

PD Modification Application:

PRS 23-0043

BOCC Land Use Meeting Date: 04/11/23

1.0 APPLICATION SUMMARY

Applicant: S&H Mathis LLC c/o Chris Falter

FLU Category: A/M

Service Area: Rural

Site Acreage: 14.38 acres

Community Plan Area: East Rural

Overlay: None

Request: Minor Modification to PD 82-0223



Existing Approvals:

PD 82-0223, MM 97-0070, PRS: 10-0367 (withdrawn), 06-0111, 06-2075, 05-1370, 01-1501, 01-0009, 04-0013, 00-0636 WD, ZC 90-0168, and 90-0102

Most recently modified by PRS 06-2075, which was a request for a minor modification to planned development (PD 82-0233), located on the southside of SR 60, approximately ¾ miles east of CR 39. The purpose of the modification was to remove a 52.23-acre parcel from the planned development. The subject parcel was part of a greater planned development, PD 82-0223, containing 4,083 acres approved for phosphate mining, commercial general uses, and residential development.

Proposed Modifications:

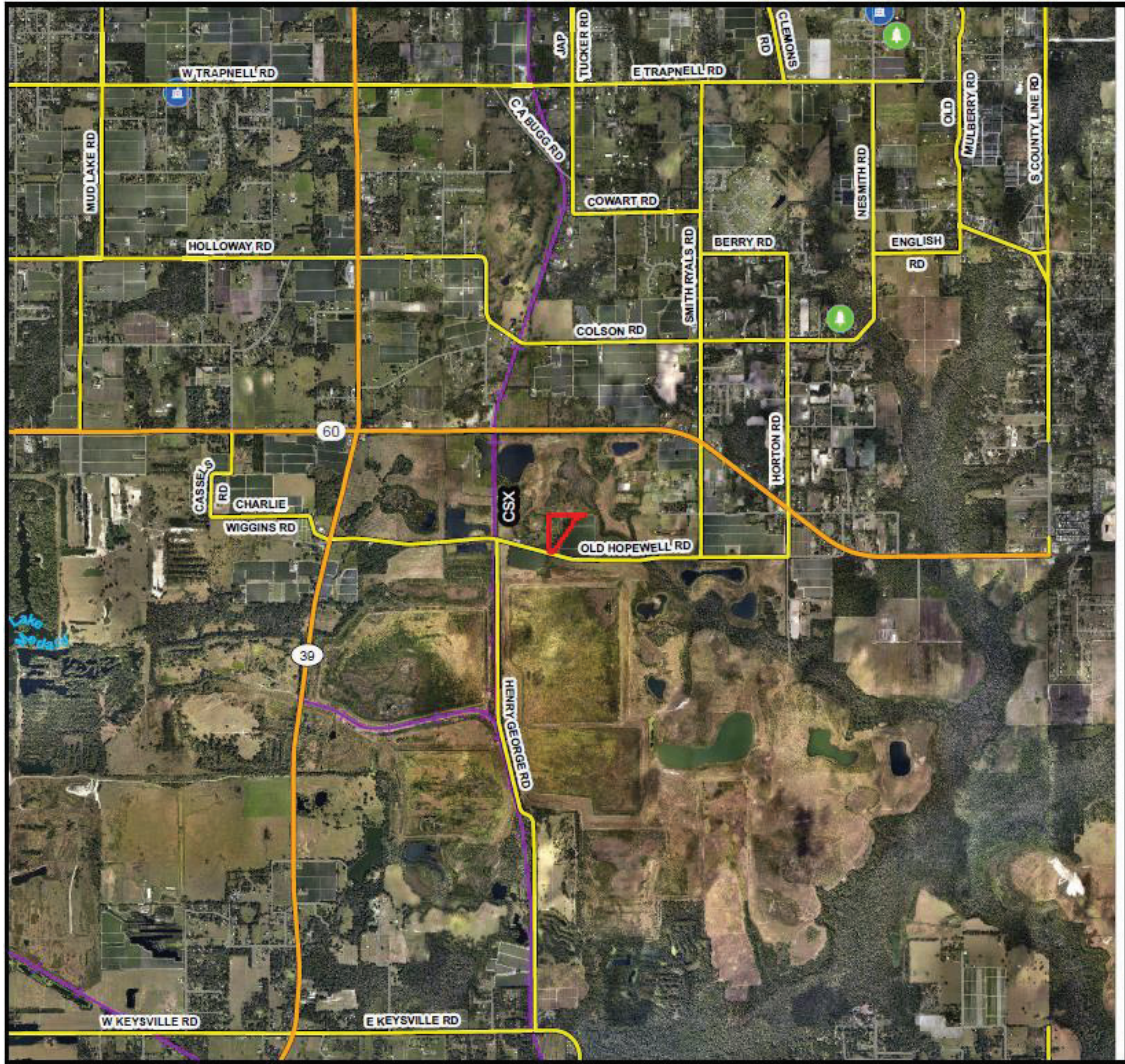
The applicant is seeking a minor modification to the existing Planned Development PD 82-0223. The applicant is proposing to modify a single folio within the (Planned Development) PD, consisting of +/- 14.38 ac. The subject parcel is split zoned, being partially located within the subject PD and partially zoned Agricultural Mining (AM). Zone B, within which the subject parcel is located, is approved for agricultural and residential uses. The applicant requests that cross access be allowed (vehicular and/or pedestrian) at any location along the PD & AM boundary line within the limits of the subject parcel so that it may function as a unified parcel. No changes in project entitlements are proposed.

Additional Information:

PD Variations	None requested.
Waivers	None requested.
Planning Commission Recommendation	No comment.
Development Services Department Recommendation	Approvable, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area

The subject site is located on the southside of SR 60, approximately ¼ miles east of County Road 39. The immediate surrounding area includes parcels located within PD #83-0223. To the southeast is AM (Agricultural Mining) zoned property.

2.0 LAND USE MAP SET AND SUMMARY DATA

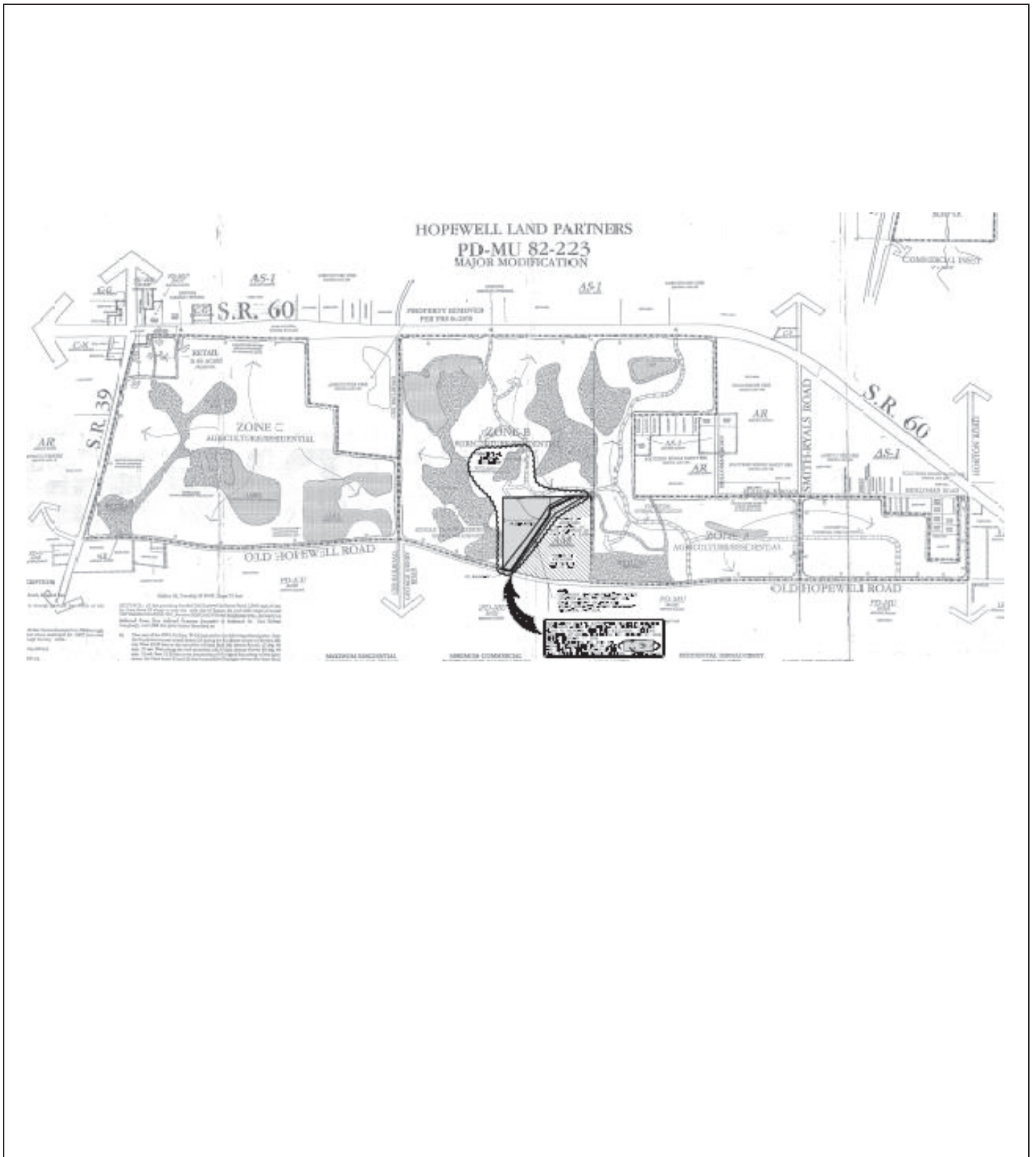
2.2 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 82-0223	AM (Agricultural Mining)	0.05 DU/ GA FAR: 0.25	Phosphate Mining / Reclamation / Residential	Vacant
South	PD 82-0223	AM (Agricultural Mining)	0.05 DU/ GA FAR: 0.25	Agricultural / Residential	Vacant
West	PD 82-0223	AM (Agricultural Mining)	0.05 DU/ GA FAR: 0.25	Min. 1-acre lot Single- family residential	Vacant
East	Agricultural Mining	AM (Agricultural Mining)	0.05 DU/ GA FAR: 0.25	Agricultural	Vacant /Agricultural

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
SR 60	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined
Old Hopewell Rd.	County Collector - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined
CR 39	County Arterial - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined
Smith-Ryals Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined

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	5,629	238	531
Proposed	5,629	238	531
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on analysis provided as a part of the last Major Modification (i.e. 97-0070).

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes: Existing configuration is presumed to be compliant with the LDC. Future modifications may trigger additional reviews to reduce the number of access connections, ensure compliance with Sec. 6.04 access management standards, and other applicable LDC regulations.

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
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	See EPC "Zoning Comment Sheet" dated February 1, 2023.
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 checked="" 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 checked="" 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 _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet". No new conditions are proposed.
Utilities 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees No comments.			
Comprehensive Plan:			
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"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The site is located on the north side of Old Hopewell Road approximately 1,600 feet east of Henry George Road and 6,645 feet east of South County Road 39, and approximately 2,500 feet due south of State Road 60 East. The underlying future land use (FLU) category of the subject parcel is AM (Agricultural Mining). The subject area consists of one folio consisting of approximately 14.38 acres.

- The property is located in the East Rural Planning Area,
- Outside of the Urban Service Area.

The applicant is proposing to modify a single folio within the PD, consisting of approximately 14.38 ac. The subject parcel in is split zoned, being partially located within the subject PD and partially zoned Agricultural Mining (AM). PD 83-0223, was most recently modified pursuant to Minor Modification/Personal Appearance (PRS) 06-2075. The applicant requests that cross access be allowed (vehicular and/or pedestrian) at any location along the PD & AM boundary line within the limits of the subject parcel so that it may function as a unified parcel.

The property is located within Zone B, approved for agricultural and residential uses. The PD site plan shows multiple access connections and have multiple access connections to a variety of roadways running through and surrounding the project, including SR 60 and Old Hopewell Rd. The applicant is proposing to permit continuous vehicular and pedestrian access across the PD boundary such that both those portions within and external to the PD can be connected and utilized (subject to site plan approval and consistency with Section 6.04 access management regulations (as noted on the proposed PD site plan). No changes in project entitlements are proposed.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted March 3, 2023.

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

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

11. Along the following described boundary beginning at the northeast corner of the CU then south of State Road 60 approximately 1,200 feet along the eastern boundary, then west approximately 1,300 feet, south approximately 1,400 feet, then east approximately 2,700 feet adjacent to the existing community of Bealsville, the request is denied. The setbacks within this area shall be as required by the Hillsborough County Phosphate Mining Ordinance, 90-4.
12. CERTAIN COMMERCIAL, RESIDENTIAL, RECREATIONAL AND COMMUNITY USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY MM 97-0070-PC (SITE PLAN B), SUBJECT TO THE FOLLOWING REQUIREMENTS:
13. IMC-Agrico Company shall remain responsible for completing the reclamation of all mined and disturbed areas, and shall continue to provide to the County the required financial security for reclamation.

14. No development shall occur within areas previously mined or disturbed, or any future areas to be mined or disturbed, until such areas have been reclaimed, certified as complete and released by Hillsborough County.
15. The commercial center shall be limited to a maximum of 28,550 square feet of floor space. Permitted uses shall be limited to general commercial (C-G) uses as listed in the Land Development Code. Prior to development, agricultural uses of the AM district shall be permitted on an interim basis.
16. The commercial center shall be limited to one access point on State Road 60 and one access point on County Road 39. The final location and design of the access points shall comply with Hillsborough County Access Management regulations as found in the Land Development Code. Design and construction of curb cuts shall be subject to approval of the Hillsborough County Public Works Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
17. Residential development in Zones A, B and C on the general site plan shall be limited to a total of 124 single-family dwellings. Conventional homes and mobile homes shall be permitted.
18. A minimum size of five acres shall be required for 55 of the single-family lots, while the remainder of the lots shall have a minimum size of one acre. All lots less than five acres in size shall be located within Zone A.
19. Lots less than five acres in size shall be developed in accordance with AS-1 standards of the Land Development Code. Lots five acres or more in size shall be developed in accordance with AR standards.
20. The use of private driveway extensions and/or easements to provide lot access shall be permitted. The spacing, length, width and number of units served by the accessways shall conform with the subdivision regulations of the Land Development Code.
21. Permitted uses in Zones A, B and C shall also include parks, community centers and clubhouses, churches and general recreational uses, including golf courses. Prior to development of individual areas, agricultural uses of the AM district shall be permitted on an interim basis.
22. Potable water wells shall be constructed to the following standards:
 - 22.1 The casing shall be securely seated into competent limestone at a sufficient depth to provide an adequate supply of water.
 - 22.2 The casing material shall be galvanized steel or Schedule 40 PVC.
 - 22.3 The diameter of the well shall be a minimum of four inches.
 - 22.4 Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
23. No project access, excluding individual residential driveways, shall be allowed on Old Hopewell Road across from the McDonald house historic landmark structure. Additionally, no masonry walls, excluding those on individual residential properties, shall be erected across from the McDonald house.
24. Prior to preliminary site plan/plat approval, the developer shall submit a survey, prepared by a qualified wildlife biologist, assessing the possible presence of Southeastern American Kestrels (*Falco sparverius paulus*) in the area to be developed.

25. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-turn storage at each project access point on State Road 60 and County Road 39 where a left turn is permitted, excluding individual residential driveways, to accommodate anticipated project traffic entering the site. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
26. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-turn storage on State Road 60 to accommodate anticipated westbound project traffic turning south on County Road. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
27. Subject to Hillsborough County and FDOT approval, the developer shall provide, at his expense, additional left-turn storage on County Road 39 to accommodate anticipated northbound project traffic turning west on State Road 60. Prior to Construction Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, indicating the amount of left-turn storage needed to serve development traffic. The design and construction of the turn lanes shall be subject to approval of Hillsborough County Public Works and/or FDOT, where appropriate.
28. All turn-lane improvements shall be constructed with proper transitions from the widened section to the existing roadway pavement. Design plans for construction of the improvements shall be subject to approval of the Hillsborough County Public Works Department.
29. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
30. Development of the project shall proceed in strict accordance with the terms and conditions contained in any Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
31. Within 90 days of approval of MM 97-0070-PC by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department, seven copies of a Revised General Development Site Plan for certification which shall reflect all the conditions outlined above.
32. CERTAIN RESIDENTIAL USES SHALL BE PERMITTED IN THE AREA ADDRESSED BY PRS 01-1501 (SITE PLAN A), SUBJECT TO THE FOLLOWING REQUIREMENTS:
33. Residential development on Parcel Number 93268.0000 shall be limited to a total of three single-family dwelling units. Conventional homes and mobile homes shall be permitted. Lots shall be developed in accordance with the AS-1 standards of the Land Development Code. Agricultural uses in accordance with the AS-1 district shall be permitted.
34. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
35. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

36. Within ninety days of approval of PRS 01-1501 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
37. THE FOLLOWING CONDITIONS SHALL APPLY TO THE ADDITIONAL ACREAGE TO BE MINED IN ACCORDANCE WITH PRS 05-1370 (SITE PLAN A):
38. All mining activities shall be in accordance with Section 8.02.00 of the Land Development Code, Operating Permit 82-1, and the Master Mining and Reclamation Plan.
39. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
40. The developer shall submit a wildlife survey, if applicable, in accordance with the Florida Fish and Wildlife Methodology Guidelines upon submittal of a Mining Unit application to conduct mining within the subject property.
41. THE FOLLOWING CONDITIONS SHALL APPLY TO THE AREA ADDRESSED BY PRS 23-0043 (SITE PLAN B):
42. 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.
43. The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for access to uplands. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
44. 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.
45. 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.
46. 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.

472. 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.
483. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
49. 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.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

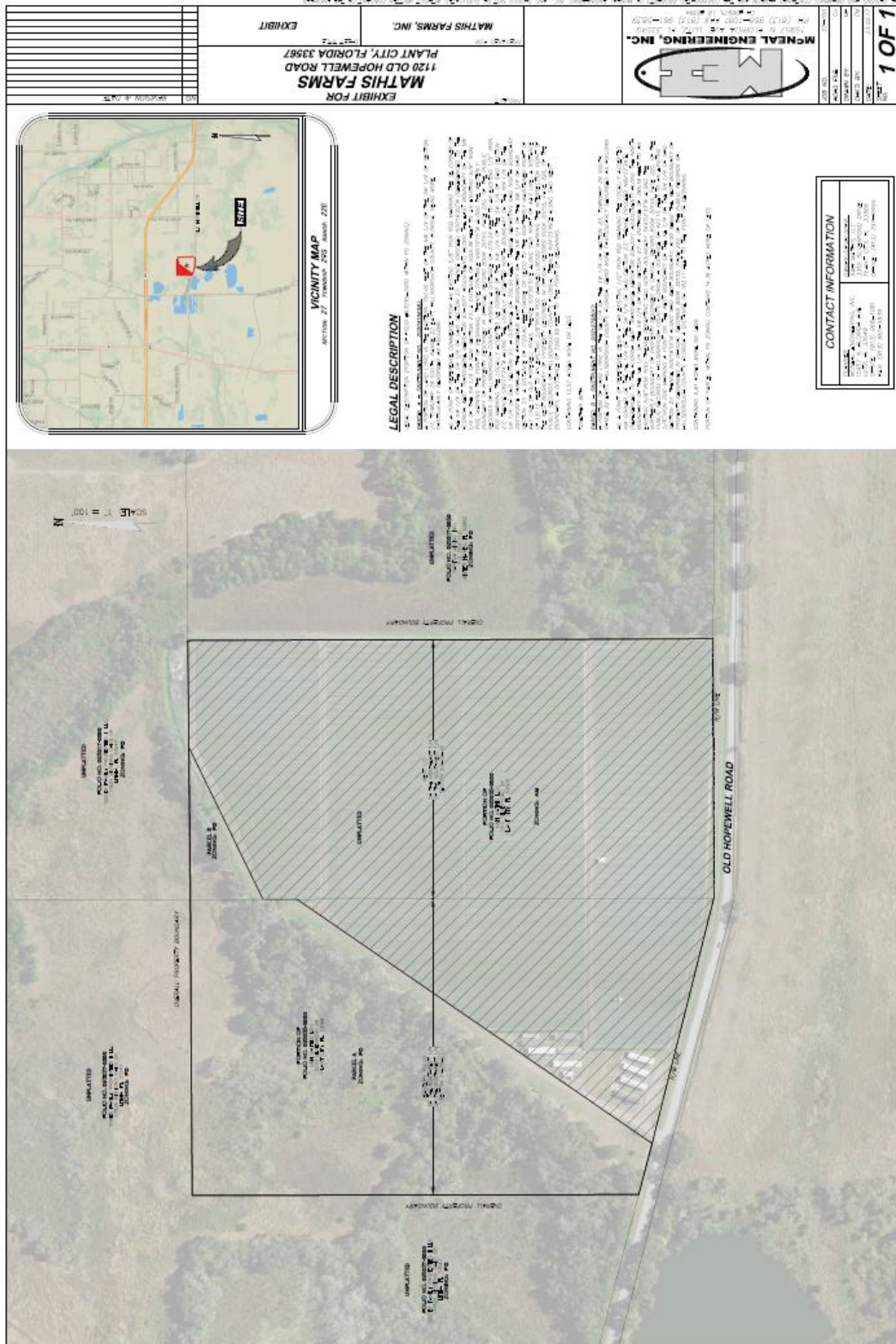
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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
Tue Mar 28 2023 07:48:16

7.0 ADDITIONAL INFORMATION

8.0 Site Plan
 8.2 Proposed Site Plan (Full)



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/18/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 22-0043

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to an existing Planned Development (PD) which consists of multiple parcels, totaling +/- 744.46 ac. The applicant is proposing to modify a single folio within the PD, consisting of +/- 14.38 ac. The parcel in question is split zoned, being partially located within the subject PD and partially zoned Agricultural Mining (AM). The PD #83-0223, was most recently modified via Minor Modification/Personal Appearance (PRS) #06-2075. The project is currently approved for a variety of residential and non-residential uses. Zone B, within which the subject parcel is located, is approved for agricultural and residential uses. The PD site plan shows multiple access connections and have multiple access connections to a variety of roadways running through and surrounding the project, including SR 60 and Old Hopewell Rd. The applicant is proposing to permit continuous vehicular and pedestrian access across the PD boundary such that both those portions within and external to the PD can be connected and utilized (subject to site plan approval and consistency with Section 6.04 access management regulations (as noted on the proposed PD site plan). No changes in project entitlements are proposed, and no additional direct access to an adjacent roadway from the PD is proposed; however, staff notes that there is existing access to Old Hopewell Rd. within those portions of the folio outside of the PD which, should the subject PD be approved, will permit traffic from within the PD to utilize those existing access points (which are subject to change and reconfiguration as necessary to accommodate future development/redevelopment in accordance with Section 6.04 access management standards.

Generally, staff requires transportation analysis to be conducted when new project access is added, consistent with Development Review Procedures Manual (DRPM) guidance for PD rezoning applications. The applicant has requested in the narrative a waiver from the requirement for a study, citing a variety of factors. Staff concurs with the applicant's position that the analysis would not provide any diagnostic value and should not be required, and additionally notes the following:

- The applicant is proposing no change in project entitlements;
- The exiting PD covers a large-scale development area with over 20 access points ultimately accessible from the parcel in question, and covering a broad range of potentially allowable uses. The large size/scale of the development, uncertainty in future development type and size, and abnormally large number of connection points would make a transportation analysis difficult to prepare and unusually speculative;
- Staff notes the portion of the PD in question has access to Old Hopewell Rd. both each and west of the portion of the PD being modified, and so the possibility of additional indirect trips on Old

Hopewell through the AM zoned portion of the site will have no material impact on how much traffic ultimately ends up on Old Hopewell Rd. overall; and,

- Staff notes that as the project comes in for development, it will be subject to Section 6.04 and other applicable Land Development Code standards, including Section 6.04.04 turn lane requirements, which could require turn lanes into the AM zoned portions of the parcel, depending upon the type and size of uses ultimately development and the number of trips utilizing that access overall.

Given the above, staff recommends approval of the zoning modification.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 60	CR 39	Smith-Ryals Rd.	D	C
SR 60	Smith-Ryals Rd.	County Line Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
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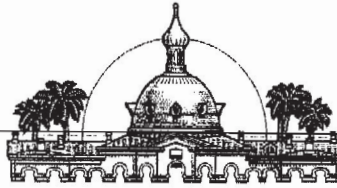
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Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project review was constrained to the scope of the requested change (i.e. access along the PD boundary to provide connectivity between two sides of a split zoned parcel).

**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

December 15, 2006

Reference: PRS 06-2075 EL

BOARD OF COUNTY COMMISSIONERS

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Deputy County Administrator
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Don Rogers
205 James Street
Brandon, FL 33510

Dear Applicant:

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

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

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

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

Sincerely,

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

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

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

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

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

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

AMENDED
FINAL CONDITIONS
OF APPROVAL

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

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

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 06-2075 EL (82-223)
BOCC MEETING DATE: December 12, 2006
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39. Approval of this petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
40. The developer shall submit a wildlife survey, if applicable, in accordance with the Florida Fish and Wildlife Methodology Guidelines upon submittal of a Mining Unit application to conduct mining within the subject property.
41. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
42. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
43. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/18/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 22-0043

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to an existing Planned Development (PD) which consists of multiple parcels, totaling +/- 744.46 ac. The applicant is proposing to modify a single folio within the PD, consisting of +/- 14.38 ac. The parcel in question is split zoned, being partially located within the subject PD and partially zoned Agricultural Mining (AM). The PD #83-0223, was most recently modified via Minor Modification/Personal Appearance (PRS) #06-2075. The project is currently approved for a variety of residential and non-residential uses. Zone B, within which the subject parcel is located, is approved for agricultural and residential uses. The PD site plan shows multiple access connections and have multiple access connections to a variety of roadways running through and surrounding the project, including SR 60 and Old Hopewell Rd. The applicant is proposing to permit continuous vehicular and pedestrian access across the PD boundary such that both those portions within and external to the PD can be connected and utilized (subject to site plan approval and consistency with Section 6.04 access management regulations (as noted on the proposed PD site plan). No changes in project entitlements are proposed, and no additional direct access to an adjacent roadway from the PD is proposed; however, staff notes that there is existing access to Old Hopewell Rd. within those portions of the folio outside of the PD which, should the subject PD be approved, will permit traffic from within the PD to utilize those existing access points (which are subject to change and reconfiguration as necessary to accommodate future development/redevelopment in accordance with Section 6.04 access management standards.

Generally, staff requires transportation analysis to be conducted when new project access is added, consistent with Development Review Procedures Manual (DRPM) guidance for PD rezoning applications. The applicant has requested in the narrative a waiver from the requirement for a study, citing a variety of factors. Staff concurs with the applicant's position that the analysis would not provide any diagnostic value and should not be required, and additionally notes the following:

- The applicant is proposing no change in project entitlements;
- The exiting PD covers a large-scale development area with over 20 access points ultimately accessible from the parcel in question, and covering a broad range of potentially allowable uses. The large size/scale of the development, uncertainty in future development type and size, and abnormally large number of connection points would make a transportation analysis difficult to prepare and unusually speculative;
- Staff notes the portion of the PD in question has access to Old Hopewell Rd. both each and west of the portion of the PD being modified, and so the possibility of additional indirect trips on Old

Hopewell through the AM zoned portion of the site will have no material impact on how much traffic ultimately ends up on Old Hopewell Rd. overall; and,

- Staff notes that as the project comes in for development, it will be subject to Section 6.04 and other applicable Land Development Code standards, including Section 6.04.04 turn lane requirements, which could require turn lanes into the AM zoned portions of the parcel, depending upon the type and size of uses ultimately development and the number of trips utilizing that access overall.

Given the above, staff recommends approval of the zoning modification.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 60	CR 39	Smith-Ryals Rd.	D	C
SR 60	Smith-Ryals Rd.	County Line Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 60	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined
Old Hopewell Rd.	County Collector - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined
CR 39	County Arterial - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined
Smith-Ryals Rd.	County Local - Rural	Choose an item. Lanes <input checked="" type="checkbox"/> Substandard Road	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other – To Be Determined

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	5,629	238	531
Proposed	5,629	238	531
Difference (+/-)	No Change	No Change	No Change

*Trips reported are based on analysis provided as a part of the last Major Modification (i.e. 97-0070).

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes: Existing configuration is presumed to be compliant with the LDC. Future modifications may trigger additional reviews to reduce the number of access connections, ensure compliance with Sec. 6.04 access management standards, and other applicable LDC regulations.

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:

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project review was constrained to the scope of the requested change (i.e. access along the PD boundary to provide connectivity between two sides of a split zoned parcel).

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: March 7, 2023 PETITION NO.: 23-0043 EPC REVIEWER: CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: February 1, 2023 PROPERTY ADDRESS: 1120 Old Hopewell Rd, Plant City FOLIO #: 0930350000 STR: 27-29S-22E
REQUESTED ZONING: Personal appearance	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	January 31, 2023
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Stream / ditch running diagonally northeast to southwest through the parcel
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland 	

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must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

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

kmh / app

ec: Chris Falter, Owner / Applicant - chris@mathisfarm.com
Christopher S. McNeal, Agent - permitting@mcnealengineering.com

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