

PD Modification Application: PRS 25-0014

Zoning Hearing Master Date:

NA

BOCC Land Use Meeting Date:

January 7, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tampa Electric Company

FLU Category: Residential – 1 (Res – 1)
Natural Preserve (N)

Service Area: Rural

Site Acreage: 425

Community
Plan Area: Little Manatee South

Overlay: None



Introduction Summary:

The applicant requesting the removal of 425 acres from PD 91-0181. The land being removed is the subject of RZ STD 24-1206, rezoning to AR-R.

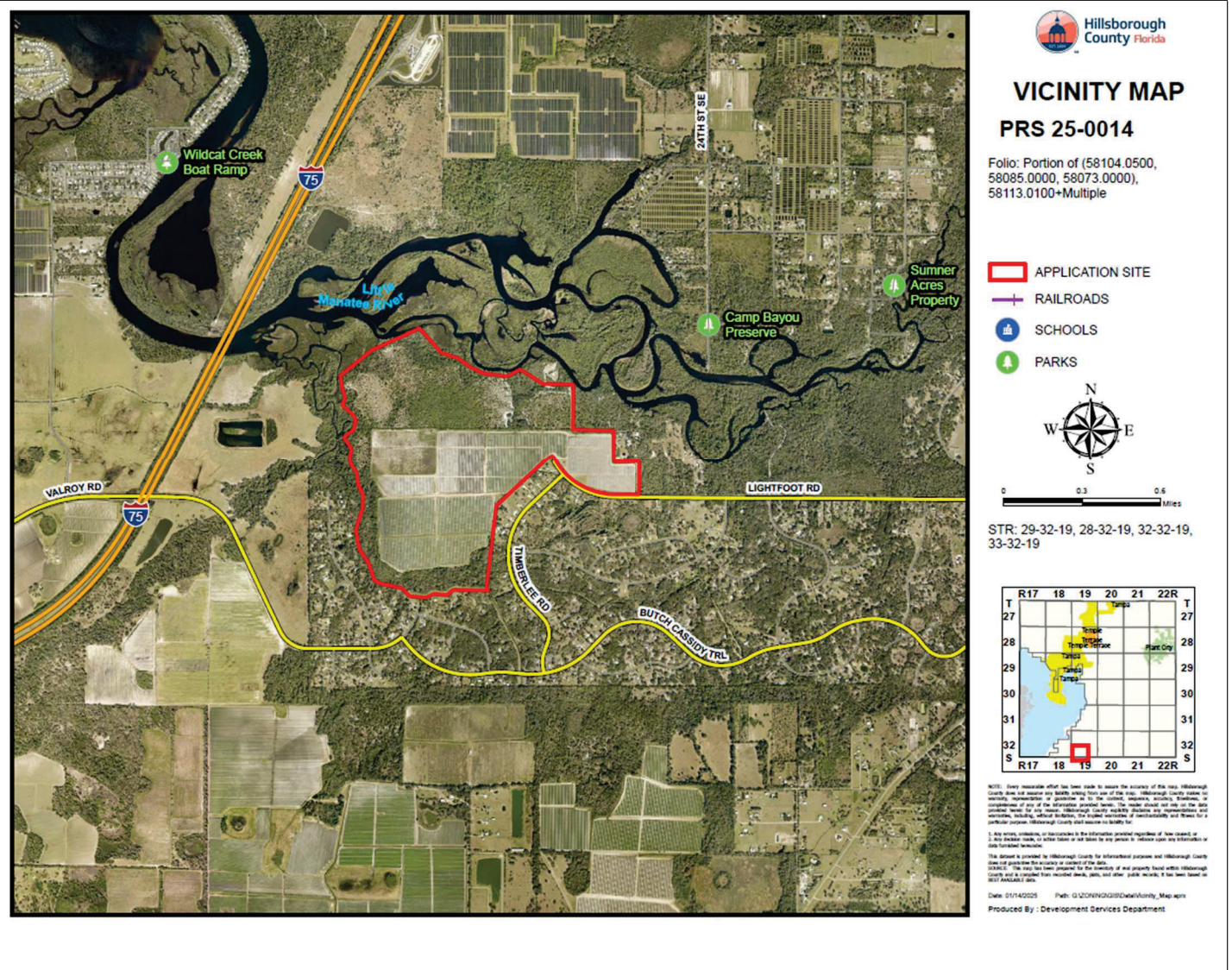
Existing Approval(s):	Proposed Modification
Single-Family Residential and Open Space (1,700 acres)	Removal of 425 acres (168 single family lots) in northwest area of the PD. The 160-acre adjoining, SWFWMD owned, property to the north and south will be redesignated as open space. Remaining entitlements include single-family residential and open space on 1,275 acres.

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

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

2.1 Vicinity Map

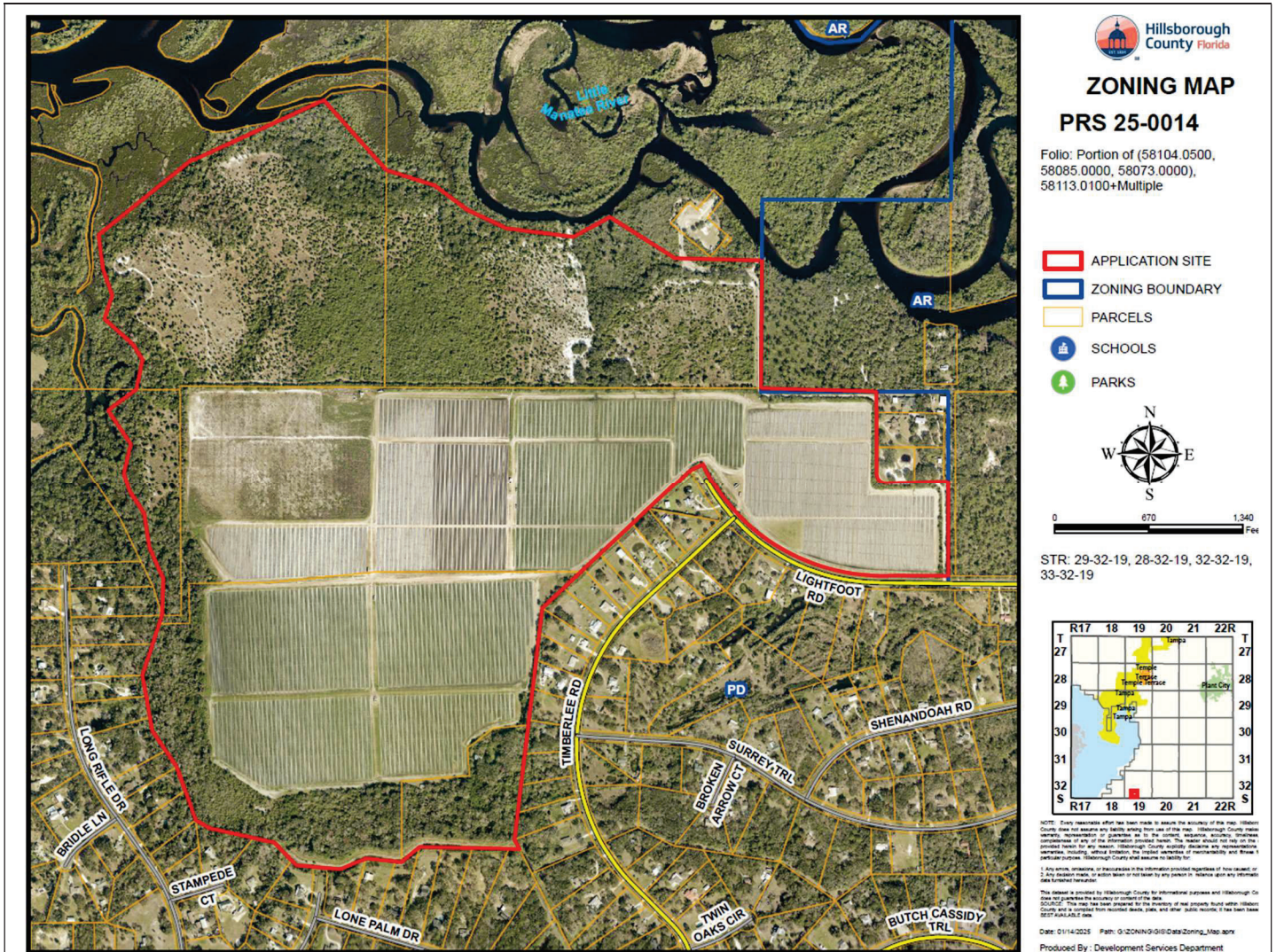


Context of Surrounding Area:

The site is located in an area comprised of agricultural, and agricultural-single-family residential uses. The southern portion, covering approximately 265 acres, of the subject site is surrounded and within the Res-1 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses. The northern 159 acres of the subject property abuts the Little Manatee River and is designated Natural Preserve (N), on the Future Land Use Map.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

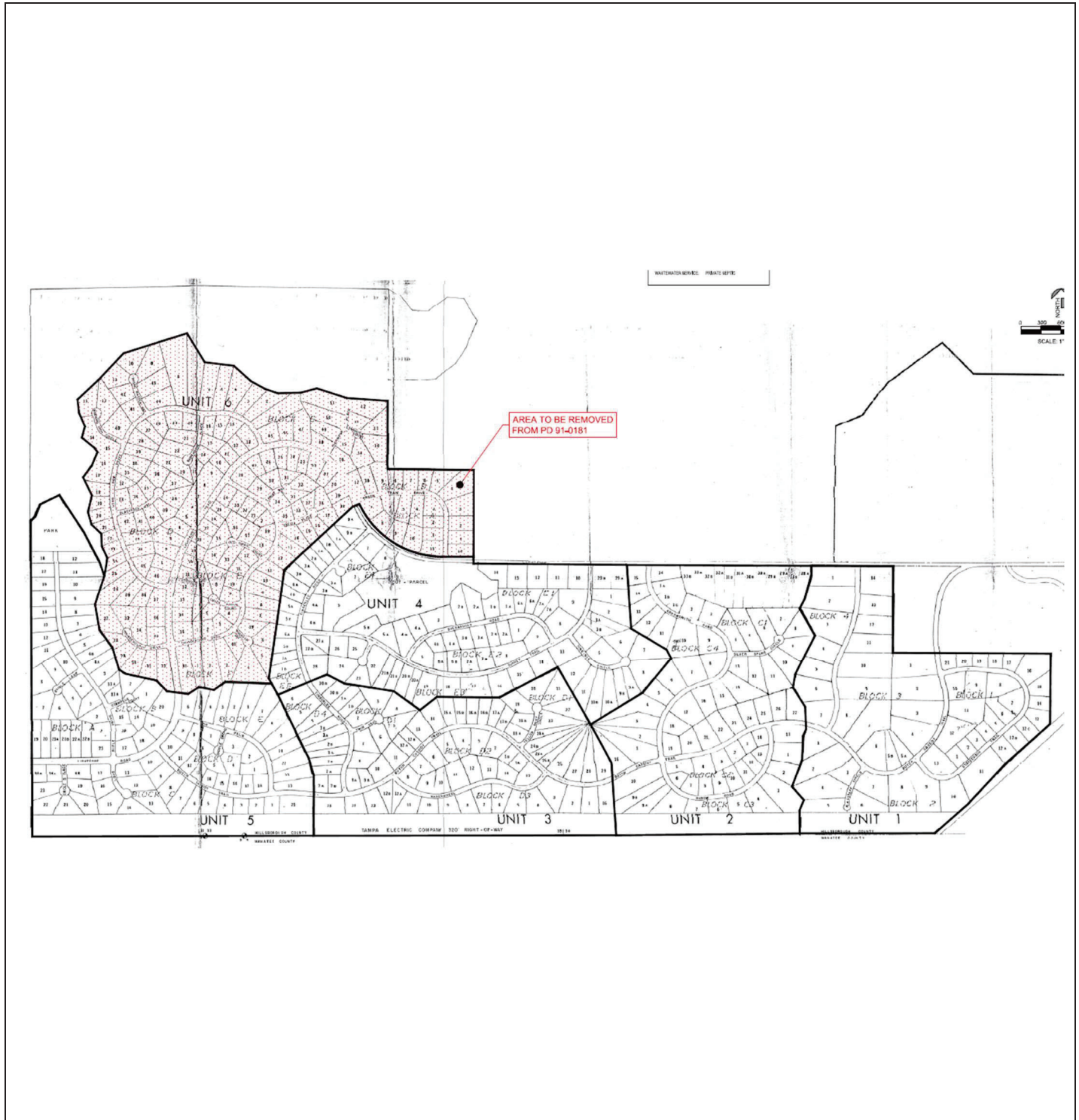


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	PD 91-0181	1 DU per GA	Single-family residential conventional/agricultural	Agricultural – single-family
	AR	1 DU per 5 GA	Agricultural/single-family residential	Vacant
South	PD 91-0181	1 DU per GA	Single-family residential conventional/agricultural	Agricultural – single-family
East	AR	1 DU per 5 GA	Agricultural/single-family residential	Vacant
	PD 91-0181	1 DU per GA	Single-family residential conventional/agricultural	Agricultural – single-family
West	PD 91-0181	1 DU per GA	Single-family residential conventional/agricultural	Agricultural – single-family

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)



APPLICATION NUMBER: PRS 25-0014

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Sam Ball

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Lightfoot Road	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,914	143	191
Proposed	490	36	49
Difference (+/-)	-1,424	-107	-142

*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				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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	
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 checked="" 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"/> 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 type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees: NA				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input 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"/> 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 removal of 425.63 acres from the existing Planned Development of 1,700 acres will result in up to 1,275 residential dwellings being developed on approximately 1,275 acres, which results in a maximum density of 1 dwelling per gross acre in an area that is characterized by agricultural and low-density residential use. The resultant density complies with the Residential – 1 Future Land Use designation. Staff finds the request compatible with the general area.


5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~September 12, 2013~~ January 14, 2025.

1. The maximum density of this proposed development, totaling an estimated ~~1,700~~ 1,275 acres, does not exceed 1 unit per acre as permitted in the overlying Res-1 category. A community center and fire station shall be permitted in the Sundance development as provided by PRS 97-0009 and PRS 13-0806, respectively.
2. Maximum building height of the community center shall be one story or 35 feet, whichever is more restrictive. All sides of the building shall be architecturally finished (i.e. stucco, brick, mosaic, etc) and a pitched roof, residential in character, shall be provided.
3. Buffering shall be provided in accordance with requirements of the Land Development Code, except that no screening shall be required for a community center. Additionally, no screening or buffering shall be required on the west boundary of the fire station parcel. Also, the fire station parking lot buffer along Lighthouse Road shall be allowed a minimum width of three feet; however, all landscaping routinely required for such buffer area shall be installed.
4. Each lot in the subdivision is limited to a single family conventional dwelling unit and accessory residentially oriented structures. Barnes and stables shall be permitted accessory uses. Minimum lot size shall be one acre.
5. Minimum setbacks for any structure shall be fifty feet for the front and twenty-five for the side and rear yard. Notwithstanding, a minimum front yard setback of 20 feet shall be allowed for the fire station parcel.
6. Animals are limited to horses, dogs and cats. The limit per acre is that of the Land Development Code. Cattle, citrus and vegetable crops may be permitted on unplatted parcels as an interim use. All other animals are not permitted.
7. Equestrian uses are permitted along all county easements and for easements specifically platted and recorded for such use along property lines.
8. Fences are permitted but shall not obstruct easements nor set closer than 7.5 feet from any property line.
9. Any previous conditions of approval, except those in direct conflict with conditions above, shall still apply.
10. In June 1974, 1,522 acres were sold to the state as a component of the Little Manatee River State Park by W. G. Development. Any 1973 vested units of the original 71-186 C-U permitted for this land are eliminated.
11. Approval of PRS 13-0806 by Hillsborough County does not constitute a guarantee that Environmental Protection Commission approvals/permits necessary for the proposed fire station expansion 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.
12. 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.
13. Within ninety days of approval of PRS 13-0806 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a revised General Development Plan for certification reflecting all the conditions outlined above. 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.

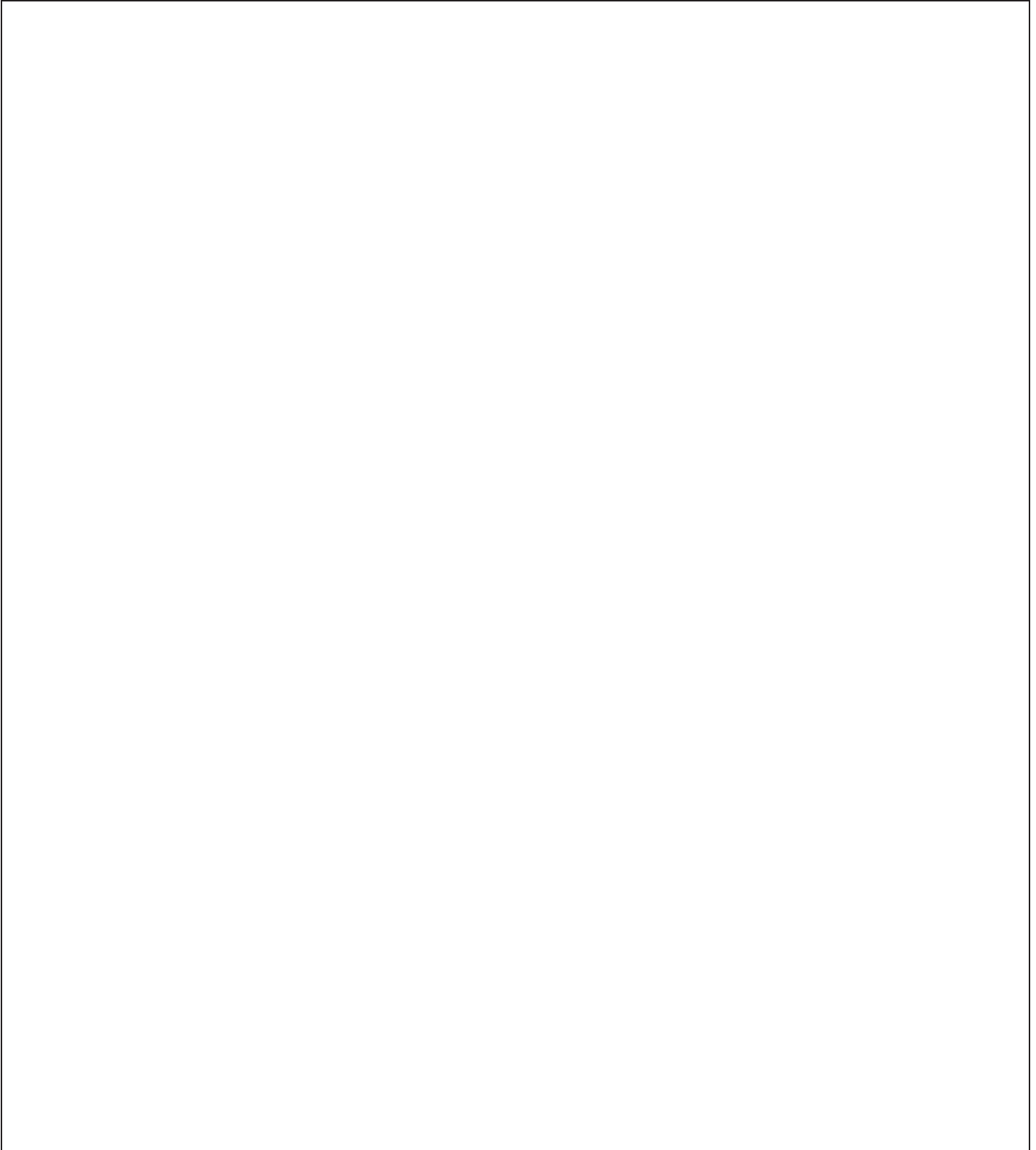
Zoning Administrator Sign Off:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.
Approval of this re-zoning petition by Hillsborough County does not constitute 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

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



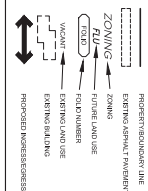
SITE NOTES

1. REFER TO THE ZONING MAP FOR THE ZONING DISTRICT.
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LEGAL DESCRIPTION

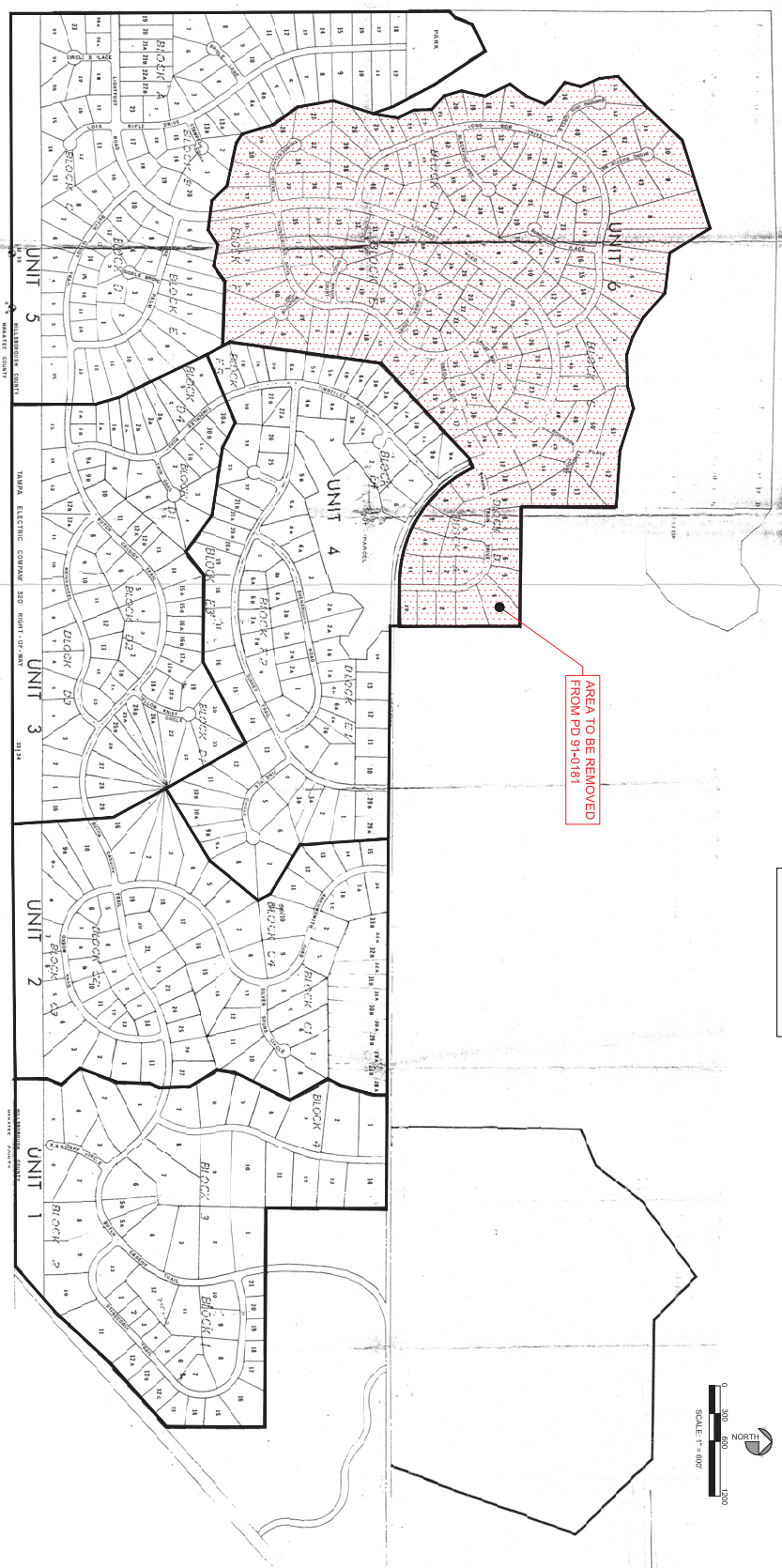
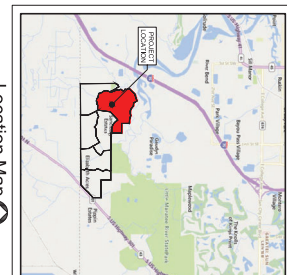
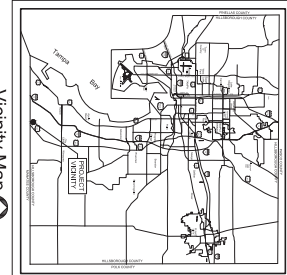
LEGAL DESCRIPTION OF THE PROPERTY TO BE REZONED. THE PROPERTY IS LOCATED IN THE CITY OF TAMPA, FLORIDA, IN THE COUNTY OF HILLSBOROUGH. THE PROPERTY IS DESCRIBED AS FOLLOWS: [Detailed legal description text follows, including references to maps, surveys, and previous zoning designations.]

LEGEND



SITE DATA

PROJECT NAME: TECO Solar Farm - Sundance Unit 6
PROJECT LOCATION: HILLSBOROUGH COUNTY, FLORIDA
PROJECT AREA: 20.00 ACRES
PROJECT DATE: 2024-10-02
PROJECT DRAWN BY: JEF
PROJECT CHECKED BY: TCA
PROJECT JOB NO.: 2240073



LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road Tampa, Florida 33619
(813) 621-7841
www.lamc.com C.A. # 28014

HILL WARD HENDERSON
101 E. KENNEDY BOULEVARD
SUITE 3700
TAMPA, FLORIDA 33602
PHONE (813) 221-3900

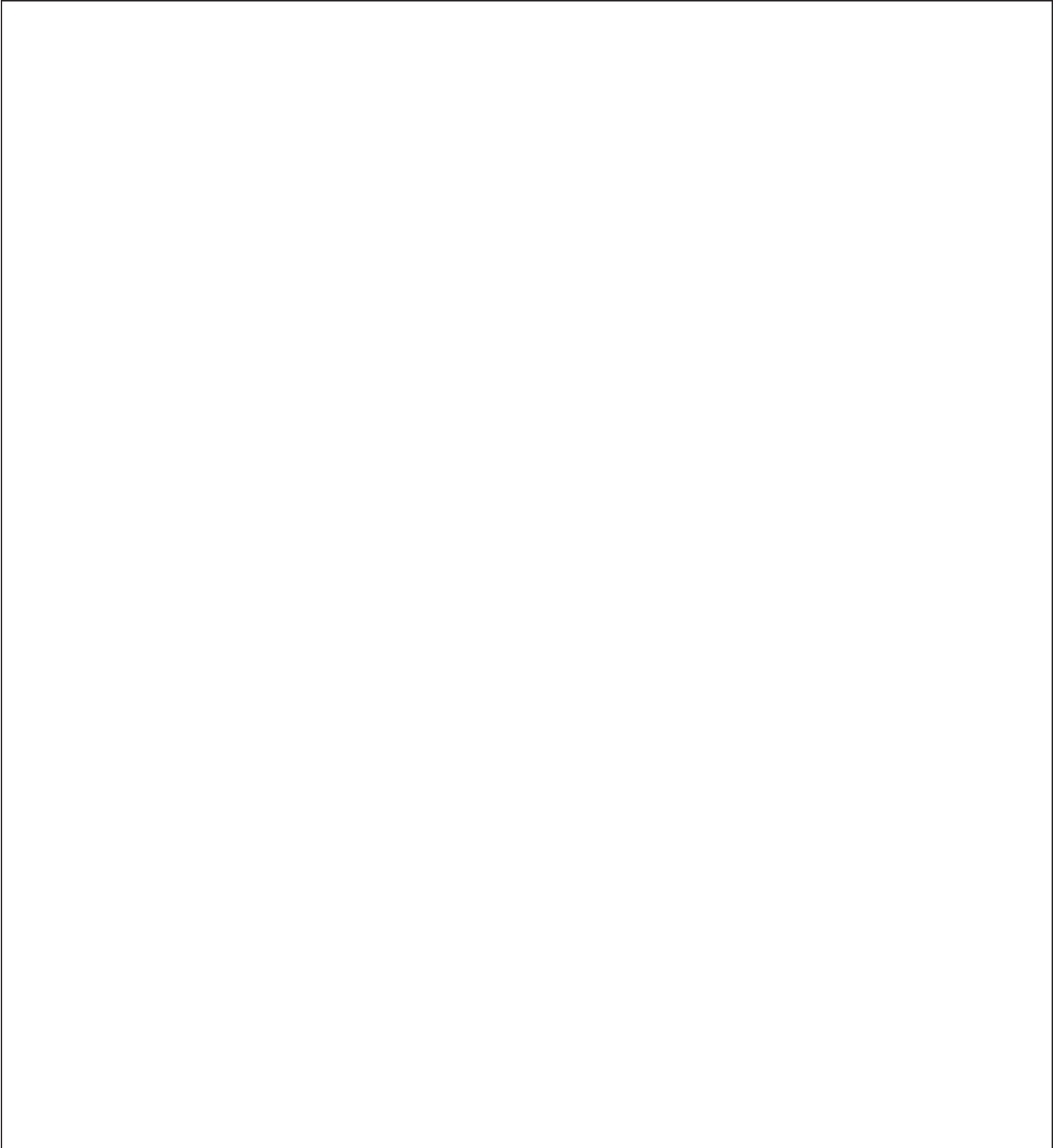
TECO Solar Farm - Sundance Unit 6
HILLSBOROUGH COUNTY, FLORIDA
REZONING PLAN

DATE:	2024-10-02
DRAWN BY:	JEF
CHECKED BY:	TCA
JOB NO.:	2240073

REVISIONS:	ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) NOV2024 - 77 - NAVD83
TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER	

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

A large, empty rectangular box with a thin black border, intended for the submission of the Proposed Site Plan. It occupies the majority of the page below the section header.

1. The *de novo* synthesis of purines is a complex pathway involving multiple steps and cofactors.
2. The first committed step is the conversion of PRPP to 5-phosphoribosyl-1-phosphate (PRAMP) by the enzyme PRPP amidotransferase.
3. The next step is the conversion of PRAMP to 5-phosphoribosylamine (PRA) by the enzyme PRA synthetase.
4. PRA is then converted to 5-phosphoribosylglycine (PRGG) by the enzyme PRA aminotransferase.
5. PRGG is converted to 5-phosphoribosylformylglycinamides (PRFG) by the enzyme PRGG formyltransferase.
6. PRFG is converted to 5-phosphoribosylmethoxymethylglycinamides (PRMG) by the enzyme PRMG methyltransferase.
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[illegible]

PROPERTY/BOUNDARY LINE

EXISTING ASPHALT PAVEMENT

ZONING

FUTURE LAND USE

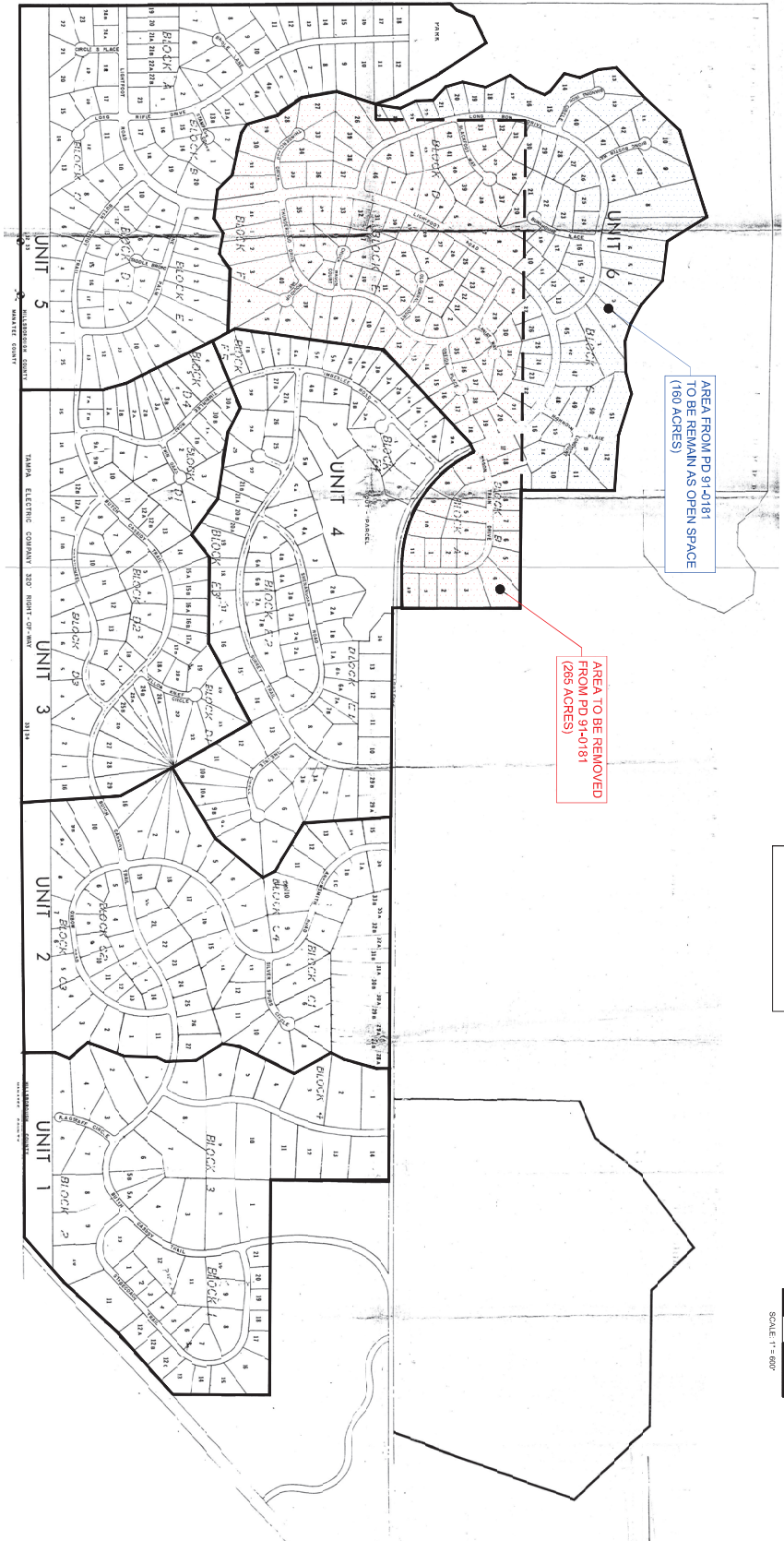
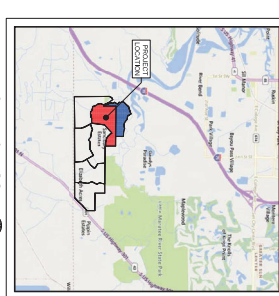
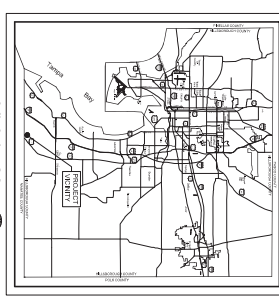
FOLD NUMBER

VACANT

EXISTING LAND USE

EXISTING BUILDING

PROPOSED IMPROVEMENTS

[illegible]

9.0 FULL TRANSPORTATION REPORT (see following pages)

**CURRENTLY
APPROVED**

DRAFT

PROPOSED AMENDED CONDITIONS FOR SUNDANCE FINAL CONDITIONS OF APPROVAL

MEETING OF: County Commissioners
MEETING DATE: August 22 & September 8, 1991
PETITION NUMBER: PD-MU 73-186 ZC91
SEC.TWP.RNG.: 26,27,32,33,34,35,32/19

Approval with Conditions: - Staff recommends approval of the PD-MU zoning request, required to satisfy zoning conformance procedures mandated by the 2010 Future Of Hillsborough County Comprehensive Plan, with the conditions listed below. Approval is based on the General Development Site Plan, and all data shown, defined, described, noted, referenced, and listed thereon.

1. The maximum density of this proposed development, totalling an estimated 1700 acres, does not exceed 1 unit per acre as permitted in the overlying RR category.
2. Each lot in the subdivision is limited to a single family conventional dwelling unit and accessory residentially oriented structures. Barns and stables shall be permitted accessory uses. Minimum lot size shall be 1 acre.
3. Minimum setbacks for any structure shall be fifty feet for the front and twenty-five for the side and the rear yard.
4. Animals are limited to horses, dogs, and cats. The limit per acre is that of the Land Development Code. Cattle and vegetable crops may be permitted on unplatted parcels as an interim use. All other animals are not permitted.
5. Equestrian uses are permitted along all county easements and for easements specifically platted and recorded for such use along property lines.
6. Fences are permitted but shall not obstruct easement nor set closer than 7.5 feet from any property line.
7. Any previous conditions of approval, except those in direct conflict with conditions above, shall still apply.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/13/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/South Shore

PETITION NO: RZ 25-0014

☐

This agency has no comments.

☒

This agency has no objection.

☐

This agency has no objection, subject to the listed or attached conditions.

☐

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) #91-0181. With this modification, the applicant is proposing to remove Folio #58113.0100, Folio #58113.0200, and Folio #58113.0300 comprising a single 203-unit lot subdivision phase (referred to as Unit 6) from the existing Planning Development. The future land use is Residential - 1 (R-1).

A companion Standard Zoning application (RZ 24-1206 STD) has been filed, requesting to re-zone the subject parcels from the currently approved Planned Development to Agricultural Rural – Restricted (AR-R). The restriction proposed by the applicant states that in the event of the development of more than one single family home, a connection between the eastern and western sections of Lightfoot Road shall be made. Transportation staff did find the companion Standard Zoning application (RZ 24-1206 STD) approvable.

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 informational purposes, the following trip generation analysis is from the original PD rezoning approval (PD 91-0181). These numbers are for the entire planned development.

Approved Uses (Subject Area):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached Housing (ITE Code 210) 203 Units	1,914	143	191

Proposed Uses (Pending Approval of Standard Zoning RZ 24-1206):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, Single Family Detached Housing (ITE Code 210) 52 Units	490	36	49

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,424	-107	-142

The above scenario depicts the change in trips generated in the event this Personal Appearance application and the companion Standard Zoning application is approved.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lightfoot Road is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average to below average condition. There are no bicycle facilities or sidewalks present on Lightfoot Road in the vicinity of the proposed project. The roadway lies within a +/- 100-foot-wide right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Lightfoot Road.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Lightfoot Road	Timberlee Road	US 301	C	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lightfoot Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,914	143	191
Proposed	490	36	49
Difference (+/-)	-1,424	-107	-142

*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"/> No <input checked="" type="checkbox"/> N/A	

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Donna Cameron Cepeda
Ken Hagan
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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 10, 2024 PETITION NO.: PRS 25-0014 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: November 6, 2024 PROPERTY ADDRESS: 1920 Lightfoot Rd, Wimauma FOLIO #s: 0581130100, 0581130200 and 0581130300 STR: 33-32-19
REQUESTED ZONING: Removal of folio #s 0581130100, 0581130200 and 0581130300 from an existing PD 91-0181	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Generally around the periphery of the 3 folios
<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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3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Kami Corbett, Agent – kami.corbett@hwhlaw.com



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:** 10/16/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/25/2024

PROPERTY OWNER: Tampa Electric Company **PID:** 25-0014

APPLICANT: Tampa Electric Company

LOCATION: 1920 Lightfoot Rd. Wimauma, FL 33598

FOLIO NO.: 58113.0100, 58113.0300, 58113.0200

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a 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 recommended conditions and no request for additional information associated with wellhead protection.

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

PETITION NO.: PRS 25-0014 REVIEWED BY: Clay Walker, E.I. DATE: 10/18/2024

FOLIO NO.: 58113.0100, 58113.0300, 58113.0200

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 .



PARTY OF RECORD

Rivas, Keshia

From: Hearings
Sent: Monday, December 30, 2024 4:59 PM
To: Vazquez, Bianca; Ball, Fred (Sam); Rivas, Keshia
Subject: FW: (WEB mail) - Stop building in South Hillsborough Cty

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pike, Isabella <Pikel@hcfl.gov>
Sent: Monday, December 30, 2024 8:06 AM
To: Hearings <Hearings@hcfl.gov>
Subject: FW: (WEB mail) - Stop building in South Hillsborough Cty

Good morning, 😊

I hope this finds you well.

Can this thread please be added to the record for application RPS 25 0014? Thank you!

Isabella Pike

Legislative Aide to Commissioner Donna Cameron Cepeda
District 5, Countywide
Hillsborough County Board of County Commissioners

Office: (813) 272-5725
Email: Pikel@HCFL.gov
Website: <https://hcfl.gov/>



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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.

From: Debbie Chancey <debchancey@hotmail.com>
Sent: Thursday, December 26, 2024 1:37 PM
To: Pike, Isabella <Pikel@hcfl.gov>
Subject: Re: (WEB mail) - Stop building in South Hillsborough Cty

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

Good afternoon

Sorry I did not respond sooner. The information I am referring to is a letter sent to resident that lives on Lightfoot as she has the opportunity to comment or make a statement on 1/7/2025 concerning RPS 25 0014. The original rezoning hearing was RZ STD 24 1206 back in October . Any information you can provide would be appreciated.

Thank you again

Debbie Olson- Chancey

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From: Pike, Isabella <PikeI@hcfl.gov>

Sent: Monday, December 23, 2024 2:17:11 PM

To: debchancey@hotmail.com <debchancey@hotmail.com>

Subject: RE: (WEB mail) - Stop building in South Hillsborough Cty

Dear Ms. Chancey,

Thank you for taking the time to contact the office of Commissioner Donna Cameron Cepeda. I hope this finds you well.

We appreciate you bringing this to our attention. Commissioner Cameron Cepeda is committed to not approving development without proper infrastructure and ensuring our County roads and sidewalks are properly maintained. I am not familiar with this application, and I would like to make sure Commissioner Cameron Cepeda is notified. Can you please provide me with the application number for this project?

Sincerely,

Isabella Pike

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From: formstack@hillsboroughcounty.org <formstack@hillsboroughcounty.org>**Sent:** Monday, December 23, 2024 1:46 PM**To:** Commissioner District 5 <ContactDistrict5@hcfl.gov>**Subject:** (WEB mail) - Stop building in South Hillsborough Cty**The following Commissioner(s) received a direct copy of this email:**

- 1 | Commissioner Harry Cohen (District 1)
 - 2 | Commissioner Ken Hagan (District 2)
 - 3 | Commissioner Gwen Myers (District 3)
 - 4 | Commissioner Christine Miller (District 4)
 - 5 | Commissioner Donna Cameron Cepeda (District 5)
 - 6 | Commissioner Chris Boles (District 6)
 - 7 | Commissioner Joshua Wostal (District 7)
-

Date and Time Submitted: Dec 23, 2024 1:46 PM

Name: Debbie Chancey

Address: 610 Butch Cassidy Trail
Wimauma , FL 33598

Phone Number: (813) 624-6533

Email Address: debchancey@hotmail.com

*** Zoning Application Comment: :**

Subject: Stop building in South Hillsborough Cty

Message: Please put a moratorium on any new changes or rezoning in South Hillsborough Cty until you have roads and utilities to support it. The people in South Hillsborough keep saying the traffic is so horrible and no one listens. There is a rezoning in Wimauma that will allow 200 homes on Lightfoot near the intersection of Timberle and Lightfoot. There is no water lines or sewer to support these 200 hundred homes. Try making a left hand turn onto Highway 301 and Lightfoot road before 200 more homes or added. It is so difficult to make a left hand turn where traffic on 301 is going 60 mph. There is no street light no traffic signal just everybody praying they make it across. There is no reason to rezoning any of theses areas as the businesses that people are traveling to go to work is in Tampa . Rezone in Tampa as you have the roads there the water and the sewer. South Hillsborough Cty area which includes Wimauma. Sun City, Riverview, Gibsonton , Apollo Beach and Balm has become a nightmare. I have lived in this area since 1983 and watched this area being destroyed by the reckless non stop building of sub divisions! Pleas listen to your voters.

1299681063

Mozilla/5.0 (iPhone; CPU iPhone OS 18_1_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.1.1 Mobile/15E148 Safari/604.1

** if "Yes, my comment is related to an active zoning application and should be added to the hearing record" is indicated, the email was copied to development services. If blank, the comment was not related to a zoning application as was not copied to development services.*

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