

# PD Modification Application PRS 22-0303

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: February 8, 2022



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Potomac Land Company

FLU Category: RES-4

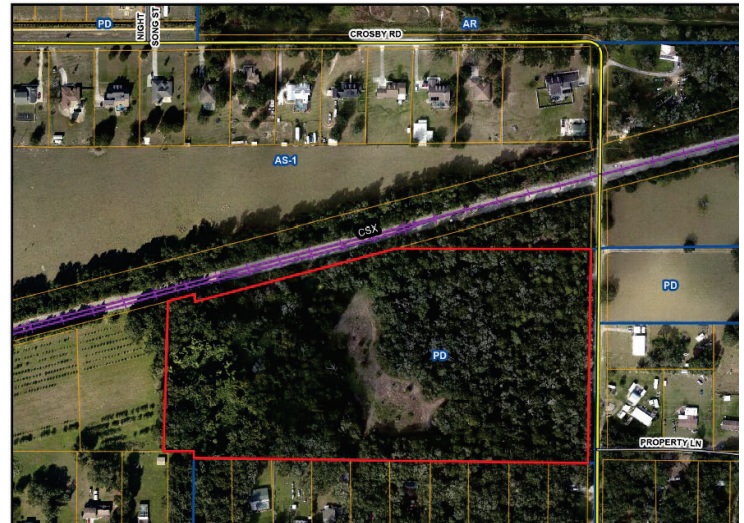
Service Area: Urban

Site Acreage 20.66 Ac. +/-

Community Plan Area: Valrico

Overlay: None

Request Minor Modification to PD



### Existing Approvals:

The current PD 20-0173 allows for 75 single-family lots with a 3.63 DU-AC density.

### Proposed Modifications:

The applicant is requesting a Minor Modification to PD 20-0173 to allow the fence height increase from 6 feet to 15 feet for a fence along the PD northern boundary, adjacent to the railroad.

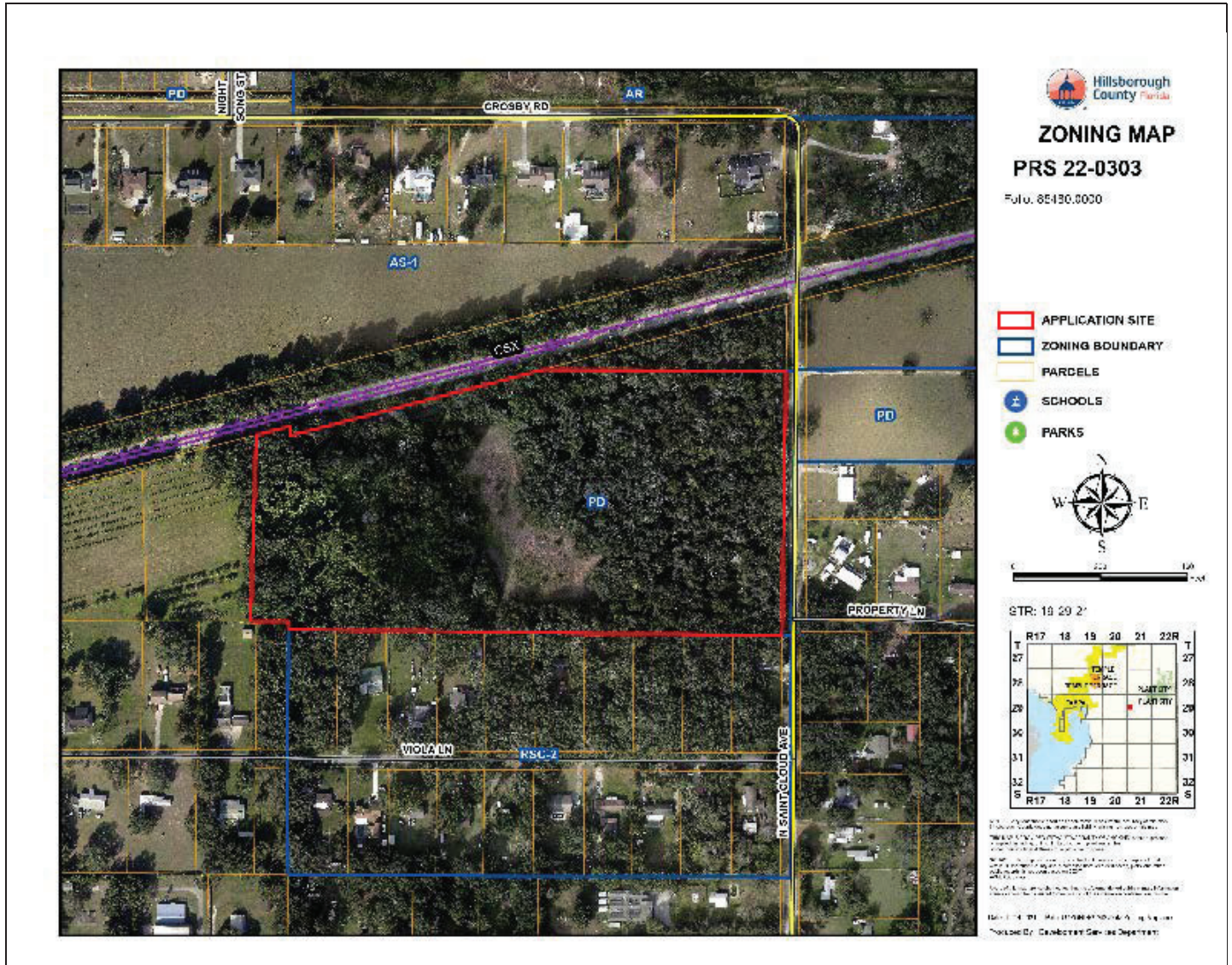
No increase in density is proposed. No other changes are being proposed.

### Additional Information:

PD Variations	Allow a fence height increase from 6 feet to 15 feet along the northern PD boundary, adjacent to the railroad.
Waivers	None requested
Planning Commission Recommendation	NA
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



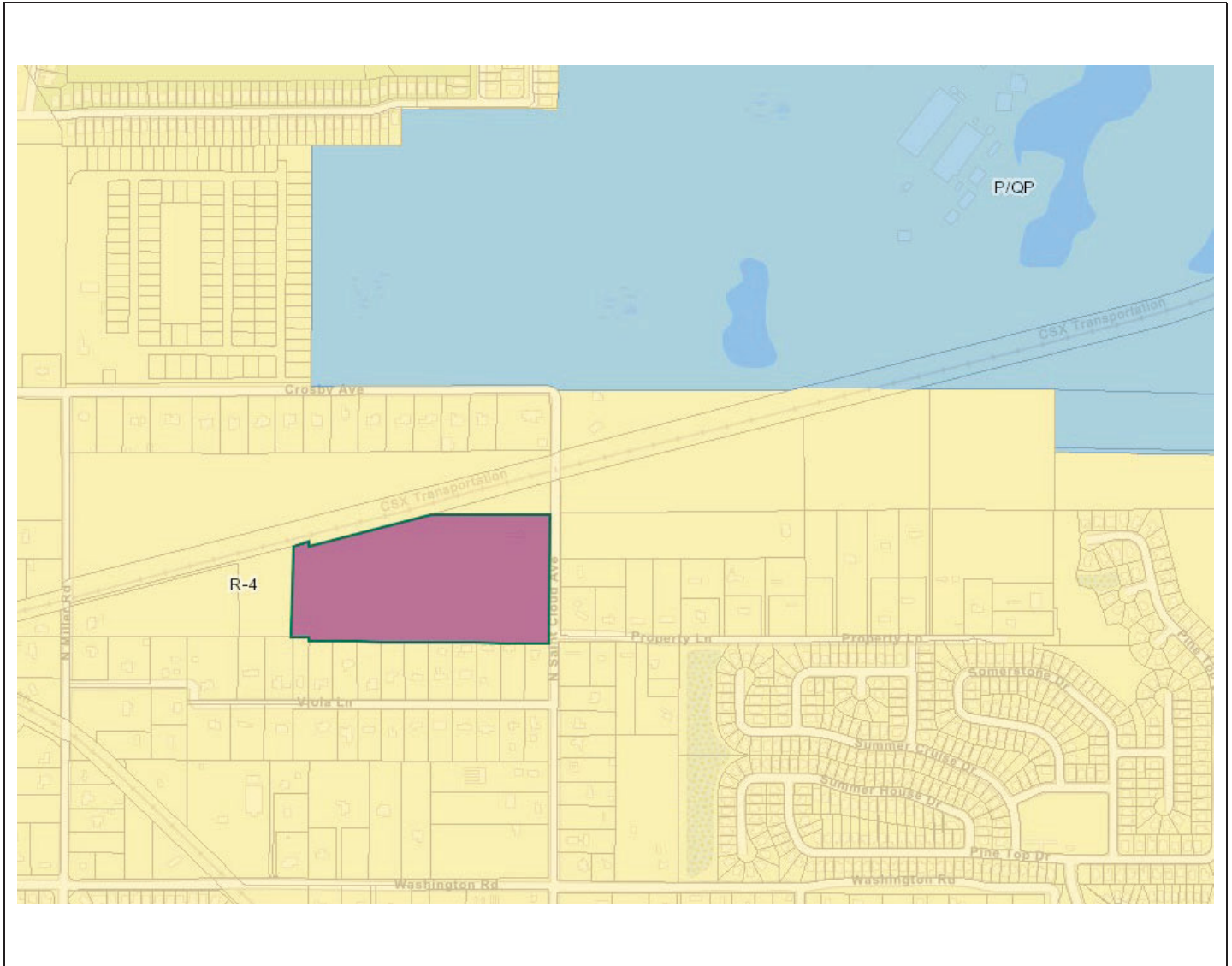
**Context of Surrounding Area:**

The subject site is located on the west side of North Saint Cloud Avenue, approximately 3,500 feet north of the intersection with State Road 60, East Brandon Boulevard. The surrounding area is a residential, single family development, zoned AS-1, RSC-2, and PD. Residential developments with similar density exist in the area on the south side of Property Lane, approximately 1,000 feet from the Site. A Residential development with similar density and two Mobile Home Parks exist in the area on the east and west sides of North Saint Claude Avenue.

A CSX railroad abuts the lot to the northwest.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



#### Future Land Use Category Description:

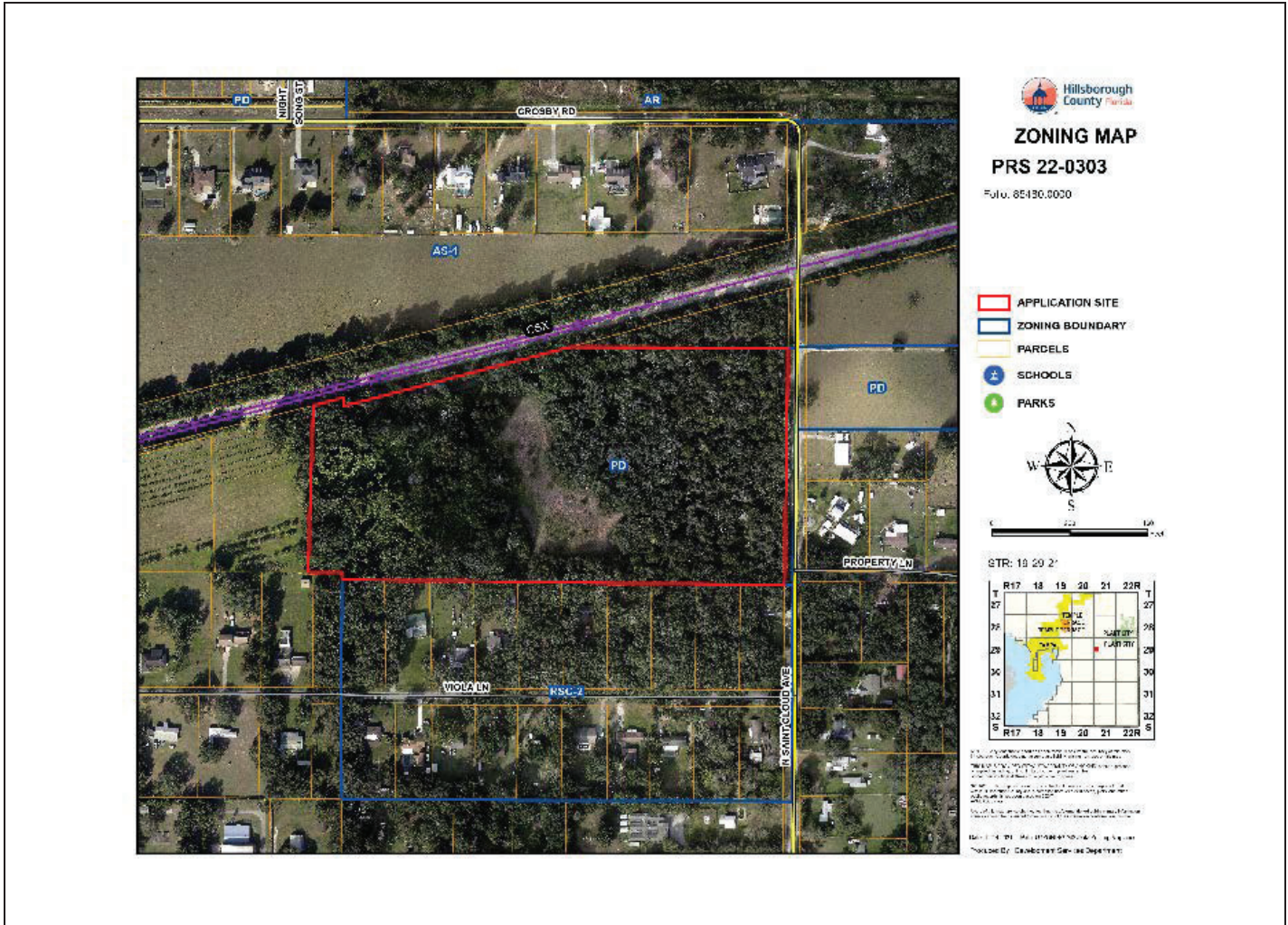
Residential 4

Maximum FAR: 0.25

Maximum Density: 4 DU/Ac

2.0 LAND USE MAP SET AND SUMMARY DATA

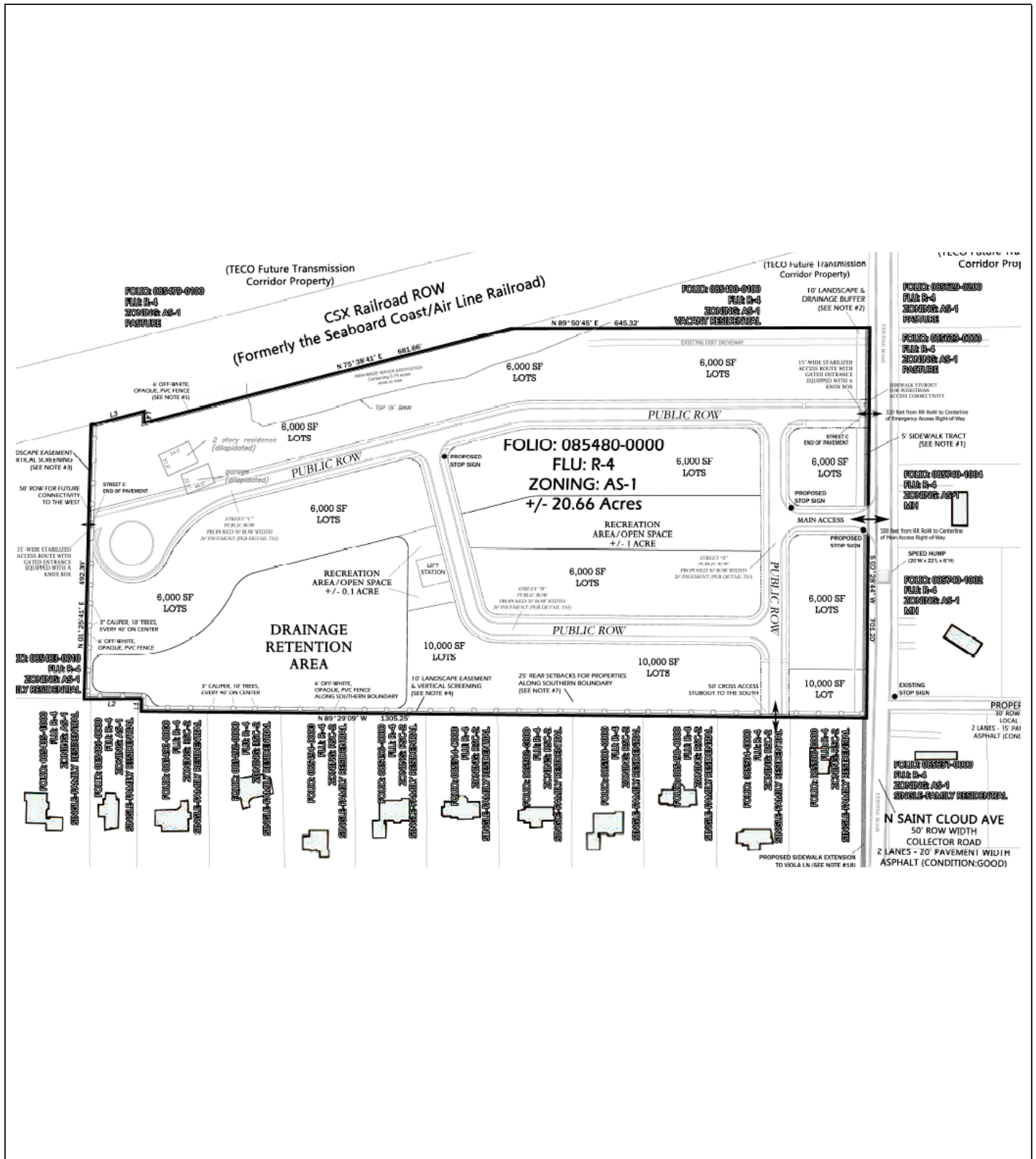
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AS-1	RES-4	1 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	RSC-2	RES-4	2 DU/AC	Single Family Residential	Single Family Residential
West	AS-1	RES-4	1 DU/AC	Agricultural, Single Family Residential	Single Family Residential
East	PD 21-0108, AS-1	RES-4	1 DU/AC, 3.67 DU/AC	Agricultural, Single Family Residential	Single Family Residential

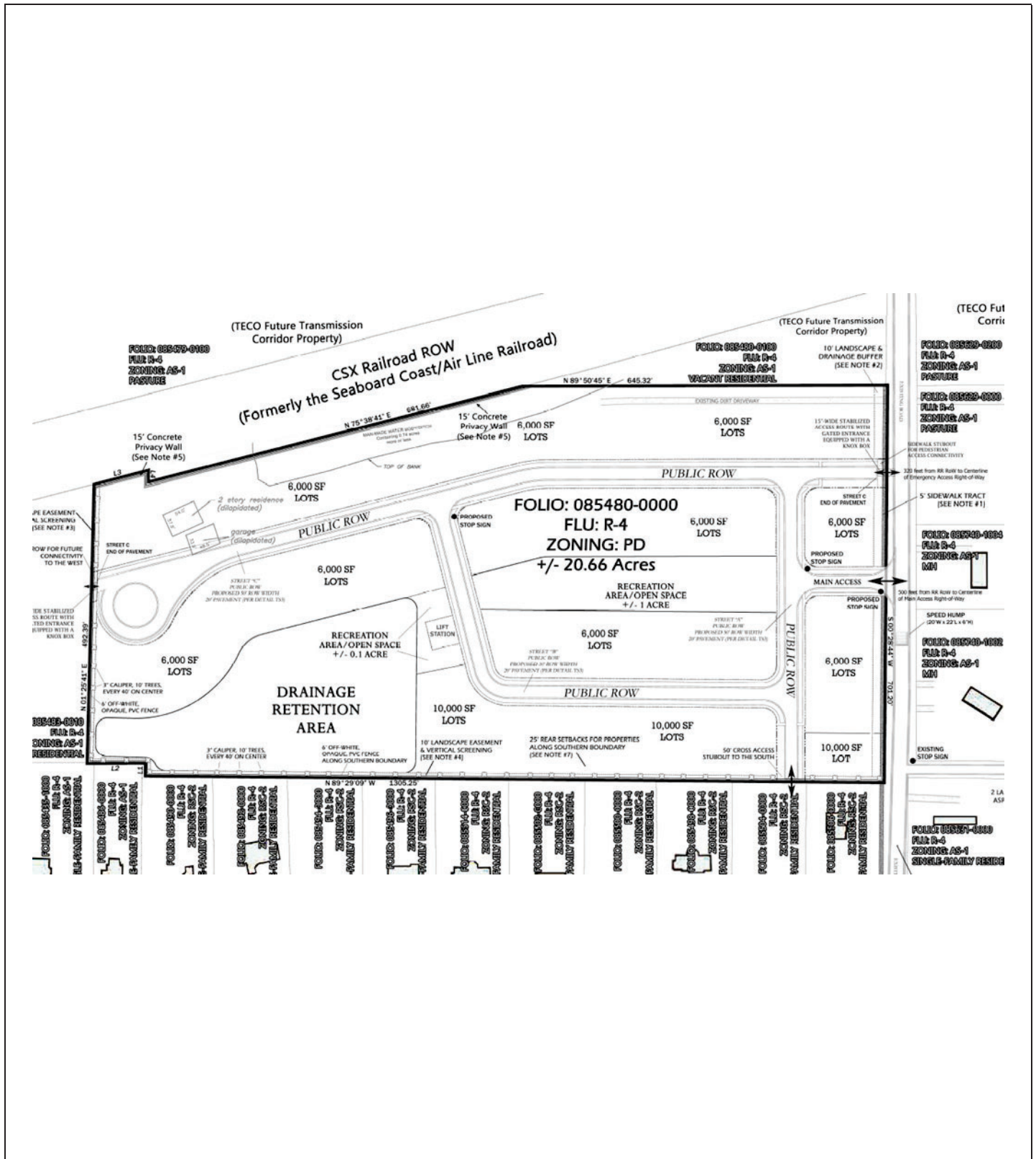
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed 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
N Saint Cloud Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

**Design Exception/Administrative Variance**  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	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
<b>Environmental:</b>			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
<b>Public Facilities:</b>			
<b>Transportation</b> <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>			
<b>Comprehensive Plan:</b>			
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	



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## **5.0 IMPLEMENTATION RECOMMENDATION**

### **5.1 Compatibility**

The agricultural area directly to the west, and the properties across North Saint Claude Avenue, to the east are zoned AS-1 and occupied with mobile homes. To the south there are several single-family lots along Viola Lane, zoned RSC-2. Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

No changes to intensity or permitted uses of the development have been proposed as part of this modification. The location of the wall remains limited to the northern PD boundary, along the railroad property. Staff finds the request variation approvable. The existing residential homes to the north that would most potentially be impacted by the increased wall height are located between approximately 330 feet and 490 feet from the subject property line. Furthermore, existing trees/vegetation within the north side of the CSX railroad provide additional screening between the residence and the proposed wall. Staff also notes noise impact of the railroad over the residential properties justifies the need for the additional wall height.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

### **5.2 Recommendation**

Staff recommends approval, subject to conditions.

## 6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~March 10, 2020~~ January 5, 2022

1. The project shall be permitted for a maximum of 75 single-family lots with the following development standards:

Minimum lot size:	6,000 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum front yard setback (front yard functioning as a side yard):	10 feet
Minimum rear yard setback:	20 feet
Minimum side yard setback:	5 feet**
Maximum building height:	35 feet/2-stories
Maximum building coverage:	60%
Impervious Surface Area:	NA
Building Coverage:	60% (Max) (50% for Lots adjacent to Southern Boundary)
Impervious Surface Area:	NA

\* Side loading garages accessed from the front yard on non-corner lots shall provide a minimum front yard setback of 10 feet.

\*\* Lots abutting PD Boundary: a minimum side yard of 10 feet to the PD Boundary Line shall be provided.

\*\*\* Lots along the Southern Boundary within the Easternmost 475' will be limited to one-story homes.

- 1.1 Porches, as defined in the Land Development Code, attached to the home shall be permitted to encroach into the required front yard provided that a minimum front yard setback of 15 feet is provided.

2. Buffer and screening shall be provided as follows:

- 2.1 A 10-foot buffer shall be provided as shown on the site plan
- 2.2 A 5 feet Sidewalk tract along North Saint Cloud Avenue shall be dedicated as a Public Sidewalk Easement. A 10 feet buffer and screening shall be provided adjacent to the Sidewalk Tract, along North Saint Cloud Avenue. Screening will consist of a row of ornamental trees which are not less than ten feet high at the time of planting, a minimum of a two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.
- 2.3 A 10 feet buffer shall be provided and dedicated as a Landscape and Drainage Easement along the western boundary of the Property. Screening will consist of a 6 feet high, PVC Fence, and 3-inches caliper trees, 10 feet high, spaced no more than every 40 feet apart. Trees on private lots shall be installed prior to Certificate of Completion of the homes.
- 2.4 A 10 feet buffer shall be provided along the southern PD boundary. The 10 feet buffer area shall be dedicated as a Public Landscape and Drainage easement. Screening along the South Boundary of the PD will consist of a 6 feet high PVC Fence and 3-inches caliper trees, 10 feet high, spaced no more than every 40 feet apart. Trees on private lots shall be installed prior to Certificate of Completion of the homes.

- 2.5 As depicted on the general site plan, a ~~six-foot high fence~~ 15-foot concrete privacy wall shall be provided along the north PD boundary adjacent to CSX Railway.
3. The developer shall provide a cross access stub out along the southern boundary of the property folio # 85504.0000.
4. The developer shall provide a cross access stub out to the west property folio #85483.0010 for future connectivity.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
7. The northern property access driveway at the on N Saint Cloud Rd is restricted to emergency vehicles and pedestrians only.
8. If the zoning is approved, the following Design Exception for North Saint Cloud Avenue shall be approved, as found approvable by the County Engineer (dated March 17, 2020). The following deviation in this design exception include:
- The developer shall construct a 5-foot sidewalk on the west side of N Saint Cloud Ave from the utmost northern limit of the property boundary to Viola Lane (extending the sidewalk beyond the property frontage to the next intersection).
  - The developer shall install a 2 feet wide swale.
  - The developer shall install an outside swale side slope of 3:1.
  - The developer shall install swale depth to be between 6" to 12" from the proposed edge of shoulder elevation of N St Cloud Ave.
9. 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.
10. The construction and location of any proposed wetland impacts 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.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The Wetland / OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. 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.

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13. 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.

**1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Jan 24 2022 11:01:56

## **7.0 ADDITIONAL INFORMATION**

No additional Information is attached.

## **8.0 FULL TRANSPORTATION REPORT**

# ATTACHMENT A

## TRANSPORTATION ANALYSIS REQUIREMENTS

Is the project anticipated to generate greater than one (1) percent of the Level of Service “C” capacity of adjacent streets or 50 peak hour trips, which ever is greater? Yes \_\_\_\_\_ No  x

**If no**, you must submit a letter with our application documenting the project does not warrant study based upon the criteria above.

**If yes**, you must submit a detailed transportation analysis that is Signed and Sealed by a Professional Engineer. The transportation analysis shall be prepared using generally accepted traffic analysis standards and should include the following information:

- a. An overview of the project containing, at a minimum,
  - i. A brief description of the project (location, size, acres).
  - ii. An overview map of project location.
  - iii. A description of the project's existing and proposed land use.
  - iv. Roadways where access is proposed.
  - v. Purpose of the report.
  
- b. Defining the study area - The standards for level of service shall be applied to all regulated roads within one quarter-mile, of any point on the proposed development boundary. For regulated roads, the table below shall determine the development's area of influence:

Proposed Project Daily Trip Generation.	Maximum Radius of Development's Area of Influence
0--200	Address only the segments of regulated roads that are directly accessed by the proposed project.
201--500	0.5 miles
501--1,000	1.0 miles
1,001--5,000	2.0 miles
5,001--10,000	3.0 miles
10,001--20,000	4.0 miles
Over 20,000	5.0 miles

- i. The radius shall be measured from each project entrance with each regulated roadway, or at the intersection of the non-regulated roadway (which provides project access) at the first regulated roadway
  
- ii. Include all signalized and unsignalized intersections on the links to be studied within the area of influence
  
- iii. Include all unsignalized intersections of regulated roadways, roadways identified on the MPO Needs Plan, and roadways identified on the Hillsborough County Corridor Plan

- iv. Include the project entrance with a regulated roadway, or at the intersection of the nonregulated roadway (which provides project access) at the first regulated roadway
  - v. If the study radius ends between intersections identified in ii. & iii. above, the study area shall extend to the next regulated roadway intersection.
- c. The detailed traffic analysis shall be prepared using generally accepted traffic analysis standards and guidelines including but not be limited to the following:
- i. Traffic Analysis
    - Conduct intersection analysis for each intersection utilizing acceptable traffic analysis software which is consistent with the techniques of the latest edition of the Highway Capacity Manual (HCM) published by the Transportation Research Board.
    - Conduct a roadway facility analysis utilizing the Florida Department of Transportation (FDOT) ART-Plan and/or HIGH-Plan software.
  - ii. Existing Traffic
    - Include a brief description of the existing morning peak hour, afternoon peak hour, and daily traffic analysis periods.
    - Existing A.M. Traffic - Include existing and peak season adjusted volumes, provide peak season factor.
    - Existing P.M. Traffic - Include existing and peak season adjusted volumes, provide peak season factor
  - iii. Project and Passerby Traffic
    - Include the source of the trip generation information.
    - Include a description of the total trips generated by the project.
    - Include types and sizes of land uses (and ITE code) evaluated.
    - Include a description for the morning peak hour, afternoon peak hour, and daily traffic analysis periods.
    - Indicate passerby and internal capture rates.
  - iv. Project and Passerby Traffic Distribution
    - Report the percent distribution of traffic onto impacted roadways and project driveways and provide documentation for determining distribution.
    - Report project and passerby as separate numbers for both AM and PM analysis.
  - v. Existing Plus Project Traffic
    - Existing Plus Project Traffic A.M. - Indicate existing, project, and passerby trips (do not combine). Peak season adjusted volumes shall be used for the existing traffic.
    - Existing Plus Project Traffic P.M - Indicate existing, project, and passerby trips (do not combine). Peak season adjusted volumes shall be used for the existing traffic.
  - vi. Future Plus Project Traffic
    - For future year analysis the AADT shall be grown by a growth rate or vested trips as provided by Hillsborough County. If growth rates are utilized, the analysis shall extend to one (1) year beyond the project's buildout.



- Future Plus Project Traffic A.M. - Indicate existing, project, and passerby trips (do not combine). Peak season adjusted volumes shall be used for the existing traffic.
- Future Plus Project Traffic P.M. - Indicate existing, project, and passerby trips (do not combine). Peak season adjusted volumes shall be used for the existing traffic.

- d. The transportation analysis shall include a summary which contains the following:
- i. A description of the project's impact as it relates to the purpose of the report.
  - ii. A description of all recommended roadway and intersection improvements, including the widening of existing roadways which provide project access, consistent with the requirements of the latest edition of the Hillsborough County Transportation Technical Manual.
  - ii. A description of right-of-way to be dedicated to meet minimum right-of-way criteria as identified in the latest edition of the Hillsborough County Transportation Technical Manual and or MPO Needs Plan and Hillsborough County Corridor Plan.
  - iv. A description of proposed access points, auxiliary lanes, and median openings.
  - v. A description of recommended new traffic control devices.
  - vi. A description of pedestrian, bicycle, and transit facilities to be constructed.
- e. If required, in order to make a capacity determination, additional analysis shall be conducted for all roadways and intersections as required by current County Standards and/or requested by County Staff.
- f. All data must be field collected, unless otherwise stated. No Defaults values will be allowed, unless otherwise stated. The applicant shall not use data from the current Hillsborough County LOS Report. The Report is only for initial review purposes. The applicant may request data from staff where the Report indicates that a detailed analysis has been conducted or as indicated below.
- g. Arterial and intersection analysis shall be prepared consistent with the guidelines established in the latest editions of the Highway Capacity Manual and the FDOT Level of Service Handbook.
- h. The detailed transportation analysis shall include the following background and support documentation:
- i. ITE Trip Generation Printout and/or Alternative Trip Generation Analysis.
  - ii. Traffic and Intersection Counts (Traffic Data shall not be older than one (1) year from the date of Transportation Analysis submittal to Hillsborough County Development Services.
  - iii. Hard and electronic copies of all traffic analysis, AADT, and TMC's.

November 2, 2021

Hillsborough County  
Development Services

Re: Hindu Temple Priest Quarters  
PD Rezoning Application

To whom it may concern,

Following is a summary of the AM and PM peak hour traffic generation for the referenced project. Pursuant to the ITE Trip Generation Manual (10<sup>th</sup> Ed.), the proposed project will result in four (4) fewer AM peak hour trips and six (6) PM peak hour trip. These trip generations are based upon the Printouts from the ITE TGM for each scenario is attached hereto.

If you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

**Planeng, Inc.**



Russell M. Ottenberg  
Vice President

# Multifamily Housing (Low-Rise) (220)

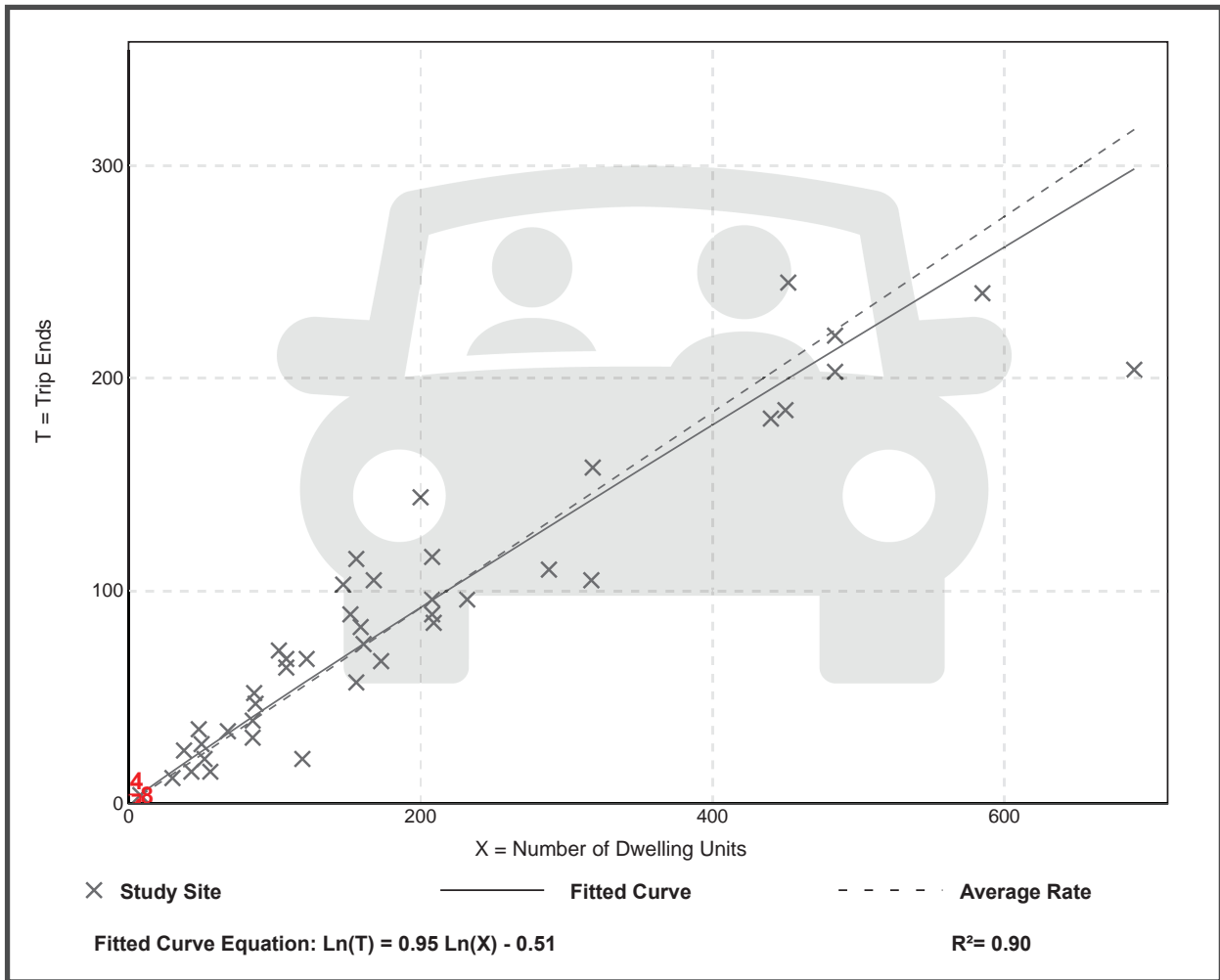
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 42  
 Avg. Num. of Dwelling Units: 199  
 Directional Distribution: 23% entering, 77% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

## Data Plot and Equation



# Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 0

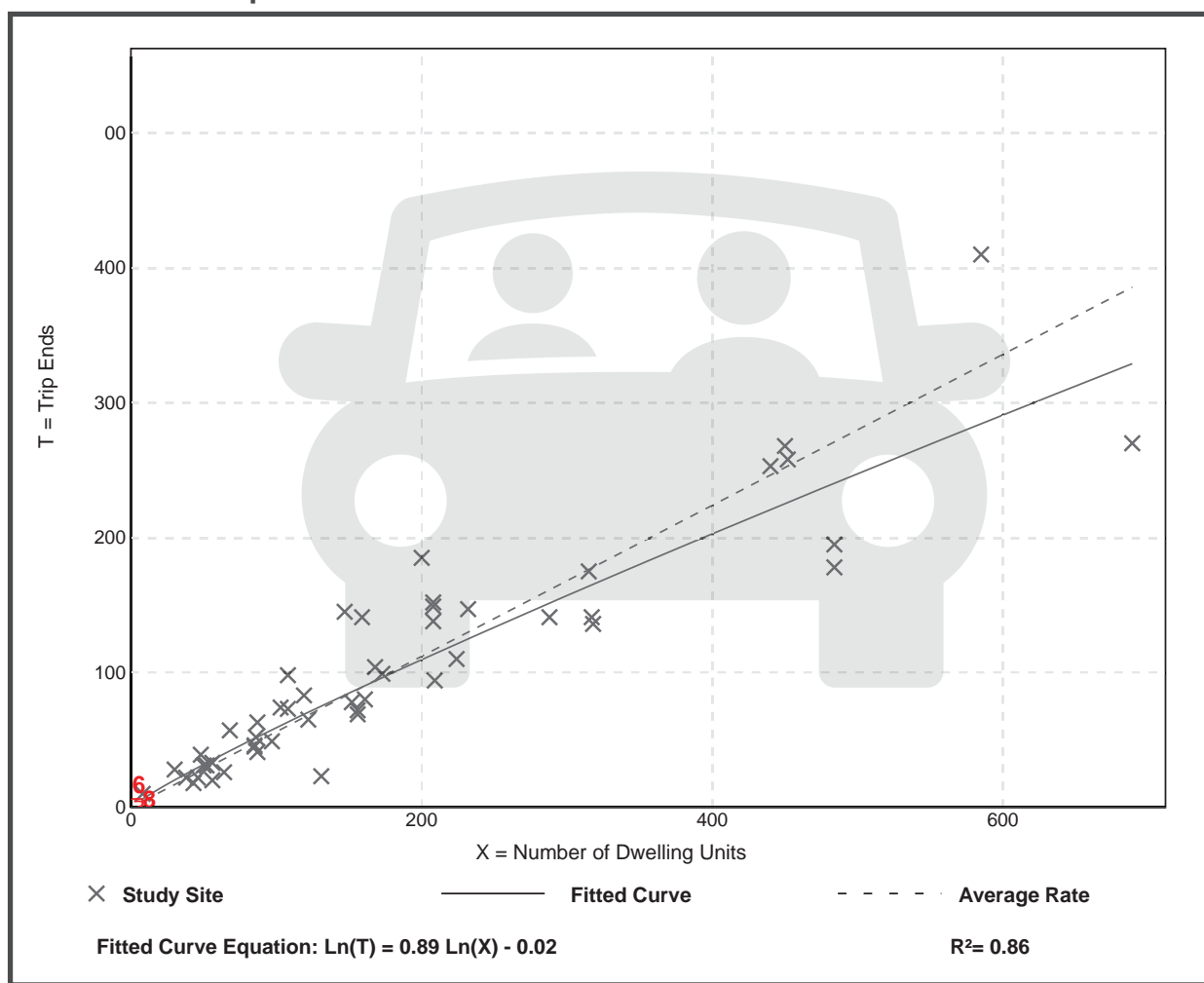
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.6	0.18 - 1.2	0.16

## Data Plot and Equation





**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 10, 2020.

1. The project shall be permitted for a maximum of 75 single-family lots with the following development standards:

Minimum lot size:	6,000 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum front yard setback (front yard functioning as a side yard):	10 feet
Minimum rear yard setback:	20 feet
Minimum side yard setback:	5 feet**
Maximum building height:	35 feet/2-stories
Maximum building coverage:	60%
Impervious Surface Area:	NA
Building Coverage:	60% (Max) (50% for Lots adjacent to Southern Boundary)
Impervious Surface Area:	NA

\* Side loading garages accessed from the front yard on non-corner lots shall provide a minimum front yard setback of 10 feet.

\*\* Lots abutting PD Boundary: a minimum side yard of 10 feet to the PD Boundary Line shall be provided.

\*\*\* Lots along the Southern Boundary within the Easternmost 475' will be limited to one-story homes.

- 1.1 Porches, as defined in the Land Development Code, attached to the home shall be permitted to encroach into the required front yard provided that a minimum front yard setback of 15 feet is provided.

2. Buffer and screening shall be provided as follows:

- 2.1 A 10-foot buffer shall be provided as shown on the site plan

- 2.2 A 5 feet Sidewalk tract along North Saint Cloud Avenue shall be dedicated as a Public Sidewalk Easement. A 10 feet buffer and screening shall be provided adjacent to the Sidewalk Tract, along North Saint Cloud Avenue. Screening will consist of a row of ornamental trees which are not less than ten feet high at the time of planting, a minimum of a two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line.

- 2.3 A 10 feet buffer shall be provided and dedicated as a Landscape and Drainage Easement along the western boundary of the Property. Screening will consist of a 6 feet high, PVC Fence, and 3-inches caliper trees, 10 feet high, spaced no more than every 40 feet apart. Trees on private lots shall be installed prior to Certificate of Completion of the homes.

- 2.4 A 10 feet buffer shall be provided along the southern PD boundary. The 10 feet buffer area shall be dedicated as a Public Landscape and Drainage easement. Screening along the South

Boundary of the PD will consist of a 6 feet high PVC Fence and 3-inches caliper trees, 10 feet high, spaced no more than every 40 feet apart. Trees on private lots shall be installed prior to Certificate of Completion of the homes.

- 2.5 As depicted on the general site plan, a six-foot high fence shall be provided along the north PD boundary.
3. The developer shall provide a cross access stub out along the southern boundary of the property folio # 85504.0000.
4. The developer shall provide a cross access stub out to the west property folio #85483.0010 for future connectivity.
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  - a. The developer shall construct a 5-foot sidewalk on the west side of N Saint Cloud Ave from the utmost northern limit of the property boundary to Viola Lane (extending the sidewalk beyond the property frontage to the next intersection).
  - b. The developer shall install a 2 feet wide swale.
  - c. The developer shall install an outside swale side slope of 3:1.
  - d. The developer shall install swale depth to be between 6” to 12” from the proposed edge of shoulder elevation of N St Cloud Ave.
9. 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.
10. The construction and location of any proposed wetland impacts 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.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The Wetland / OSW

line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

12. 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.
13. 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.





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department

**DATE:** 01/21/2022

**REVIEWER:** Alex Steady, Senior Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:** Valrico / Central

**PETITION NO:** PRS 22-0303

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|----------|---|
|          | This agency has no comments.  |
| <b>X</b> | <b>This agency has no objection.</b>  |
|          | This agency has no objection, subject to the listed or attached conditions. |
|          | This agency objects for the reasons set forth below.                        |

**PROJECT OVERVIEW AND CONCLUSIONS**

The applicant is requesting a PRS modification of PD 20-0173 to include a 15' sound wall along the northern boundary to buffer the community from the CSX Railway. There are no proposed changes to the type or intensity of the previously approved uses and as such the proposal will not have any impact on the adjacent transportation network.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

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
N Saint Cloud Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> February 8, 2022</p> <p><b>PETITION NO.:</b> 22-0303</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813)627-2600 X1101</p> <p><b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a></p>	<p><b>COMMENT DATE:</b> January 7, 2022</p> <p><b>PROPERTY ADDRESS:</b> 724 N St Cloud Ave, Valrico</p> <p><b>FOLIO #:</b> 085480.0000</p> <p><b>STR:</b> 19-29S-21E</p>
<p><b>REQUESTED ZONING:</b> Minor Modification to PD</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>YES</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>1/7/2022</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>Valid through 9/8/2026</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>An upland-cut other surface water ditch is located along a portion of the northern property line.</p>
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

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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.

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

cc: [Billsullivan@potomacland.com](mailto:Billsullivan@potomacland.com)

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

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PETITION NO.: PRS22-0303    REVIEWED BY: Randy Rochelle    DATE: 1/10/2022

FOLIO NO.: 85480.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A 8 inch water main exists  (adjacent to the site),  (approximately 4500 feet from the site) and is located south of the subject property within the east Right-of-Way of Skywood Drive. The Propsoed section of water main to be installed on Washington Road, approximately 1350-feet, in between Skywood Drive and Saint Cloud Avenue is to be a minimum of 12-inches. The rest of the propsoed water main is to be a minimum of 8-inches. 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 prior to June 1, 2022, 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 12 inch wastewater force main exists  (adjacent to the site),  (approximately 45 feet from the site) and is located east of the subject property within the east Right-of-Way of N. Saint Cloud Avenue. 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 within the Urban Service Area and would require connection to the County's potable water and wastewater systems