

PD Modification Application: PRS 25-0672

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: July 22, 2025



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sherrie Vega

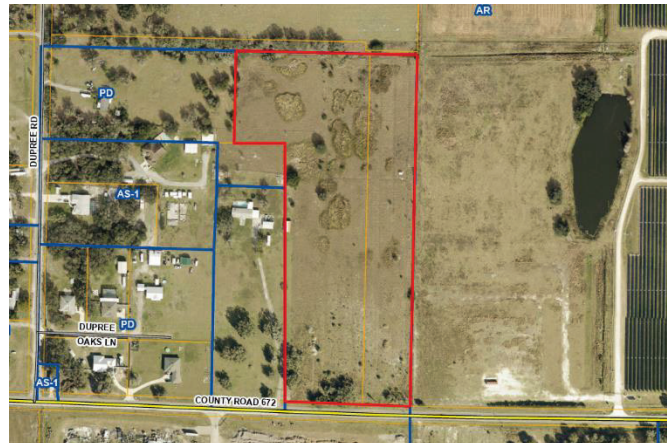
FLU Category: Agricultural/Rural (A/R) & Residential-1 (RES-1)

Service Area: Rural

Site Acreage: 9.98 MOL

Community Plan Area: Balm, Southshore Areawide Systems

Overlay: None



Introduction Summary:

The subject of this PRS request is a portion of folio 88570.0500 for a total of 9.98-acres. The subject site is zoned PD 02-0849, as most recently modified by PRS 19-0319. The PD was originally approved with a FLEX, which allowed for the development of 28 single family homes per AS-1 standards. There are no changes proposed to the current approved density or uses permitted. The northern 0.78-acre strip of folio 88570.0500 is outside of the PD boundary and there is a current minor subdivision application under review for this site (PI #7387) which uses the northern strip as an access. The request is to add access points along the northeast of the property which would allow the single-family lots to use the northern portion of Folio 88570.0500 as an access to Dupree Road.

Existing Approval(s):	Proposed Modification(s):
No access points for the proposed single-family lots to Dupree Road	Add access points along the northeast of the property which would allow the single-family lots to use the northern portion of Folio 88570.0500 as an access to Dupree Road

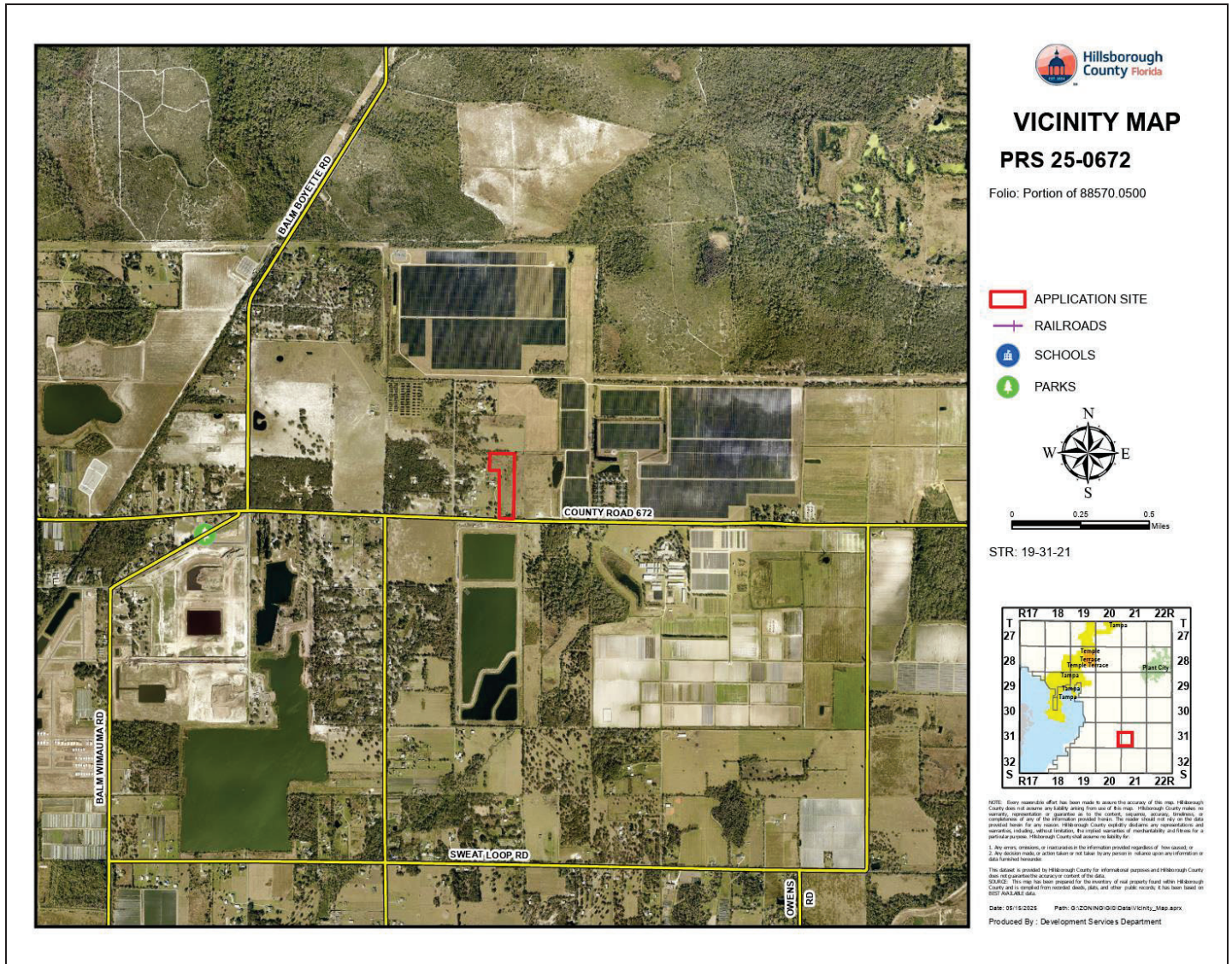
Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
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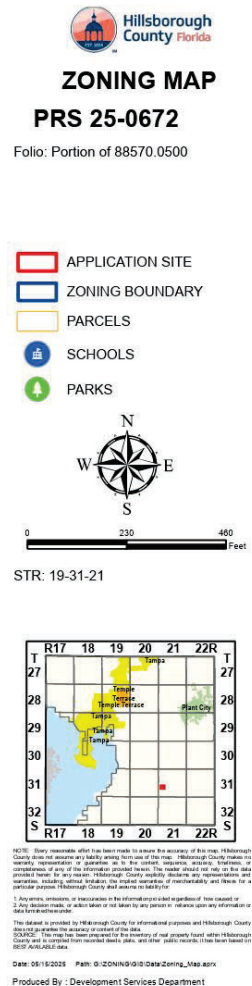
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The area consists of single-family residential and agricultural. Adjacent to the north is a vacant parcel which is part of folio #: 88570.0500 zoned AR. Adjacent to the east is agricultural zoned PD 02-0849. Adjacent to the south is a vacant parcel zoned PD 02-0849. To the south across County Road 672 is agricultural zoned AR. Adjacent to the west is single-family residential and a vacant parcel both zoned PD 02-0849. Also, adjacent to the west is single-family residential zoned AR.



Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 ga	Single-Family Residential/Agricultural	Vacant
South	PD 02-0849, AR	1 du/ga, 1 du/5 ga	Single-Family Residential/Agricultural	Vacant, Agricultural
East	PD 02-0849	1 du/ga	Single-Family Residential/Agricultural	Agricultural
West	PD 02-0849, AR	1 du/ga, 1 du/5 ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Dupree Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
County Road 672	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" 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	312	24	30
Proposed	312	24	30
Difference (+/-)	+0	+0	+0

*Trips reported are based on gross 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		Vehicular	None	Meets LDC
East		Choose an item.	Choose an item.	Choose an item.
West	X	Vehicular	None	Meets LDC
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.
	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	Wetlands Present
Environmental Services	<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	
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	
Natural Resources	<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	
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 type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The area consists of single-family residential and agricultural. Adjacent to the north is a vacant parcel which is part of folio #: 88570.0500 zoned AR. Adjacent to the east is agricultural zoned PD 02-0849. Adjacent to the south is a vacant parcel zoned PD 02-0849. To the south across County Road 672 is agricultural zoned AR. Adjacent to the west is single-family residential and a vacant parcel both zoned PD 02-0849. Also, adjacent to the west is single-family residential zoned AR.

The request is to provide access points along the northeast of the property which would allow the single-family lots to use the northern portion of Folio 88570.0500 as an access to Dupree Road.

Staff have not identified any compatibility issues related to the request.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 23, 2025.

1. Subject to compliance with Land Development Code subdivision and site development regulations, development shall be limited to a maximum of 28 lots, a minimum of one acre in size and developed in accordance with AS-1 zoning district standards. Yard orientation shall be regulated by the LDC Section 6.01.03.F, unless otherwise specified herein.
 - 1.1 Lots 1 through 4, in Parcel 1, shall be allowed to orient their front yards towards the south, and rear yards to the north, as shown in the Site Plan submitted as part of PRS 19-0319.
2. The development shall be permitted a maximum of two access points on County Road 672 and two access points onto Dupree Road. Access onto County Road 672 shall be limited to one access point to serve Parcel 1 and one access point to serve Parcels 2 and 3. The existing access points for each lot may remain until such time as the subject property is redeveloped.
 - a. A maximum of three (3) access connections shall be permitted along the northern frontage of Parcel 2 for the purpose of creating a residential subdivision. Such connections shall occur anywhere within the bounding box displayed on the PD site plan. Notwithstanding the above or anything on the PD site plan to the contrary, such subdivision shall comply with Section 6.02.01.B of the Hillsborough County Land Development Code or unless otherwise approved through the appropriate variance process.
3. Development of the project shall be in accordance with all rules and regulations of the Environmental Protection Commission. All viable wetlands within the project, as delineated by the County Environmental Protection Commission (EPC), shall be preserved and shall be delineated on all site plans as "Conservation Areas" except as otherwise permitted by EPC. Approval of this zoning 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 rights to environmental approval.

The following condition 4 – 8 shall apply to the subject area of PRS 25-0672:

4. 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.
5. 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).

6. 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.
7. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 4.9. The general design, location, of access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County, may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
5. 10. The developer shall show the ability to provide cross access to adjacent parcels of like land use. Cross access shall only be provided if mutually acceptable to effected land owners. If any of the adjacent properties are developed under the same developer/owner than cross access must be provided.
6. 11. 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 site plan/plat approval.
7. 12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. 13. 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.
9. 14. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
15. 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

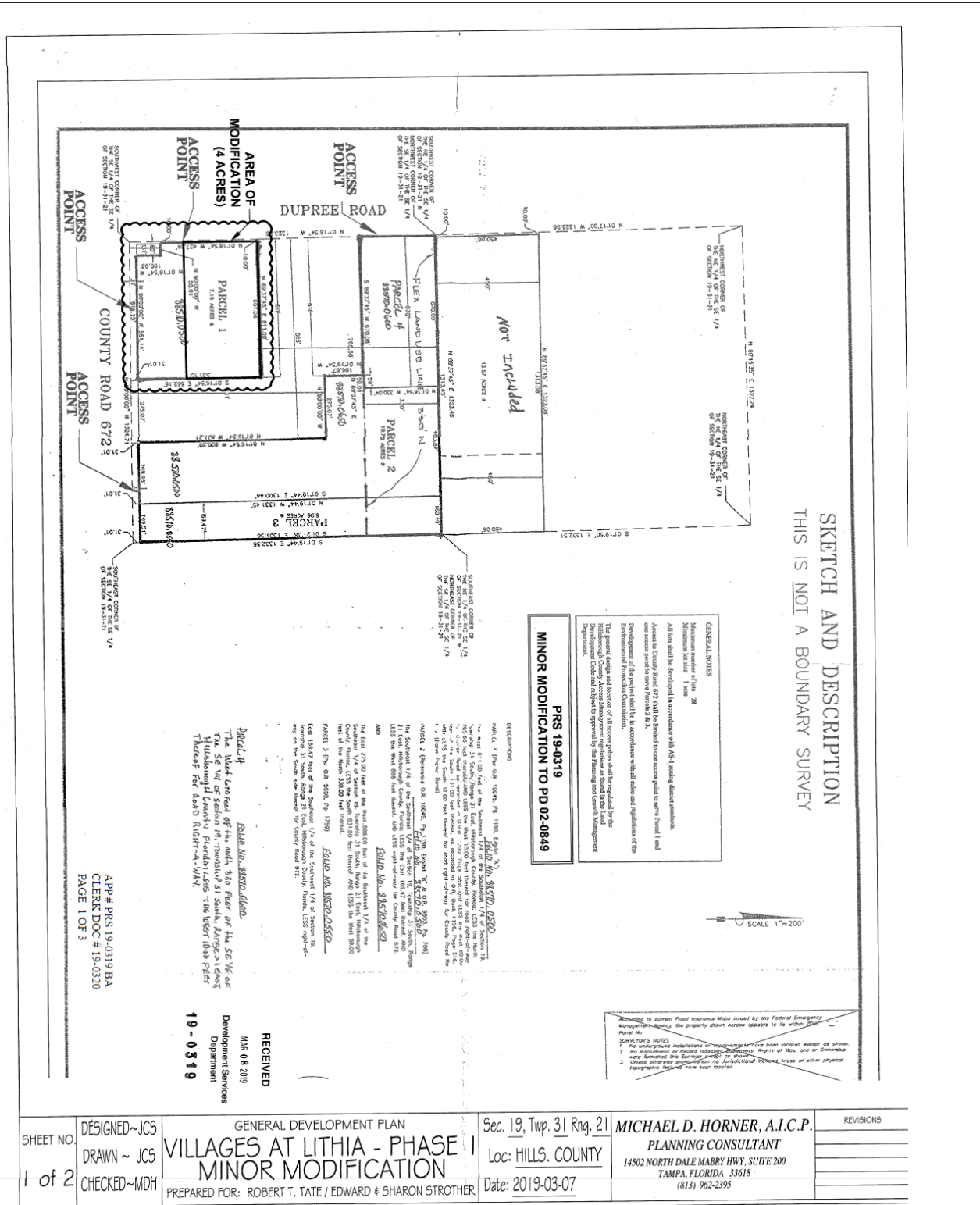
plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

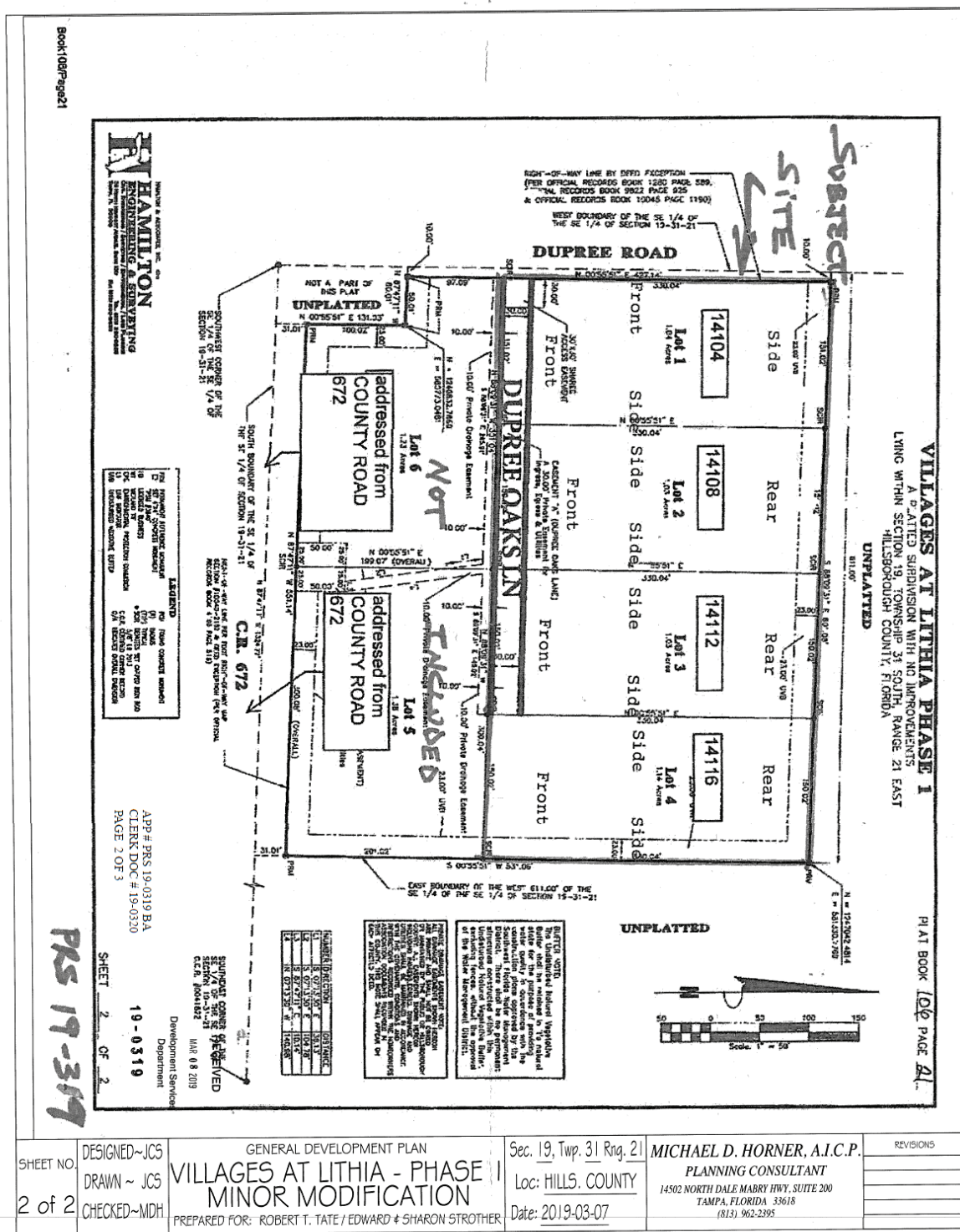
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.



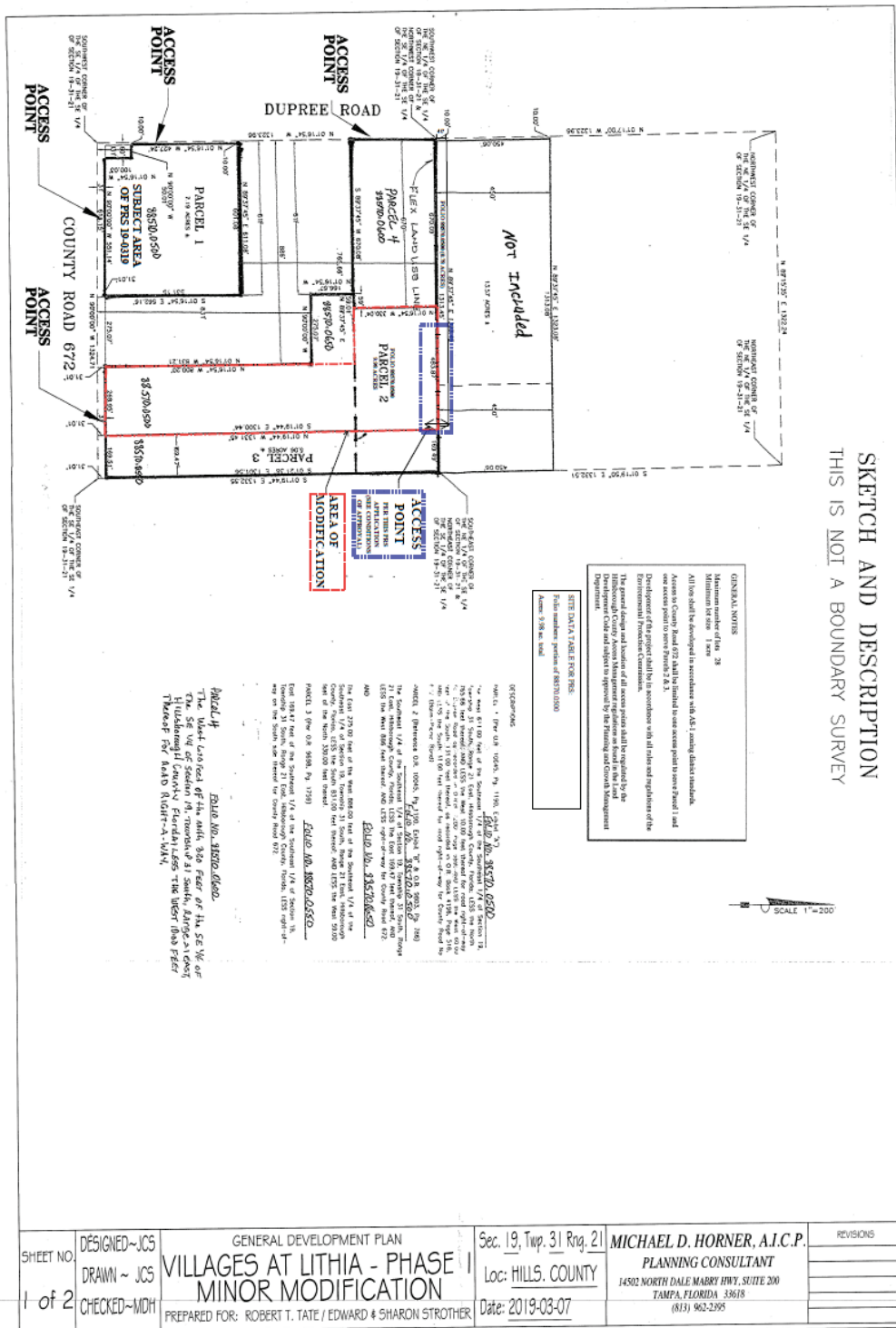
7.0 SITE PLANS (FULL)

7.1.2 Approved Site Plan (Full)



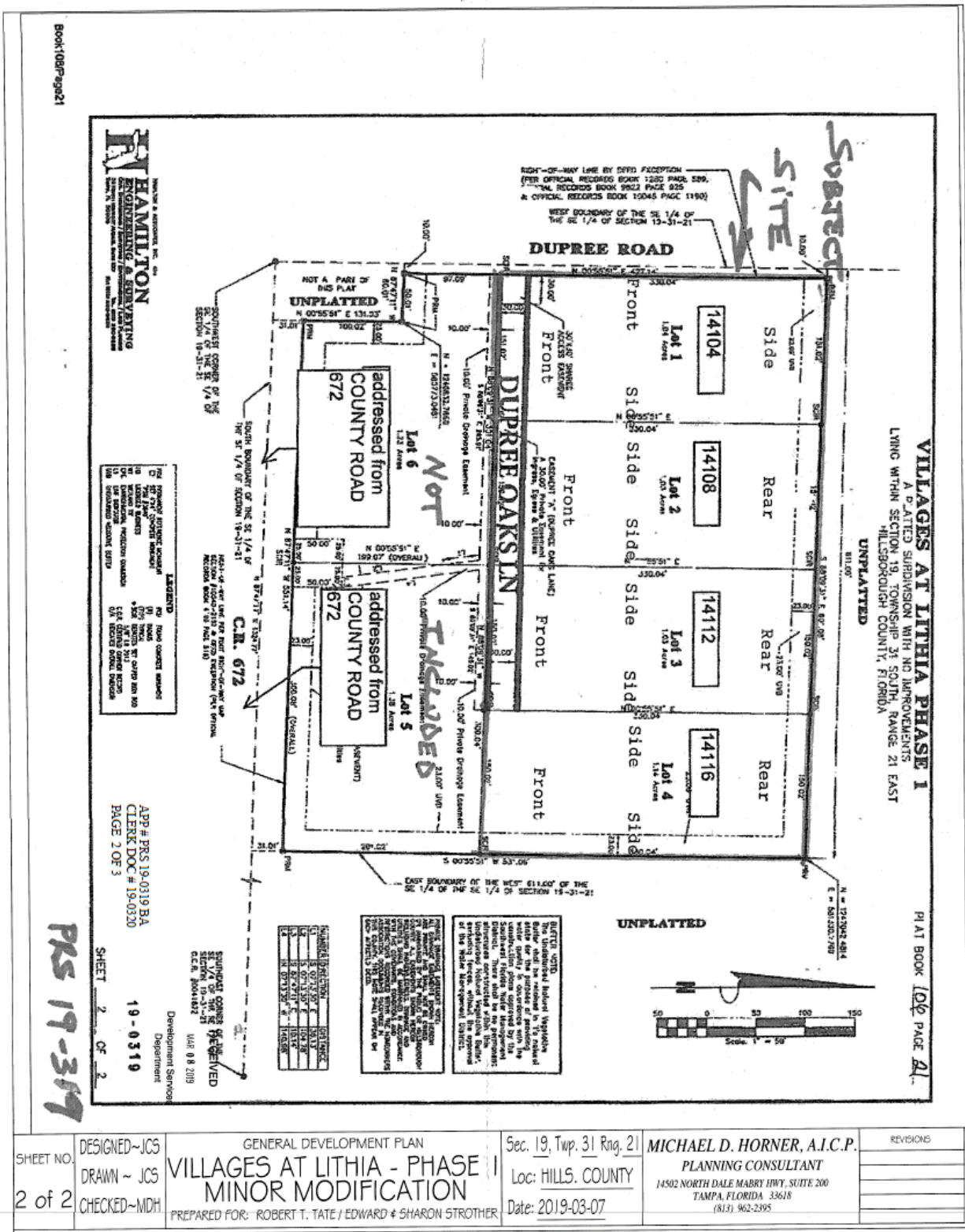
7.0 SITE PLANS (FULL)

7.2.1 Proposed Site Plan (Full)



7.0 SITE PLANS (FULL)

7.2.2 Proposed Site Plan (Full)



8.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: ~~05/27/2025~~ 07/09/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 25-0672 *
REVISED

- ☐ 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*

2. The development shall be permitted a maximum of two access points on County Road 672 and two access points onto Dupree Road. Access onto County Road 672 shall be limited to one access point to serve Parcel 1 and one access point to serve Parcels 2 and 3. The existing access points for each lot may remain until such time as the subject property is redeveloped.
 - a. A maximum of three (3) access connections shall be permitted along the northern frontage of Parcel 2 for the purpose of creating a residential subdivision. Such connections shall occur anywhere within the bounding box displayed on the PD site plan. Notwithstanding the above or anything on the PD site plan to the contrary, access shall be permitted along the northern boundary of Parcel 2 for the purpose of residential subdivision access. Residential lots such subdivision shall have direct access to a roadway comply consistent with Section 6.02.01.B-1, 2, or 3 of the county Hillsborough County Land Development Code or unless otherwise approved through the county's appropriate variance process.
 - b. ~~A maximum number of three access connections shall be permitted along the northern frontage of Parcel 2 within the bounding box displayed on the Planned Development site plan.~~

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) 02-0849, which was most recently modified by PRS 19-0319, which is currently approved for 28 single family dwelling units across four parcels as identified within the PD site plan. A portion of parcel two, in the amount of +/- 1 acre along the northern frontage, is currently zoned Agricultural Rural (AR). With this modification, the applicant is requesting the addition of three access connections along the northern frontage of Parcel 2 with the intent of gaining access to Dupree Road through the portion of parcel two zoned AR. The future land use is Agricultural Rural (AR) and Residential -1 (R-1).

Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 02-0849). These numbers are for the entire planned development.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached Housing (ITE 210) 28 Units	312	24	30

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dupree Road and County Road 672. Dupree Road is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 18ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of the right of way.

County Road 672 is a 2-lane, undivided, substandard county maintained, rural arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 62ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan County Road 672 is designated for a future two lane enhancement.

SITE ACCESS

The currently approved Planned Development is approved for two full access connections onto Dupree Road and two full access connections onto County Road 672.

With this application the applicant is requesting additional connectivity along the northern frontage with the intent of permitting a future access connection onto Dupree Road through the portion of Parcel 2 zoned AR.

~~The subject parcel is currently in the subdivision site review process, wherein the applicant is requesting to subdivide Parcel 2 of the existing PD into three separate lots.~~ Staff notes that, prior to the filing of this application, a request to subdivide the subject parcel has been submitted by the applicant under PI No. 7387. The parcel configuration proposed as a part of the applicants request to subdivide the subject parcel would be limited by section 6.2.01.B.4 of the LDC which does not permit access to more than one residential unit on a flag lot, nor does it permit access through any pole portion of a flag lot that exceeds 1,000ft in length. The applicant has the option to seek a variance from these limitations through the county's LUHO variance process outlined in section 11.04 of the LDC. However, staff has discussed alternative parcel configurations with the applicant that could accommodate an access that may be found approvable that would not require a variance. The final parcel configuration will be determined through the subdivision request process.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Dupree Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for County Road 672 is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
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CR 672	Balm Riverview Road	Balm Boyette Road	D	B
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Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

February 13, 2019

Reference: PRS 19-0319 BA
Robert T. Tate, Edward & Sharon Strother
14104, 14108, 14112 & 14116 Dupree Oaks Ln.
88571.0102, 88571.0104, 88571.0106, 88571.0108

Michael D. Horner, AICP
14502 N. Dale Mabry Hwy., #200
Tampa, FL 33618

Dear Applicant:

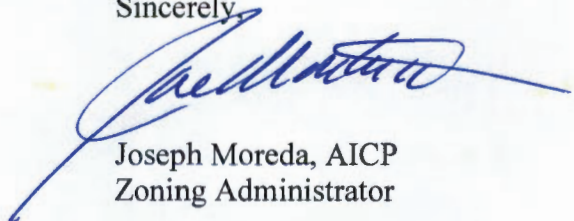
At the regularly scheduled public meeting on February 12, 2019, the Board of County Commissioners approved your request for a minor modification to PD 02-0849, with the attached amended final conditions.

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

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

BOARD OF COUNTY COMMISSIONERS

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0319 BA
MEETING DATE: February 12, 2019
DATE TYPED: February 13, 2019

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 29, 2019.

1. Subject to compliance with Land Development Code subdivision and site development regulations, development shall be limited to a maximum of 28 lots, a minimum of one acre in size and developed in accordance with AS-1 zoning district standards. Yard orientation shall be regulated by the LDC Section 6.01.03.F, unless otherwise specified herein.
 - 1.1 Lots 1 through 4, in Parcel 1, shall be allowed to orient their front yards towards the south, and rear yards to the north, as shown in the Site Plan submitted as part of PRS 19-0319.
2. The development shall be permitted a maximum of two access points on County Road 672 and two access points onto Dupree Road. Access onto County Road 672 shall be limited to one access point to serve Parcel 1 and one access point to serve Parcels 2 and 3. The existing access points for each lot may remain until such time as the subject property is redeveloped.
3. Development of the project shall be in accordance with all rules and regulations of the Environmental Protection Commission. All viable wetlands within the project, as delineated by the County Environmental Protection Commission (EPC), shall be preserved and shall be delineated on all site plans as "Conservation Areas" except as otherwise permitted by EPC. Approval of this zoning 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 rights to environmental approval.
4. The general design, location, of access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County, may include, but is not limited to: left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
5. The developer shall show the ability to provide cross access to adjacent parcels of like land use. Cross access shall only be provided if mutually acceptable to effected land owners. If any of the adjacent properties are developed under the same developer/owner than cross access must be provided.
6. 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 I plat approval.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
8. 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.
9. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-0319 BA
MEETING DATE: February 12, 2019
DATE TYPED: February 13, 2019

which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: ~~05/27/2025~~ 07/09/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

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Revised Conditions

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Trip Generation Analysis

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 02-0849). These numbers are for the entire planned development.

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached Housing (ITE 210) 28 Units	312	24	30

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dupree Road and County Road 672. Dupree Road is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 18ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of the right of way.

County Road 672 is a 2-lane, undivided, substandard county maintained, rural arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 4ft paved shoulders on both sides of the roadway, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 62ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan County Road 672 is designated for a future two lane enhancement.

SITE ACCESS

The currently approved Planned Development is approved for two full access connections onto Dupree Road and two full access connections onto County Road 672.

With this application the applicant is requesting additional connectivity along the northern frontage with the intent of permitting a future access connection onto Dupree Road through the portion of Parcel 2 zoned AR.

~~The subject parcel is currently in the subdivision site review process, wherein the applicant is requesting to subdivide Parcel 2 of the existing PD into three separate lots.~~ Staff notes that, prior to the filing of this application, a request to subdivide the subject parcel has been submitted by the applicant under PI No. 7387. The parcel configuration proposed as a part of the applicants request to subdivide the subject parcel would be limited by section 6.2.01.B.4 of the LDC which does not permit access to more than one residential unit on a flag lot, nor does it permit access through any pole portion of a flag lot that exceeds 1,000ft in length. The applicant has the option to seek a variance from these limitations through the county's LUHO variance process outlined in section 11.04 of the LDC. However, staff has discussed alternative parcel configurations with the applicant that could accommodate an access that may be found approvable that would not require a variance. The final parcel configuration will be determined through the subdivision request process.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Dupree Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for County Road 672 is reported below

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
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CR 672	Balm Riverview Road	Balm Boyette Road	D	B
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Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 10, 2025 PETITION NO.: 25-0672 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 x1101 EMAIL: weeksa@epchc.org	COMMENT DATE: May 8, 2025 PROPERTY ADDRESS: Dupree Rd and 672 Hwy, Wimauma FOLIO #: 0885700500, 0885700550 STR: 19-31S-21E
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Valid through November 20, 2029
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland in northeastern portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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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).

- 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/

ec: bpinson@halff.com

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer: Andria McMaugh** **Date: 05/08/2025**

Agency: Natural Resources **Petition #: 25-0672**

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. 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.

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

PETITION NO.: PRS 25-0672

REVIEWED BY: Randy Rochelle

DATE: 4/22/2025

FOLIO NO.: 88570.0550 and portion of 88570.0500

WATER

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

WASTEWATER

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

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



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 4/4/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/17/2025

PROPERTY OWNER: Sherrie Vega **PID:** 25-0672

APPLICANT: Sherrie Vega

LOCATION: Dupree Road and C.R. 672 Wimauma, FL 33598

FOLIO NO.: 88570.0550 and portion of 88570.0500

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). At this time, Hillsborough County EVSD has no objections to the applicant's request.