input provided by Tampa Bay Water. The SWQMP shall demonstrate compliance with Chapters 1-5 and 1-11 of the EPC Enabling Acts and Rules and is designed to implement the protective measures established in the Planned Environmental Community and the Two Rivers Preserve Environmental Management Plan. The SWQMP shall be approved by EPC prior to issuance of the initial Hillsborough County Construction Permit, and shall be implemented on each phase throughout construction of the development infrastructure until all three of the following benchmarks are achieved, unless otherwise defined within the approved SWQMP: (1) Approval of the Transfer to Operation Phase of the SWFWMD ERP; (2) Completion of construction activities, including stabilization of the project site where a uniform layer of vegetation has been established on disturbed areas; and(3)Monitoring compliance node locations approved under the SWQMP meet water quality criteria established in the SWQMP.
26. The stormwater system for Two Rivers Preserve shall be designed with the objective of no appreciable decrease in the volume of surface water discharge to the Hillsborough River from pre-developed conditions. The applicant shall provide pre and post-developed volume distribution calculations to demonstrate that post-developed hydration volume inputs to wetlands and/or waters of the County are not

-
- reduced by an amount greater than 5% from the pre-developed conditions. (Current EPC criteria allows 10% reduction.) The pre and post-developed hydration volume distribution calculations shall be based on storm event return frequencies identified in the engineering review criteria of the EPC Applicant's Handbook, including using the mean annual storm event. The pre and post-developed hydration volume distribution calculations shall be approved by EPC prior to issuance of a Hillsborough County Construction Permit.
27. Stormwater design shall also include low impact development techniques (LIDS) to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable State water quality standards.
 28. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
 29. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and the Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - 29.1 If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - 29.2 Take immediate measures to ensure no surface water drains into the affected areas.
 - 29.3 Visually inspect the affected area.
 - 29.4 Excavate and backfill as required to fill the affected area and prevent further subsidence.
 - 29.5 Use geotextile materials in the backfilling operation, when appropriate.
 - 29.6 If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
 - 29.7 If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
 30. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
 31. Subject to the review and approval by County staff and FDOT, the project shall be limited to one primary access connection on US 301. Both left and right turn lanes shall be required. A separate access point on US 301 may be permitted for public access to proposed trail subject to County staff and FDOT approval. The exact location shall be determined at the time of site construction review to ensure impacts to wetlands are avoided to the greatest possible extent.

-
32. The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.
 33. Proposed east-west connector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as "Future Roadway Connection."
 34. ADA pedestrian interconnectivity shall be provided between all uses within the PD.
 35. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
 36. In accordance with the Land Development Code and/or the Technical Review Manual and subject to the review and approval by County Staff, based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The applicant shall provide for sufficient driveway throat depth to safely allow vehicle to stack at the entrance gates to avoid traffic backing out onto US 301.
 37. US 301 is currently on the Hillsborough County Corridor Plan as a four lane divided roadway. The applicant's property is adjacent to US 301. Section 5.11.05 of the County's Land Development Code requires that all development on or adjacent to planned corridors designated for improvement in the Future of Hillsborough Comprehensive Plan and identified on the Corridor Plan Listing shall be consistent with the transportation functions of the corridors. Planned future corridors shall be protected from encroachment by structures, parking areas, or drainage facilities, except as may be allowed on an interim basis in accordance with Section 5.11.09.
 38. The applicant shall be required to preserve or dedicate and convey right of way for the future widening of US 301. The amount of right of way required will vary depending on the right of way restrictions along US 301. The existing right-of-way along US 301 is 100 feet. The proposed right of way required to construct a 4-lane divided rural roadway is approximately 148 feet. The applicant shall only be required to provide half the required right-of-way necessary to achieve a total of 148 feet or 74 feet from centerline.
 39. The location of internal roadways and access points may be modified to accommodate existing or proposed natural features, provided minimum buffers and setbacks are maintained.
 40. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
 41. In accordance with Policy 47.4 of the Comprehensive Plan, the project shall be served by a public central wastewater and potable water system which shall be provided at the developer's expense.
 42. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

43. Wetland setback areas shall be consistent with the Planned Environmental Community ½ Table 1 as shown on the site plan.
44. 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.
45. 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.
46. Effective February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/01/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural (ER)

PETITION NO: PRS 24-0219

- 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

Revised Conditions:

- ~~31.~~ 30. a. Subject to the review and approval by County staff and FDOT, the project shall be limited to one primary access connection on US 301. Both left and right turn lanes shall be required. The exact location shall be determined at the time of site construction review in coordination with FDOT PDE study (FPID#255796-1).
- b. A separate access point on US 301 may be permitted for public access to proposed trail subject to County staff and FDOT approval. The exact location shall be determined at the time of site construction review to ensure impacts to wetlands are avoided to the greatest possible extent.
- ~~33.~~ 32. Proposed east-west ~~connector~~ collector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as "Future Roadway Connection."

Other Conditions:

Prior to certification, the applicant shall make the following revisions to the PD site plan:

- Add an internal access double headed arrow showing access point(S) to development parcel "A" from the collector roadway to make clear on the PD site plan where access will generally be allowed.
- Revise the proposed PD site plan labeling "CONCEPTUAL ROADWAY LOCATION - PUBLIC" to say "CONCEPTUAL COLLECTOR ROADWAY LOCATION – PUBLIC"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #07-1838, as most recently amended by PRS 21-1277. The property is located on the west side of US 301 along the Hillsborough-Pasco County line, approximately 3.5 miles north of McIntosh Rd.

The existing PD consists of +/-1,948 acres approved for 45,000 square feet of commercial and or commercial/office uses, 774 single family detached dwellings, 200 elderly detached housing units, an 18-hole golf course and accessory equestrian facilities; and a publicly accessible trail access to the

Hillsborough River with a separate access and parking located along US 301. The future land use is Planned Environmental Community (PEC).

The current PRS request proposes to replace the 200 units of housing for elderly persons to unrestricted single family detached units, modify the phasing of the community park, change the maximum building height, reconfigure the number of units with various phases, modify internal roadway circulation and allow some flexibility with the location of the project access on US 301.

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Existing PD Zoning (PRS 21-1277):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000 sf – Shopping Plaza (ITE LUC 821)	3,038	78	233
PD: 774 Units – Single-Family Detached (ITE LUC 210)	6,630	480	681
PD: 200 Units – Elderly Detached (ITE LUC 251)	1,068	66	76
PD: 18 Holes – Golf Course (ITE LUC 430)	526	30	53
Total Trips Generated	11,262	654	1,043
Passerby Trips	<i>N/A*</i>	0	63
Trip Capture	<i>N/A*</i>	6	100
Net Trips	11,262	648	880

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000 sf – Shopping Center (ITE LUC 821)	3,038	78	233
PD: 974 Units – Single-Family Detached (ITE LUC 210)	8,192	591	844
PD: 18 Holes – Golf Course (ITE LUC 430)	526	30	53
Total Trips Generated	11,756	699	1,130
Passerby Trips	<i>N/A*</i>	0	61
Trip Capture	<i>N/A*</i>	14	108
Net Trips	11,756	685	961

Note: * 24 Hour passerby trip/trip capture for the proposed use scenario not available.

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)494	(+)37	(+)81

The proposed PD modification is anticipated to increase the number of trips potentially generated by development on the site by +494 average daily trips, +37 a.m. peak hour trip, and +81 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US 301 is a 2-lane, undivided, rural arterial roadway maintained by FDOT. It is characterized by +/- 12-foot travel lanes with +/-5 paved shoulders for a total +/-34 feet of pavement in average condition. There are no sidewalks in the vicinity of the project. Right-of-way along the project frontage is +/- 109 feet wide.

This segment of US 301 is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 4-lane section. FDOT is currently conducting a Project Development and Environment (PDE) study [WPI Segment No. 255796-1], but it has not yet been completed and approved. The PD site plan depicts the required right-of-way preservation as +/-22 feet along the project frontage as previously approved.

SITE ACCESS AND CONNECTIVITY

The project is current approved with access to the site provided via one full access connections to US 301.

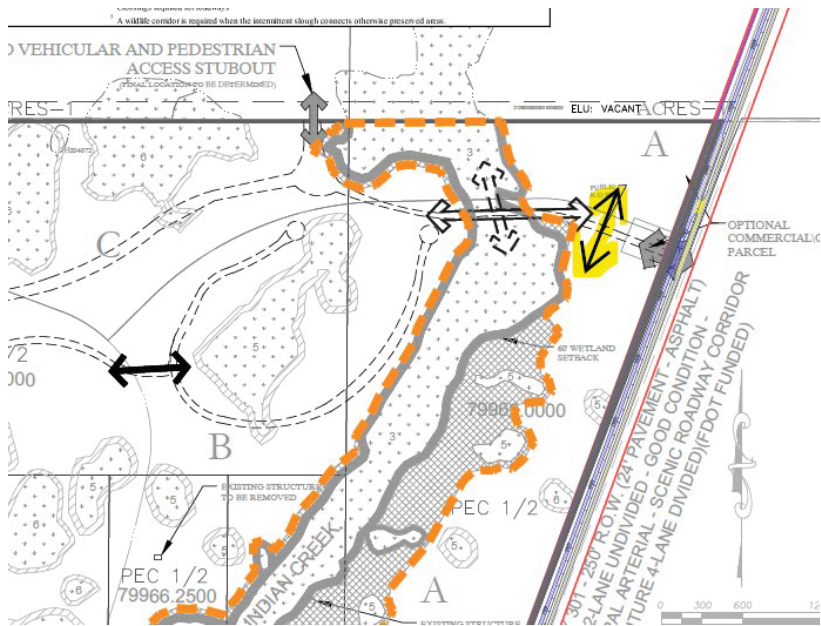
The access to US 301 will be served by a new east-west collector roadway, classified as a Type IV connection, proposed to be constructed by the developer and dedicated to the County. The new collector roadway is depicted conceptually on the PD site plan as the spine road connecting the internal development pods and stubbing out at three separate points to additional companion phases of development located with Pasco County and controlled by planned development zoning approved by the Pasco County BCC, case #RZ 7512, on September 15, 2021. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase.

The applicant's site access analysis indicates that the project's full access connection at US 301 meets warrants for a 680-foot northbound left turn lane and a 580-foot southbound right turn lane. As previously approved the applicant is committing to design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.

FDOT reviewed the proposed modifications on February 6, 2024 and indicated the projected proposed primary access to US Hwy 301 is in a location where FDOT's Planning Design and Environmental (PD&E) study (FPID#255796-1) anticipates FDOT stormwater ponds will be located. While the PD&E study is still in the process of adoption, FDOT comments recommend further coordination between the applicant and FDOT Drainage and Right of Way divisions. The applicant's proposed "Conceptual Project Access Location" will allow flexibility to reasonably shift the exact location of the access connection to US Hwy 301 if necessary to coordinate with FDOT.

Staff is recommending minor revisions to existing approved conditions to clarify the intended flexibility in the location of access and connection points as well as the identification of the planned roadway functional class, i.e. collector roadway, as discussed above in this section.

Internal access to the development parcels is indicated on PD site plan with black double headed arrow and identified in the legend as "Internal Access Points". Staff notes that parcel "A" does not have a corresponding internal access point on the PD site plan. As such staff is proposing at the time of PD site plan certification internal access points be added as shown below (double headed arrow added by staff highlighted for emphasis).



ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US 301	MCINTOSH RD	PASCO COUNTY	C	C

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
US 301	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	11,262	648	880
Proposed	11,756	685	961
Difference (+/-)	+494	+37	+81

*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: Connectivity is provided to related project to the north in Pasco County.

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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

February 6th 2024

Two Rivers Preserve Revisit (US 301 south of Pasco County Line) Pre App Meeting

US 301(SR 41)
10 210 000
MP 8.6 to MP 10.14
Class 3 @ 60 MPH
Connection/signal spacing – 660'/2640'
Directional/full median opening spacing – 1320'/2640'
Folio #'s 079962, 079965, 079967

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT
TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 8/6/2024

Attendees:

Guests: Steve Luce, Steve Henry, Kami Corbett, Richard Perez

FDOT: Todd Croft, Nancy Porter, Allison Carroll, Tom Allen, Selena Gonzalez, Leanna Schail, Lindsey Mineer, Peter Maas, Luis Mejia, Amber Russo, and Justin An

Proposed Conditions:

Proposing to develop three undeveloped parcels adjacent to US 301 south of the Pasco County line as a single-family residential community. Requesting a minor modification to the approved conditions and site plan of PD 07-1838, to remove the condition requiring that a minimum of 200 of the dwelling units be "Housing for Older Persons".



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US 301 (SR 41) is a **class 3** roadway with a posted speed limit of **60 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **660'** driveway spacing, **1320'** directional, **2640'** full median opening spacing, and **2640'** signal spacing requirements.

FDOT Recommendations:

1. US 301 is a Class 3 60 MPH roadway section, with 660' driveway spacing.
2. No phased development. The entire site under development at the highest and best use for the parcel.
3. Please submit complete site development plans.
4. Please submit complete roadway improvement plans.
5. Please submit a complete traffic study illustrating the impacts to all proposed connections.
6. The impacts to US 301 are to be addressed by the applicant in accordance with the Department's review of the submitted traffic study.
7. Include the adjacent developments in the traffic study as background impacts, including those to the north.
8. If the internal connections are made to another property owner, have these agreements for cross access been recorded? The Department will need a copy of these agreements.
9. All proposed work in the R/W will require a Construction Agreement.
10. There is an active PD&E for US 301 from Fowler Avenue to SR 56, FPID 255796-1. The second public hearing for the PD&E was held on August 1, 2023. The project is moving towards adoption at this time. The project is funded for 15% line and grade for the portion that is in Hillsborough County. The draft PD&E concept pages are attached. The concept pages show a need for ROW and pond sites on this property.
 - a. The site plan for the Hillsborough County zoning case, PRS 24-0219, shows access in a location where a proposed pond is shown on the PD&E concept page. It is recommended that the applicant coordinate plans for the master drainage plan for the project with the PD&E design team, including FDOT Drainage and Right of Way.
 - b. Please coordinate with FDOT Project Manager, Amber Russo, regarding FPID 255796-1 for the proposed impacts of the PD&E study.
11. Any proposed signal request will require the provision of the TIA, SWA, and ICE Analysis to determine the impacts to US 301 and needed improvements on the state roadway.



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12. The Department will work with the applicant to develop a phasing timeline or plan to determine when warrants are met, and the improvements needed on US 301 will be constructed.
13. A complete access permit application is required, including all required information shown on the Access Management checklist.
14. Please provide a complete Auto-Turn movement for the largest anticipated vehicle expected to enter and exit the parcel. Please include the proposed access and existing connection from the west to ensure that all movements can be safely made.
15. All proposed work in the FDOT right of way is required to meet the standards outline in the FDOT Design Manual and will require the submission of a Construction Agreement application in conjunction with the access permit application.
16. Provide 6' sidewalk connection to the state roadway.
17. Hillsborough County Comments:
 - a. There are ponds located near the proposed US 301 access. It may be necessary to move the ponds.
18. Drainage:
 - a. Please complete the Drainage Exception checklist to determine if you qualify for a Drainage Exception.
 - b. A Drainage Connection Permit (or Drainage Exception permit) will be required, including a full set of plans, stormwater report and pre/post drainage maps with elevations and flow arrows to verify the drainage patterns.
 - c. Provide approved SWFWMD permit/exception.
 - d. Provide photos of the site.
 - e. Generally, needs to be one phase because an earlier phase may block runoff from another parcel and essentially landlock the parcel.
 - f. If turn lanes are proposed and there are ditch impacts, existing ditch capacity needs to be checked with new impervious from the turn lane and replaced/regraded if necessary to meet FDOT Drainage Manual Requirements.
 - i. Provide ditch calculations that meet FDOT Drainage Manual Requirements (freeboard, slope, etc.)
 - ii. If discharging to ditch, must also run all the 14-86 storm events and show post & pre for each.
 - iii. If the proposed ditch cannot meet FDOT requirements, a right-of-way donation is most likely required to provide an adequate ditch.



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- iv. Retaining walls within FDOT right-of-way can be considered as a last resort to avoid ROW donation.
 - v. Provide spread analysis with additional turn lane impervious if section is curbed - provide attenuation to maintain or decrease 25 yr/24 hr storm and run 100 year to make sure the fdot pond doesn't overtop. May require taking turn lane impervious onsite, or modifying roadside ditches, or piping turn lane to a vault system on the developer's site before discharging to one of the developer's systems. If discharging to a wetland or non-FDOT system, just do spread analysis or verify that ditch still meets FDOT requirements. (this needs further discussion)
 - g. See DCP checklist for additional requirements.
19. May need utility permits.
 - a. Submit utility permits via OSP, one utility per permit.
20. Local Government approval is required prior to issuance of FDOT approval.
21. Please verify utility conflicts and identify before and after locations of existing utilities on the plans.
22. Please note there is an existing US 301 PD&E Study from Fowler Ave to SR 56, FPN # 255796-1, which is moving towards adoption.
 - a. Please note that this project is **not** currently on the Five-Year Work Program.
 - b. Please see attached US 301 PD&E Concept pages.
23. Please note there are existing FDOT projects in design for this section of US 301. Please reach out to the Project Manager directly for the latest project information:
 - a. FPID 446273-1 (Resurfacing) US 301 from Cherry Tree Ln to north of Hillsborough River Bridge; Danielle Intriago: Danielle.Intriago@dot.state.fl.us or 813-975-6176
 - b. FPID 255796-1 (PD&E Study) US 301 from Fowler Ave to SR 56; Amber Russo: Amber.Russo@dot.state.fl.us or 813-975-6260
24. If a utility permit is needed, please refer to the Utility Accommodation Manual (UAM) or contact Genesis Zambrano at Genesis.zambrano@dot.state.fl.us or 813-612-3200.
25. Contact Leanna Schail or Tammer Al-Turk for any traffic or access related questions at leanna.schail@dot.state.fl.us, tammer.alturk@dot.state.fl.us, or at 813-975-6000.



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26. Contact Nancy Porter or Mecale' (makayla) Roth for permit, pre app, or general questions at nancy.porter@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
 - drainage exception
 - construction agreement
 - utility
 - general Use
 - other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Respectfully,

Nancy Porter

Permit Coordinator II
2822 Leslie Rd.
Tampa, Fl. 33619
Office - 813-612-3205
M-F 7:30 AM – 4:00 PM





Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20'





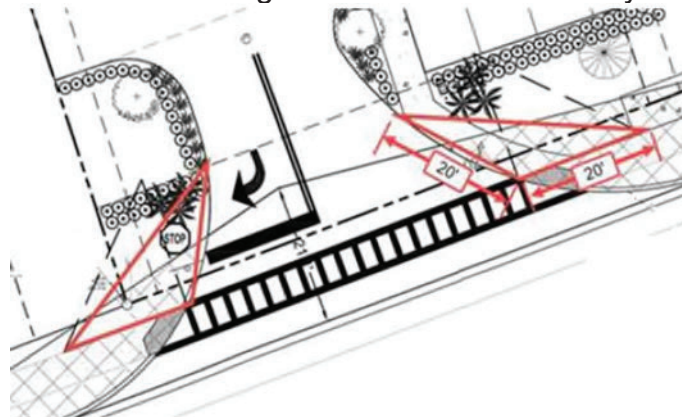
Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba>
93



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

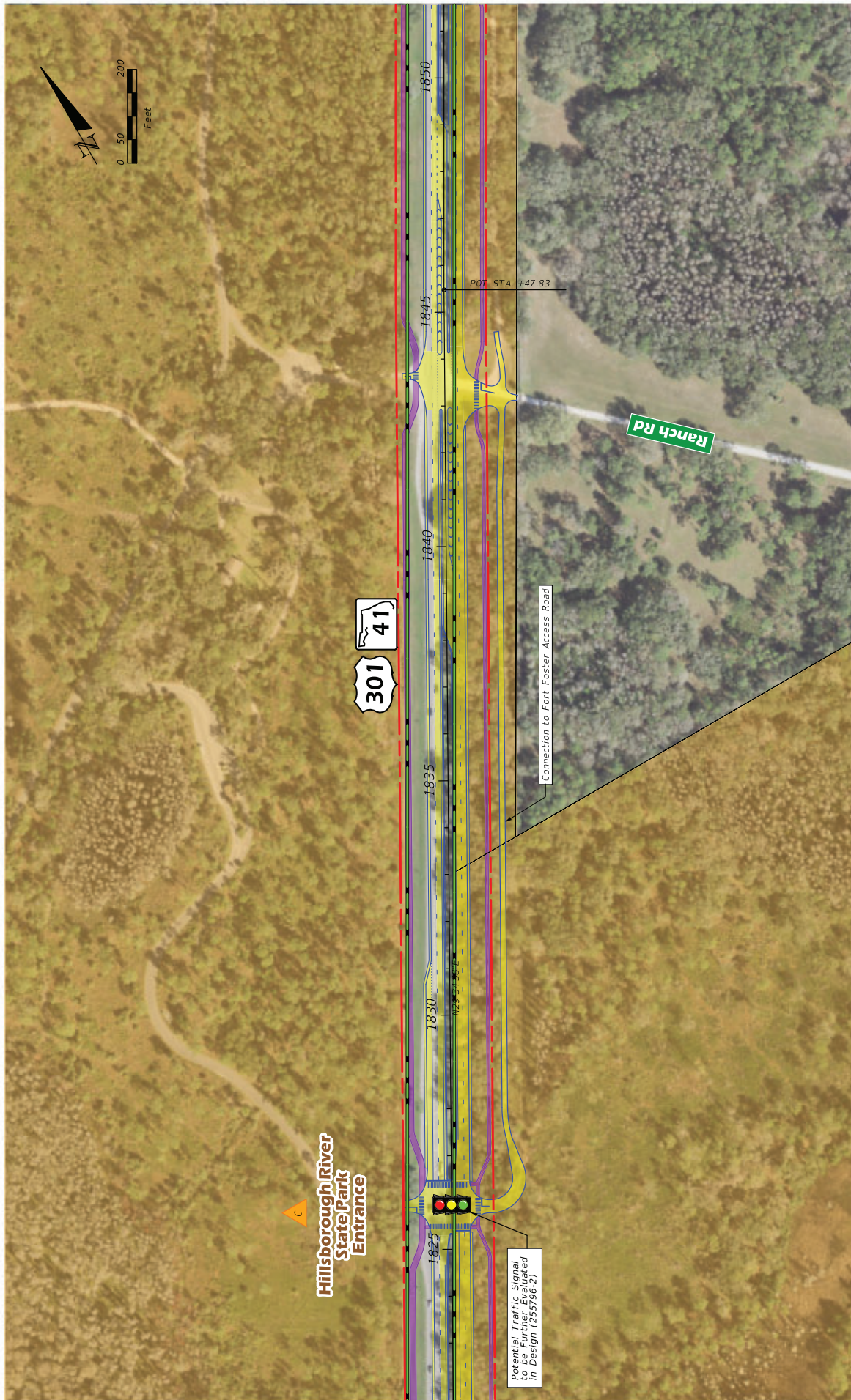
Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



AIM ENGINEERING & SURVEYING, INC.
 201 E KENNEDY BLVD, SUITE 1800
 DALLAS, TX 75201
 TEL: (813) 627-1444
 FAX: (813) 664-1895 WWW.AIMENGR.COM

- CONSTRUCTION
- PROPERTY LINE
- EXISTING R/W LINE
- BY OTHERS
- CSX TRANSFORMATION

- SHIPPED LANDS
- STATE LANDS
- COUNTY LANDS
- POTENTIAL CONTAMINATION SITE

- PROPOSED R/W LINE
- EXISTING R/W LINE
- EXISTING ROADWAY
- PROPOSED ROADWAY TO REMAIN
- PROPOSED ROADWAY
- PROPOSED STORMWATER MANAGEMENT FACILITY

- PROPOSED SIDEWALK/SHARED USE PATH
- RELOCATION
- B - BUSINESS
- R - RESIDENTIAL
- PROPOSED BRIDGE
- PROPOSED FLOODPLAIN CONVERSION AREA

- EXISTING TRAFFIC SIGNAL
- FUTURE TRAFFIC SIGNAL

US 301 (SR 41) PD&E STUDY
FROM FOWLER AVENUE TO SR 56
 COUNTY: HILLSBOROUGH & PASCO
 WORK PROGRAM SEGMENT NO. 255796-1

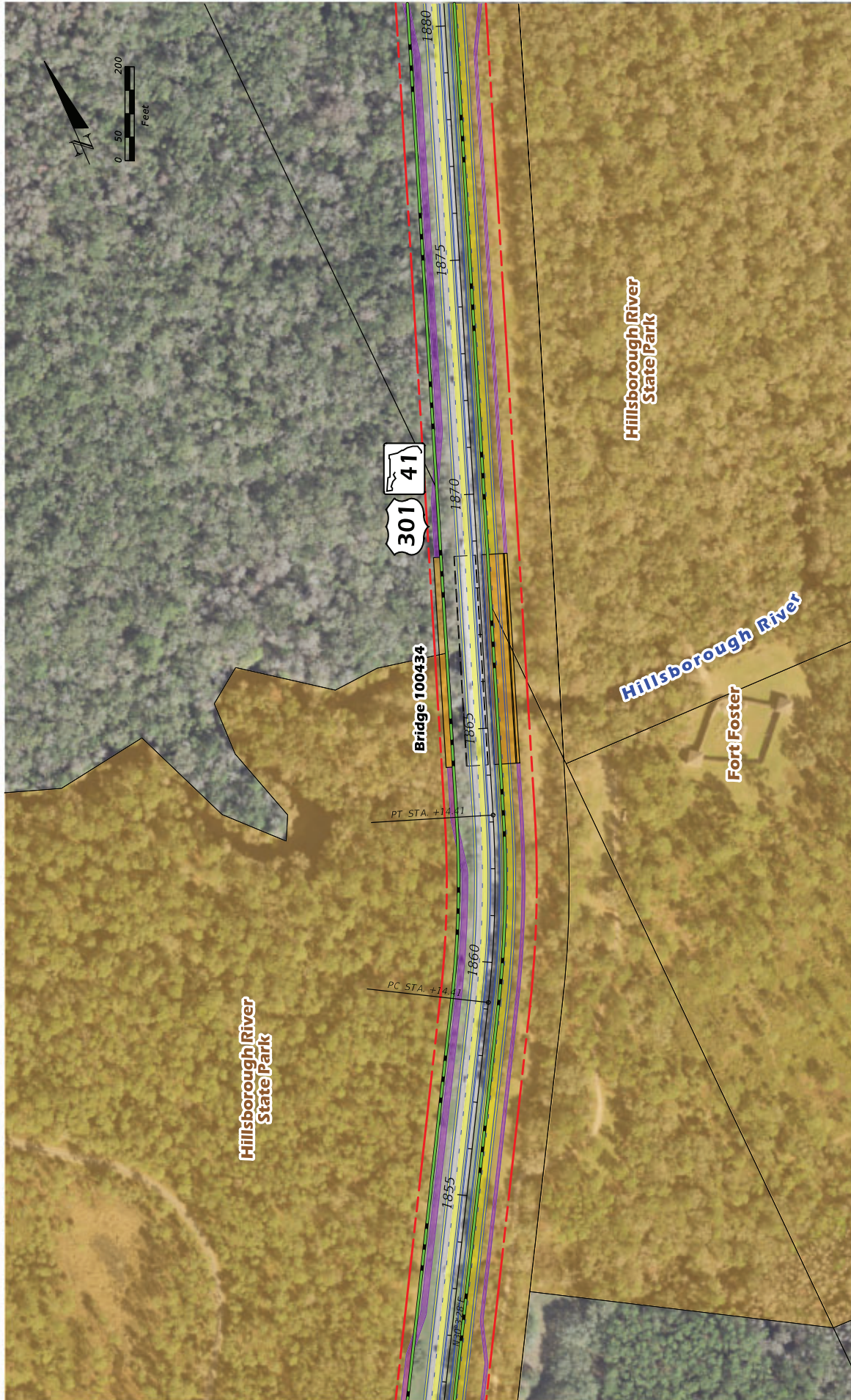
CONCEPT PLANS

SHEET NO. 18



AERIAL FLIGHT DATE: 2020

PRELIMINARY



AM ENGINEERING & SURVEYING, INC.
 201 E KENNEDY BLVD, SUITE 1800
 DALLAS, TX 75201
 TEL: (813) 627-1444
 FAX: (813) 664-1895 WWW.AMENGR.COM

CONSTRUCTION
 PROPERTY LINE
 EXISTING R/W LINE
 BY OTHERS
 CSX TRANSFORMATION

SHIPPING LANDS
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 POTENTIAL CONTAMINATION SITE

PROPOSED R/W LINE
 EXISTING ASSESSMENT
 EXISTING ROADWAY
 TO REMAIN
 PROPOSED ROADWAY
 PROPOSED STORMWATER
 MANAGEMENT FACILITY

PROPOSED SIDEWALK/
 SHARED USE PATH
 B R
 B - BUSINESS R - RESIDENTIAL
 PROPOSED BRIDGE
 PROPOSED FLOODPLAIN
 CONVERSION AREA

EXISTING TRAFFIC
 SIGNAL
 FUTURE TRAFFIC
 SIGNAL

US 301 (SR 41) PD&E STUDY
FROM FOWLER AVENUE TO SR 56
 COUNTY: HILLSBOROUGH & PASCO
 WORK PROGRAM SEGMENT
 NO. 255796-1

CONCEPT PLANS

SHEET
 NO. 19



AERIAL FLIGHT DATE: 2020

PRELIMINARY



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 201 E KENNEDY BLVD, SUITE 1800
 DALLAS, TX 75201
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 FAX: (813) 664-1895 WWW.AMENGR.COM

CONSTRUCTION
 PROPERTY LINE
 EXISTING R/W LINE
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 CSX TRANSFORMATION

SHIPPING LANDS
 STATE LANDS
 COUNTY LANDS
 POTENTIAL CONTAMINATION SITE

PROPOSED R/W LINE
 EXISTING ASSESSMENT
 EXISTING ROADWAY
 TO REMAIN
 PROPOSED ROADWAY
 PROPOSED STORMWATER
 MANAGEMENT FACILITY

PROPOSED SIDEWALK/
 SHARED USE PATH
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 CONVERSION FOR AREA

EXISTING TRAFFIC
 SIGNAL
 FUTURE TRAFFIC
 SIGNAL

US 301 (SR 41) PD&E STUDY
FROM FOWLER AVENUE TO SR 56
 COUNTY: HILLSBOROUGH & PASCO
 WORK PROGRAM SEGMENT NO. 2557964



CONCEPT PLANS

SHEET NO. 20

PRELIMINARY

AERIAL FLIGHT DATE: 2020



AM ENGINEERING & SURVEYING, INC.
 201 E KENNEDY BLVD, SUITE 1800
 DALLAS, TEXAS 75202
 TEL: (813) 627-1444
 FAX: (813) 664-1895 WWW.AMENGR.COM

CONSTRUCTION
 PROPERTY LINE
 EXISTING R/W LINE
 BY OTHERS
 CSX TRANSFORMATION

SHRIMP LANDS
 STATE LANDS
 COUNTY LANDS
 POTENTIAL
 CONTAMINATION SITE

PROPOSED R/W LINE
 EXISTING R/W LINE
 EXISTING ROADWAY
 TO REMAIN
 PROPOSED ROADWAY
 PROPOSED STORMWATER
 MANAGEMENT FACILITY

PROPOSED SIDEWALK/
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 FUTURE TRAFFIC
 SIGNAL

US 301 (SR 41) PD&E STUDY
FROM FOWLER AVENUE TO SR 56
 COUNTY: HILLSBOROUGH & PASCO
 WORK PROGRAM SEGMENT NO. 255796-1

CONCEPT PLANS

SHEET
 NO. 21



PRELIMINARY

AERIAL FLIGHT DATE: 2020



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 201 E KENNEDY BLVD., SUITE 1800
 DALLAS, TX 75202
 TEL: (813) 627-1444
 FAX: (813) 664-1895 WWW.AMENGR.COM

- 1:000' CONSTRUCTION PROPERTY LINE
- EXISTING R/W LINE BY OTHERS
- CSX TRANSPORTATION
- SHRIMP LANDS
- STATE LANDS
- COUNTY LANDS
- POTENTIAL CONTAMINATION SITE
- PROPOSED R/W LINE
- EXISTING ASSESSMENT
- EXISTING ROADWAY TO REMAIN
- PROPOSED ROADWAY
- PROPOSED STORMWATER MANAGEMENT FACILITY
- PROPOSED SIDEWALK/SHARED USE PATH
- EXISTING TRAFFIC SIGNAL
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US 301 (SR 41) PD&E STUDY
FROM FOWLER AVENUE TO SR 56
 COUNTY: HILLSBOROUGH & PASCO
 WORK PROGRAM SEGMENT NO. 2557964

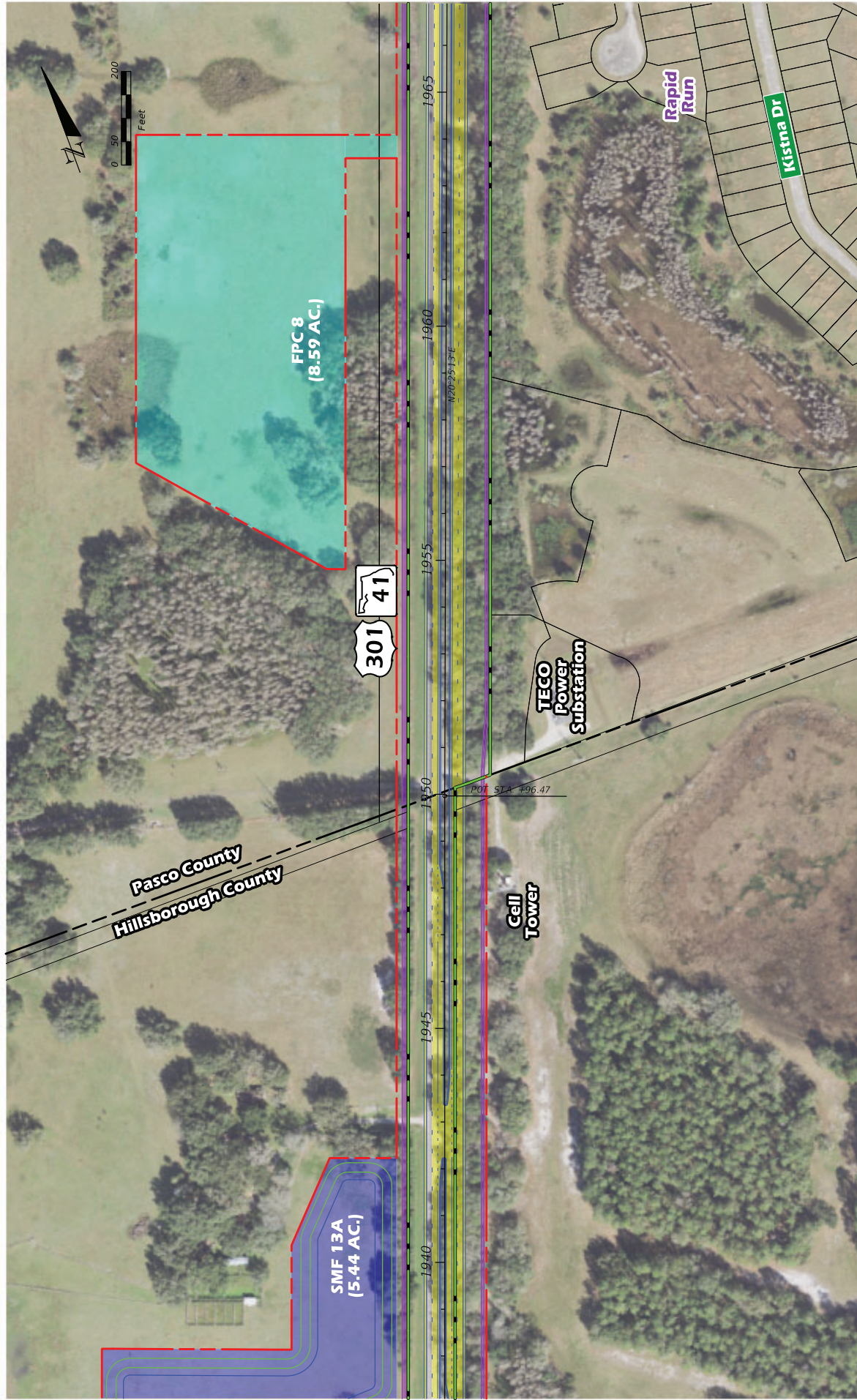
CONCEPT PLANS

SHEET NO. 21A



PRELIMINARY

AERIAL FLIGHT DATE: 2020



AM ENGINEERING & SURVEYING, INC.
 201 E KENNEDY BLVD., SUITE 1800
 DALLAS, TX 75201
 TEL: (813) 627-1444
 FAX: (813) 664-1895 WWW.AMENGR.COM

CONSTRUCTION
 PROPERTY LINE
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 COUNTY: HILLSBOROUGH & PASCO
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CONCEPT PLANS

SHEET NO. 22

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
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 Michael Owen
 Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 13, 2024</p> <p>PETITION NO.: 24-0219</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: January 5, 2024</p> <p>PROPERTY ADDRESS: Morris Bridge Rd, 16310, 16302, 17040 N 301 Hwy, Thonotosassa, FL 33592</p> <p>FOLIO #: 0799620000; 0799650000; 0799660000; 0799662500; 0799665000; 0799670000; 0799700000; 0799740000; 0799810100</p> <p>STR: 04, 05, 06, 07, 08, & 09-27S-21E</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>YES</p> <p>NA</p> <p>Valid to Date</p> <p>SWFWMD Wetland Survey expires 11/30/2027</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. 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 	

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

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 site plan depicts wetland impacts that were authorized by the Executive Director of the EPC on May 17, 2023. The wetland impacts are indicated for a subdivision and golf course. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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.

jpc/cb

ec: kami.corbett@hwhlaw.com



Adequate Facilities Analysis: Rezoning

Date: 1/16/2024

Acreage: 1948 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-0219

Future Land Use: PEC-1/2

HCPS #: RZ 584

Maximum Residential Units: 732/242

Address: 16302 N HWY 301 & 0 Morris Bridge RD

Residential Type: Single Family Detached/
Single Family Attached

Parcel Folio Number(s): 79965.0000, 79967.0000, 79970.0000, 79974.0000, 79966.0000, 79962.0000, 79981.0010

School Data	Cork Elementary	Marshall Middle	Strawberry Crest High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	935	1243	2324
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	618	1057	2533
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	66%	85%	109%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 1/11/2024	273	186	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	169	76	117
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	113%	106%	114%

Notes: Although Cork Elementary, Marshall Middle, and Strawberry Crest High Schools are projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the elementary, middle and high school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department

Hillsborough County Public Schools

E: andrea.stingone@hcps.net

P: 813.272.4429 C: 813.345.6684

From: [Bryce Fehringer](#)
To: [Heinrich, Michelle](#)
Cc: [Melissa Lienhard](#)
Subject: RE: PRS 24-0219 (Two Rivers)
Date: Thursday, February 29, 2024 8:44:56 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image001.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hi Michelle,

Thanks for putting these together. Based upon the proposed COA below, PC staff does not see any Comprehensive Plan issues. Please let us know if you have any questions or other feedback.

Thanks!

Bryce Fehringer | MURP

Comprehensive Plan Policy and Review

Planner I

813.272.5940 (o)

813.582.7359 (d)

planhillsborough.org



All incoming and outgoing messages are subject to public records inspection.

From: Heinrich, Michelle <HeinrichM@hcfl.gov>

Sent: Tuesday, February 27, 2024 12:22 PM

To: Bryce Fehringer <FehringerB@Plancom.org>

Subject: PRS 24-0219 (Two Rivers)

Bryce,

Do the below modifications address what you asked for in the conditions?

4. Should a wetland delineation indicate that wetlands account for 25% or more of the overall project, the total number of residential units and/or non-residential square footage shall be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive

Land Credit). Each Preliminary Plat shall provide the delineated wetland acreage of the entire PD to allow blending of density throughout the PD. Alternatively, each Preliminary Plat shall provide the delineated acreage of the Plat area and be developed in accordance with Comprehensive Plan Policy 13.3 with no blending of density throughout the PD. A minimum of 200 of the total dwelling units within the project shall be Housing for Older Persons as defined by the Land Development Code.

5. Unless otherwise specified herein, single-family detached conventional lots shall be developed in accordance with the following:

Minimum Lot Size:	5,000 square feet
Minimum Front Yard:	20 feet
Minimum Rear Yard:	15 feet
Minimum Side Yard:	5 feet
Minimum Lot Width:	50 feet
Maximum Building Height:	49 feet/3-stories*
Maximum Building Coverage:	50%

*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

6. A maximum of 25% of the total number of units permitted shall be single-family attached units. Single-family attached lots shall be developed in accordance with the following:

Minimum Lot Size:	3,000 square feet
Minimum Front Yard:	20 feet
Minimum Rear Yard:	15 feet
Minimum Side Yard:	5 feet/minimum 10 feet between structures
Minimum Lot Width:	30 feet
Maximum Building Height:	49 feet/3-stories*
Maximum Building Coverage:	50%

*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

10. The non-residential portion of the project shall be generally located as shown on the site plan and shall be developed in accordance with CN zoning district standards, excluding FAR and unless otherwise stated, and in accordance with the following:

10.1 Individual buildings shall contain no more than 25,000 square feet of gross floor space and maximum building height shall be ~~49~~ 60 feet/3-stories. Buildings shall comply with an additional setback of 2 feet for every 1 foot over 20 feet in height, to be added to required buffers.

Thanks,

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFL.gov

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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-

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



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:** 1/26/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/9/2024

PROPERTY OWNER: EPG1 LLC **PID:** 24-0219

APPLICANT: Eisenhower Property Group, LLC

LOCATION: 16302 B. 301 Hwy. Thonotosassa, FL 33592
0 Morris Bridge Rd. Thonotosassa, FL 33592
0 1 Thonotosassa, FL 33592
16310 N. 301 Hwy. Thonotosassa, FL 33592
17040 N. 301 Hwy. Thonotosassa, FL 33592

FOLIO NO.: 79965.0000, 79967.0000, 79970.0000, 79974.0000, 79966.0000,
79962.0000, 79981.0010

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is located within a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). Additional information indicates the applicant plans to construct a golf course within the SWRPA, which is a restricted activity and requires a Surface Water Resource Protection Area Operating Permit. Currently, the applicant is coordinating with Hillsborough County Environmental Services Division (HCEVSD) regarding the Operating Permit.

Hillsborough County EVSD recommends revising the FDEP document date referenced in condition 3.2 of the Final Conditions of Approval from 2007 to read 2012, as referenced in Article V Sec. 24-201 of Hillsborough County Ordinance.

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

PETITION NO.: PRS 24-0219 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 12/12/2023

FOLIO NO.: 79965.0000, 79967.0000, 79970.0000, 79974.0000, 79966.0000, 79962.0000, 79981.0010

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 force 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 rezoning includes parcels that are outside of the Urban Service Area. The parcels shall connect to Pasco County's water and wastewater system as described in the Interlocal Bulk Water and Wastewater Agreement for the Two Rivers Development Project between Pasco County and Hillsborough County as executed on January 24th, 2023. Likely points-of-connection for water and wastewater shall be jointly considered by Hillsborough County Water Resources Department and Pasco County Utilities Department.