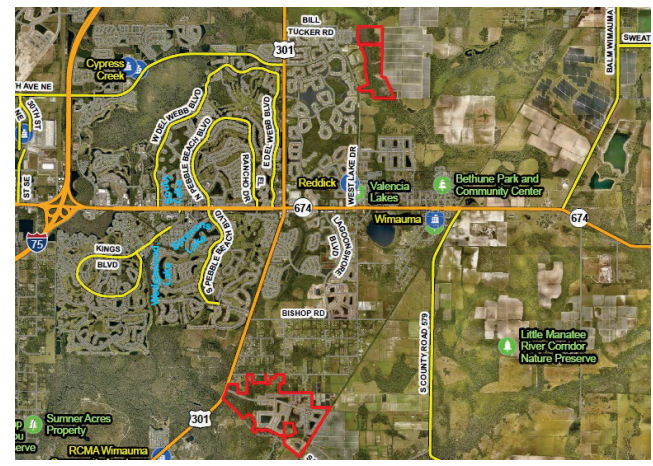


**1.0 APPLICATION SUMMARY**

**Applicant:** EPG1, LLC  
**FLU Category:** WVR-2  
**Service Area:** Rural  
**Site Acreage:** 646.95 +/-  
**Community Plan Area:** Wimauma  
**Overlay:** None



**Introduction Summary:**

The applicant requests to rezone properties zoned PD 19-0102 (as most recently modified by PRS 23-0879) and AR (Agricultural Rural) to PD 24-0044.

PD 19-0102 covers two non-contiguous development areas with density transferred from the sending area (Bullfrog Creek Mitigation Area) to the receiving area (Berry Bay). The PD is approved for 1,047 residential units, a school site and public use facility under two development options under the previously required job opportunities/employment requirements. This rezoning will remove one of the development options, remove the public school use, and expand the receiving area by 55 acres allowing an additional 110 units.

PD 19-0102 is approved for 12 residential pods (A, B, C, D, E, F, G, I, J, K, L, and M). Since 2019, 969 units have been approved, leaving 78 units to be developed. Of those 78 units, 63 have preliminary plat approval in Pod C and 15 will be used in Pod B. With the addition of the AR-zoned 55 acres, shown as Pod O, 110 units are added. Those units will be allocated to Pods O (new), Pod A of 19-0102 and B of 19-0102. Pod O and Pod A will be fully comprised of the new units while Pod B will contain both existing and new units.

Subsequent to the approval of PD 19-0102, new WVR-2 regulations have been adopted, which requires community benefits, development in a grid-like manner, and adherence to specific development standards. Pod O is the newly added area to contain 2 units per acre; therefore, staff has determined that the number of required community benefits will be based on the acreage of Pod O. Pod O will also be subject to the new WVR-2 regulations. Because Pod B will contain existing and new units, PD 19-0102 requirements will remain. Pod A, while an existing pod of 19-0102 will follow new WVR-2 regulations per the applicant.

Zoning:	Existing		Proposed
District(s)	AR	PD 19-0102	PD 24-0044
Typical General Use(s)	Single-Family Residential and Agriculture	<u>Sending Area:</u> Conservation <u>Option 1 Receiving Area:</u> Residential (1,047 detached, attached, and multi-family units) and public school <u>Option 2 Receiving Area:</u> Residential (1,047 detached, attached, and multi-family units),	<u>Sending Area:</u> Conservation <u>Receiving Area:</u> Residential (1,157 detached and attached units) and public service use

**APPLICATION NUMBER:** PD 24-0044

**ZHM HEARING DATE:** June 17, 2024

**BOCC LUM MEETING DATE:** August 13, 2024

Case Reviewer: Michelle Heinrich, AICP

		public service use, and pre-K – 8 public school	
Acreage	55 +/-	Sending Area: 173.6 Receiving Area: 418.21 Total: 591.81	Sending Area: 173.6 Receiving Area: 473.34 Total: 646.94
Density/Intensity	1 unit per 5 acres	1.77 u/a	1.79 u/a
Mathematical Maximum*	11 units	1,047 units	1,157 units

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	PD 19-0102	PD 24-0044
Lot Size / Lot Width	5 acres / 150'	Sending Area: Conservation Options 1 and 2 Receiving Area: 4,000 – 6,000 sf / 40-60 feet	Sending Area: Conservation Receiving Area: 4,000 – 6,000 sf / 40-60 feet Pod O and part of Pod B (WVR-2) : 6,000 sf / 50 ft Pod A (WVR-2): 1,800-3,840 sf / 16-32'
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 25' Side Yards	Sending Area: Conservation Options 1 and 2 Receiving Area: 10-20' Front Yard 10-15' Rear Yard 5' Side Yards	Sending Area: Conservation Receiving Area: 10-20' Front Yard 10-15' Rear Yard 5' Side Yards Pod O and part of Pod B (WVR-2): 20-30' Front Yard 10' Rear Yard 5' Side Yard Pod A (WVR-2): 0-10' Front Yard 15' Rear Yard 0' Side Yard
Height	50'	Sending Area: Conservation Options 1 and 2 Receiving Area: 35'/2-stories	Sending Area: Conservation Receiving Area: 35'/2-stories Pod O and part of Pod B: (WVR-2) 35'/1-3-stories Pod A (WVR-2): 35'/2-3-stories

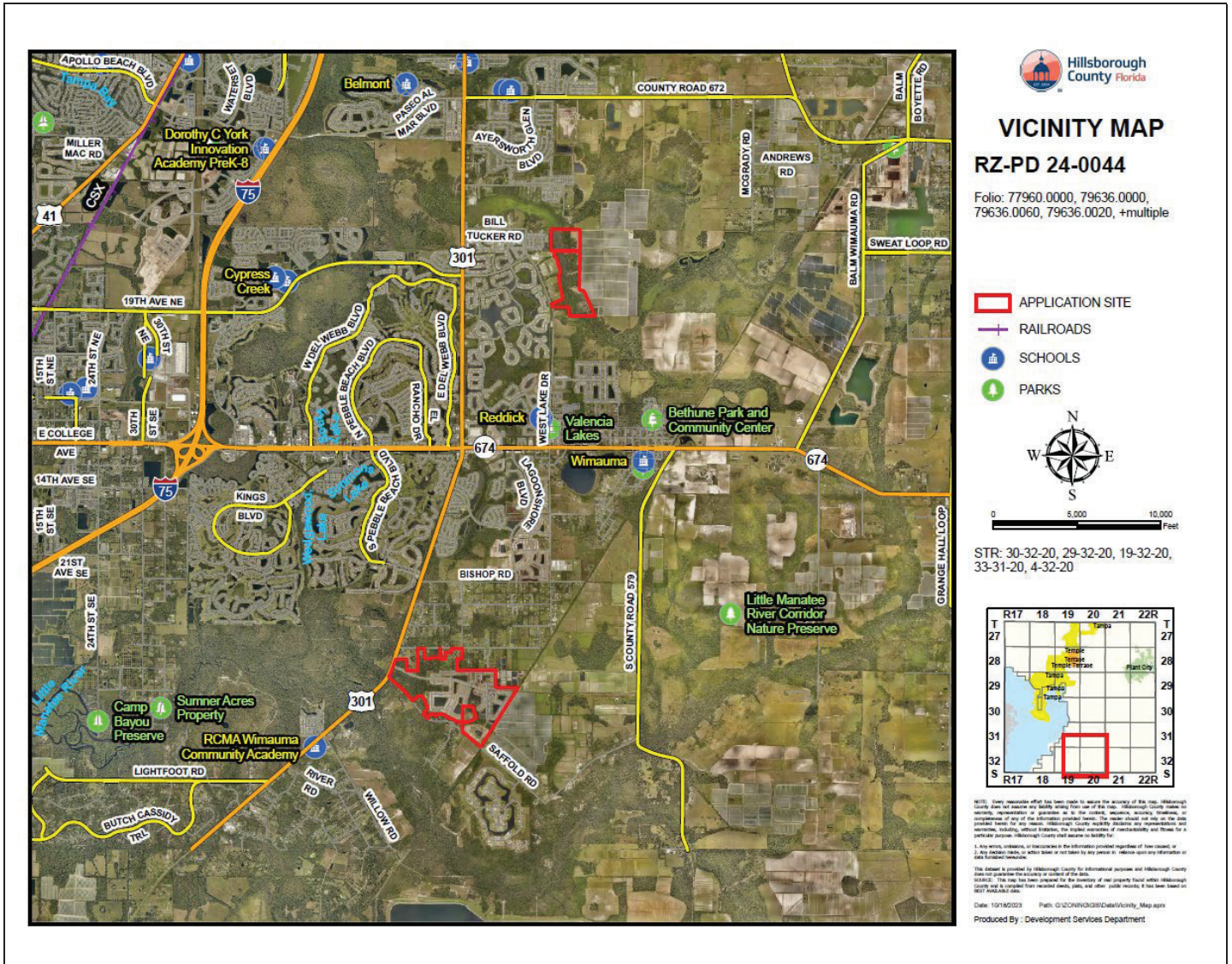
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Section 3.24.08 (5): Rowhouse orientation (partial)

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



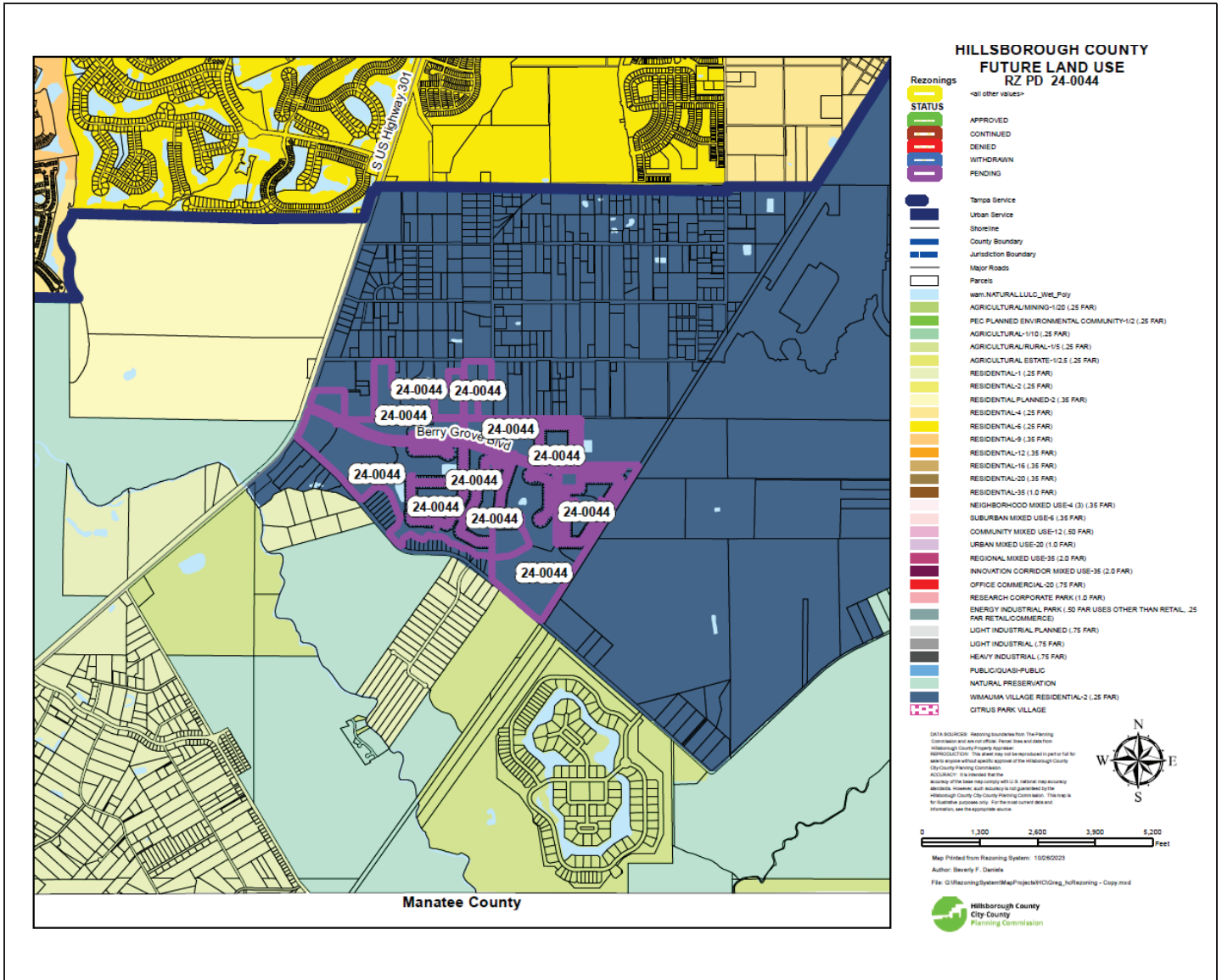
### Context of Surrounding Area:

#### Receiving Area:

The site is located in southern Hillsborough County in the Wimauma community. The area is developed, or approved for development, with residential communities at 2-4 units per acre. The Wimauma Downtown can be found north of the site along SR 674. The area also features large preservation/conservation areas, as well as State Park.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

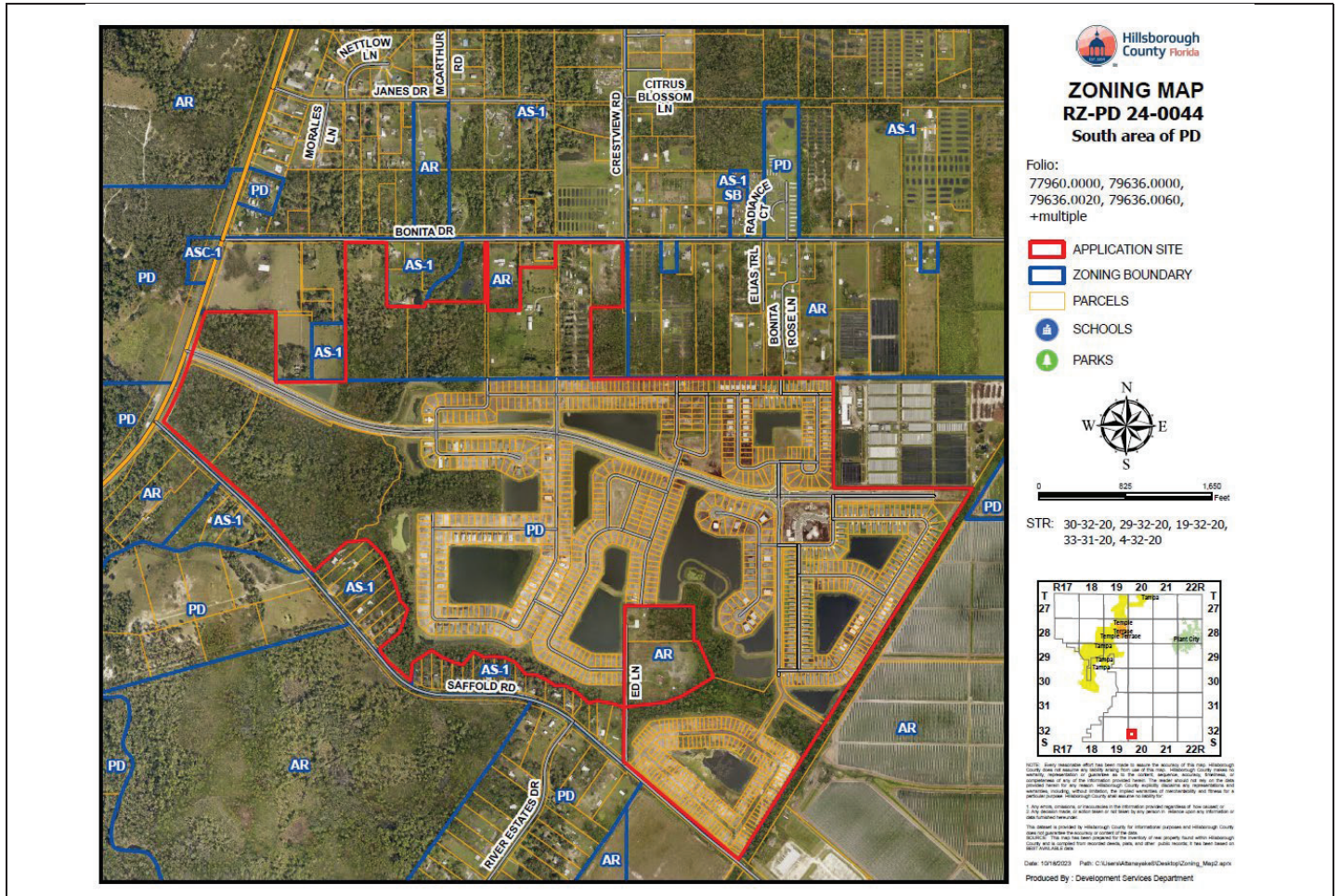
### 2.2 Future Land Use Map (Receiving Area)



Subject Site Future Land Use Category:	WVR-2
Maximum Density/F.A.R.:	2 units per acre
Typical Uses:	Agriculture, residential uses and residential support uses. Commercial (except as limited by the Wimauma Community Plan), industrial and office uses may be considered in the Wimauma Downtown East District.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1 AR	AS-1: 1 unit per acre AR: 1 unit per 5 acres	AS-1 & AR: Single-Family Residential and Agriculture	Single-Family Residential and Agriculture
South	AR, AS-1 & PD	AR: 1 unit per 5 acres AS-1: 1 unit per acre PD: 1 unit per acre	AR & AS-1: Single-Family Residential & Agriculture PD: Single Family Residential	Single-Family Residential, SWFMD/Government, Agriculture, Undeveloped
West	PD 91-0181 PD 80-0147	N/A	Park	Park
East	PD & AR	PD: 2 units per acre AR: 1 unit per 5 acres	PD: Single-Family Residential, Recreation, Residential Support uses AR: Agriculture, Single-Family Residential	PD: Undeveloped AR: Agriculture



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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
US 301	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Berry Bay Blvd	County Collector - Urban	2 Lanes <input 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 type="checkbox"/> Other
Saffold Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bonita Drive	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	18,361	1,920	1,954
Proposed	9,648	696	998
Difference (+/-)	-8,713	-1,224	-956

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

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

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

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input checked="" type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input checked="" type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>	<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	
<b>Service Area/ Water &amp; Wastewater</b>	<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	
<input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
<b>Hillsborough County School Board</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit) Mobility: \$13,038 per unit Parks: \$2,145 per unit School: \$8,227 per unit Fire: \$335 per unit Single Family Detached per unit = \$23,745 Rural Mobility, South Park/Fire - 50-80 single family in pod O, amend pod B from 100-150 SF/TH/MF to 20-50 SF total 70-130 new SF				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments



ZHM HEARING DATE: June 17, 2024

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<b>Planning Commission</b>				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A				

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The majority of this application consists of an already approved Planned Development approved in 2019. Staff identified no consistency concerns with the request. Under PD 24-0044, the applicant is enlarging the PD by approximately 55 acres (Pod O). This will connect PD 19-0102 to Bonita Drive via Pod O.

Pod O consists of a significant amount of wetlands/conservation areas, which will place residential development along the west. Areas around Pod O are zoned AR and AS-1 and developed with low density residential and agriculture. A stormwater pond will be located along Bonita Drive, to internalize the development. The site is being developed in accordance with the WVR-2 Residential standards and is similar to other developments in the area.

Given the above, staff finds the project compatible with the surrounding area.

### **5.2 Recommendation**

Approvable, 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 April 22, 2024.

The following shall apply to the Berry Bay Farms Designated Receiving Area:

- 1. Residential development shall be limited to a maximum of 1,157 residential units.
- 2. Pods B, C, D, E, F, G, I, J, K, L, and M shall meet the following:
  - 2.1 Limited to single-family detached residential. Each pod shall be limited to the maximum number of units provided for each pod on general site plan.

2.2 Single-family detached lots and units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 feet
Minimum front yard setback:	10 feet (unless otherwise stated)
Minimum garage setback:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

Minimum lot size:	5,500 sf
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

\*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

Minimum lot size:	6,000 sf
Minimum lot width:	60 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

\*corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as a side yards, the garage setback shall be 20 feet.

2.3 Single-family detached lots developed at a width under 50 feet shall comply with the following:

2.3.a No more than 65% of the single-family detached lots within Pods B, C, D, E, F, G, I, J, K, L, and M may be under 50 feet in width. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout Pods B, C, D, E, F, G, I, J, K, L, and M, each plat

shall provide a table providing the number and percentage of lots under 50 feet in width proposed and approved within Pods B, C, D, E, F, G, I, J, K, L, and M. If when blended an individual pod or phase at platting will exceed the percentage maximum of lots under 50 feet in width, the permissibility for lots under 50 feet in width will be restricted accordingly elsewhere in Pods B, C, D, E, F, G, I, J, K, L, and M .

- 2.3.b Single-family detached units shall provide a 2-car garage with a minimum 18 foot wide driveway.
- 2.3.c Garages shall be permitted to extend a maximum of 5 feet in front of the primary residential structure if an entry feature over the primary entrance facing the street is provided. The minimum garage setback shall be 20 feet. Notwithstanding condition 2.2, the primary residential structure setback shall be a minimum of 25 feet. The offset created by these two setbacks shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. The entry feature shall be permitted to extend further into the front yard at minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature. If no entry feature is provided, the garage shall not be flush or placed closer to the street than any portion of the front façade.
- 2.3.d Should garages be located behind the front plane of the primary residential structure, the primary residential structure shall provide a minimum 10 foot front yard setback and the garage shall provide a minimum 20 foot front yard setback. The offset between these setbacks shall be a minimum of 10 feet. This offset shall not require the use of any entry feature or covered porch. Should an entry feature or covered porch be provided, the minimum front yard setback of 10 feet shall apply.
- 2.3.e Garage doors shall not account for more than 60% of the width of the street facing building façade.
- 2.3.f All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 2.3.g Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- 2.3.h Each unit's primary entrance door shall face the roadway.
- 2.3.i A maximum of 30% of the units on lots under 50 feet in width in Pods B, C, D, E, F, G, I, J, K, L, and M may be 1-story in height. A minimum of 70% of the units on lots under 50 feet width in Pods B, C, D, E, F, G, I, J, K, L, and M shall be 2-stories in height. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout Pods B, C, D, E, F, G, I, J, K, L, and M, each plat shall provide a table providing the number and percentage of 1-story and 2-story units proposed and approved within Pods B, C, D, E, F, G, I, J, K, L, and M. If when blended an individual pod or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story units will be restricted accordingly elsewhere in Pods B, C, D, E, F, G, I, J, K, L, and M.

- 2.3.j All 2-story units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
  - i. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
  - ii. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
  - iii. A change in materials between the first and second floors.

2.4 Buildings and uses within the amenity center (Pod H) shall be developed in accordance with the following:

Minimum front yard setback:	10 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	35 feet/2-stories

Buffering and screening where adjacent to any residential uses shall be required.

2.5 A minimum of 168.4 acres shall be used for open space within the project. The calculation of land area used for open space shall not include the land area for sidewalks required by the LDC. The developer shall provide contiguity and connection to open space and conservation areas throughout the project via paved or unpaved bicycle/pedestrian trails, sidewalks and pathways.

2.6 Prior to preliminary plat approval for any number of residential units above six hundred sixty three (663) but at or under 946 residential units within Pods B, C, D, E, F, G, I, J, K, L, and M, the developer shall provide documentation that demonstrates that additional job opportunities (Employment Requirements) exist within the Wimauma Community Plan Village that are not already allocated to this planned development, any other planned development zoning within the boundaries of the Wimauma Community Plan Village, or any pending or approved preliminary subdivision plats or multifamily site development applications within the boundaries of the Wimauma Community Plan Village.

Said documentation to demonstrate Employment Requirement compliance shall be provided on the preliminary subdivision plat or multi-family site development plan in the form of a table that includes the following: (1) the folio numbers and the heated square footage being allocated for any additional residential units above 663 residential units within the subject PD; and, (2) the folio numbers and heated square footage already allocated to the subject PD, other planned development zonings within the boundaries of the Wimauma Community Plan Village, and any pending or approved preliminary subdivision plats or multi-family site development applications within the boundaries of the Wimauma Community Plan Village. This table shall be annotated as to which projects are assigned to the provided folios and heated square footage.

Both the number of jobs required by the additional residential units above 663 but at or under 946 residential units and the number of jobs that must exist within the boundaries of the Wimauma Community Plan Village shall be based upon the assumptions set forth in the Employment and Services Requirements section of Objective 48 of the Hillsborough County Comprehensive Plan. As required by Objective 48 of the Comprehensive Plan, the Wimauma Village Residential-2 employment and shopping

requirements are hereby identified for tracking purposes in these conditions of approval as Attachments A and B.

The above condition shall not apply to residential units above 946 to the maximum of 1,047 within Pods B, C, D, E, F, G, I, J, K, L, and M .

3. Pod O shall meet the following:

- 3.1 Limited to single-family residential detached utilizing the Standard House Lot Type per LDC Section 3.24.08 at a 50 foot width. Pod O shall be limited to the maximum number of units provided on general site plan.
- 3.2 Within Pod O, a minimum of 22 acres of open space shall be provided. A minimum of 6.6 acres of continuous open space shall be provided. A minimum of 5.3 acres (with the Community Benefit) shall be provided and include (1) 2.2 acres of internal open space, (2) 1 acre of MUTs (active recreation), and (3) 2.1 acres of internal open space that is not MUTs. Uses within the internal open space shall be as provided in LDC Section 3.24.03.A.5.
- 3.3 Notwithstanding what is shown on the PD site plan, Bblocks shall be developed in compliance with LDC Section 3.24.04. Limited flexibility from what is shown on the site plan will be provided to meet LDC Section 3.24.04.
- 3.4 Garage access shall be from the roadway to a front loading garage.

4. Pod A shall meet the following:

- 4.1 Limited to single-family attached dwellings developed utilizing the Rowhouse Lot Type per LDC Section 3.34.08, unless otherwise noted.
  - 4.1.a. The two blocks to the west of the Neighborhood Center may be oriented towards a MUT.
- 4.2 Notwithstanding what is shown on the PD site plan, Bblocks shall be developed in compliance with LDC Section 3.24.04. Limited flexibility from what is shown on the site plan will be provided to meet LDC Section 3.24.04.
- 4.3 Pod A shall provide a 2-acre Neighborhood Center. Development within the Neighborhood Center shall be in compliance with LDC Section 3.24.03.B.3 (Buffering and Screening) and LDC Section 3.24.03.C.

5. The project shall provide the following three Community Benefits:

- 5.1 Additional internal open space (Tier 2-7). Pod O shall provide additional internal open space and internal recreation space as outlined in condition 3.2. The acreages of each type of open space shall be provided on each preliminary plat and construction plan for Pod O.
- 5.2 Trail crossing to the Little Manatee River State Park Trailhead (Tier 1-4). The project shall provide a trail crossing at the signalized intersection of US Hwy 301 and Berry Grove Boulevard. This crossing shall connect the from the Berry Grove Boulevard MUT within the project to the Little Manatee River State Park Trailhead. Provision of this crossing as specified above shall be provided by the construction plan approval of Pod O.

- 5.3 Land dedication and conveyance of a County Fire Station within the Neighborhood Center within Pod A (Tier 1-2).
  - 5.3.a The County and the Developer will use their best efforts to reach a mutually agreeable dedication agreement within three (3) years from the zoning approval of PD 24-0041 (the "Agreement Period").
  - 5.3.b Any and all roadways within the Planning Development serving and/or providing access to the Neighborhood Center shall be platted to the Neighborhood Center's property lines. In no event shall there be any intervening land restriction access to the Fire Station Site.
  - 5.3.c Should the County and the Developer not reach a mutually agreeable dedication agreement within the Agreement Period, the Developer shall initiate a Major Modification application to propose an alternative Community Benefit, in accordance with the Land Development Code.
6. As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd., consistent with the Design Exception (dated March 21, 2019 and last revised April 18, 2019) and which was approved by the County Engineer (on April 25, 2019), including:
  - a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:
    - i. Widen the existing roadway such that there are 11-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and;
    - iii. Mill and resurface the existing roadway; and,
    - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
  - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:
    - i. Be permitted to maintain the existing 10-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
    - iii. Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
7. The developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
  - a. the Dug Creek stormwater cross drain under Saffold Rd.; and,
  - b. the stormwater cross drain located +/- 300 feet to the northwest of the Dug Creek stormwater cross drain.
8. The developer shall construct a minimum 5-foot wide sidewalk along the project's West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.

9. With regards to the Designated Receiving Area:
- a. Internal project roadways shall be public and may not be gated.
  - b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
  - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.
10. With regards to required site access improvements:
- 10.1 The developer shall construct the following improvements:
- a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
  - b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;
  - e. An eastbound to northbound left turn lane on Saffold Rd onto the proposed north-south collector roadway
  - f. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.
- 10.2 The developer shall construct the following additional improvements:
- a. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.; and,
  - b. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway.
- 10.3 In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn lane on Saffold Rd. onto US 301.
11. With regards to certain internal roadways:
- The developer shall construct the east-west and north-south ~~and north-south~~ collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.



12. With each increment of development, the developer shall conduct a signal warrant analysis to determine if a traffic signal is warranted at the intersection of Berry Bay Blvd and US 301. If warranted and approved by FDOT, the developer shall install the signal. Concurrent with the signalization of the intersection, the developer shall install a crosswalk for pedestrians and bicyclists at the intersection.
13. Concurrent with the signalization and construction the crosswalk at the intersection, the developer shall construct a multi-use path along the west side of US 301 connecting the development to the Little Manatee River State Park North Trail Head trailhead located on the west side of US 301. Improvements are subject to FDOT approval.
14. ~~Blocks within the project shall comply with block size and other applicable requirements of the LDC, unless otherwise noted.~~ Notwithstanding the above or anything herein to the contrary, as shown on the PD site plan, block faces shall consist of a combination of roadways and MUTs – Pedestrian Thoroughfares (PTs), which are not shown on the PD site plan, are expressly disallowed.
15. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access, or access connections to continue/extend the Multi-Use Trails (MUTs), may be permitted anywhere along the PD boundaries.
16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the certified site plan to avoid tree removal.
17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
18. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation and/or mitigation provisions for upland significant wildlife habitat will be addressed.
19. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, within the overall boundaries of this rezoning request.
20. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any

impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

21. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
22. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of Development Services for review and approval. Use of the agricultural exemption provisions to the Land Alteration regulations is prohibited.
23. The subject application is adjacent to the Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development, such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
24. 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.
25. 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.
26. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line," and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
27. 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.

The following shall apply to the Bullfrog Creek Mitigation Designated Sending Area:

28. The Designated Sending Area depicted on the site plan, shall be limited to one dwelling unit for the entire 173.61 acre Designated Sending Area. Prior to preliminary plat approval for the Designated Receiving Area, the developer shall submit to Hillsborough County a proposed deed restriction in the form of conservation easement consistent with Section 704.06, Florida Statutes, which shall encumber the Designated Sending Area, limit the development within the Designated Sending Area to one, single residential dwelling unit, and be enforceable by Hillsborough County. The conservation easement must be accepted by the Hillsborough County Board of County Commissioners and recorded in the official public records of Hillsborough County prior to preliminary plat approval.

- 28.a A maximum of 1 single-family detached lot shall be permitted where depicted on the general site plan. Development shall be in accordance with the AR zoning district development standards.
  - 28.b Notwithstanding the above, the Bullfrog Creek Mitigation Designated Sending Area shall also permit conservation and passive agricultural uses.
  - 28.c Access to the one (1) single-family dwelling unit may be permitted anywhere along the PD frontage where adjacent to the Ingress and Egress Easement (as recording in OR Book 25621 Page 624) serving the property;
  - 28.d Additional access shall be permitted in the location specified on West Lake Dr. or anywhere along the Ingress and Egress Easement necessary to provide for maintenance of these lands.
29. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
30. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**



**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**

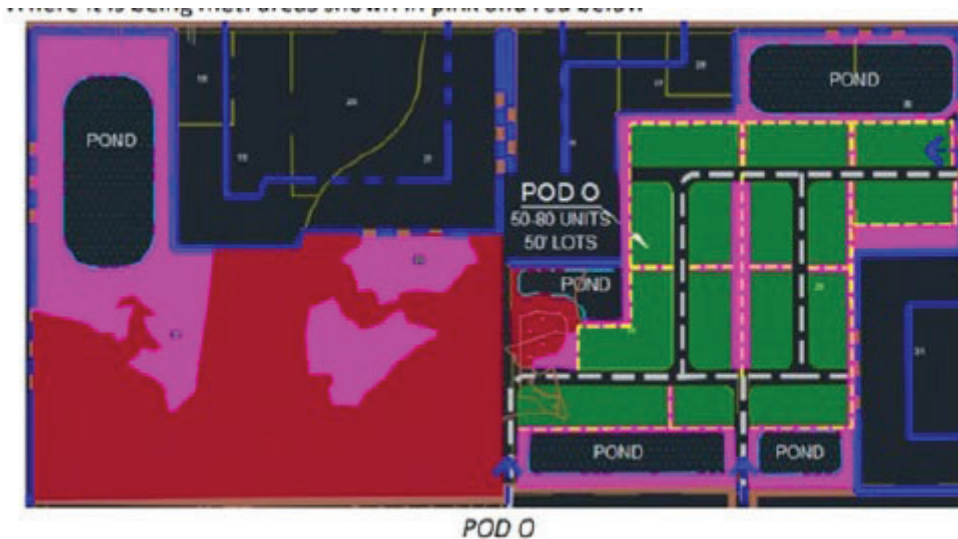
The majority of the receiving area was approved under previous WVR-2 Comprehensive Plan Policies which required clustered residential, open spaces and the presence of job opportunities/employment within the Wimauma Plan Area before residential could be development. The updated WVR-2 Comprehensive Plan Policies and new Land Development Code standards require a pedestrian oriented development pattern, open space, and neighborhood centers.

PD 19-0109 & PD 24-0044 density transfer:

PD 19-0102 is approved for 12 residential pods (A, B, C, D, E, F, G, I, J, K, L, and M). Since 2019, 969 units have been approved, leaving 78 units to be developed. Of those 78 units, 63 have preliminary plat approval in Pod C and 15 will be used in Pod B. With the addition of the 55 acres, 110 units are added. Those units will be allocated to Pods O (new), A and B. Pod O and Pod A will be fully comprised of the new units while Pod B will contain both existing and new units.

PD 24-0044 Open Space:

Newly added area consists of 55.13 acres. A total of 40% (22 acres) is to be set aside for open space. Of that percentage, 30% is to be contiguous and 10% is to be internal open space. Areas shown in red and pink represent the total open space acreage (29.7). Contiguous is shown in red at 17.1 acres (6.6 required) and internal open space is shown in pink at 12.6 (2.2 required).



Open Space	Contiguous (30%)	Internal (10%)	Total Open Space(40%)
Required	6.6	2.2	22.0
Provided	25.8 (all western red and pink areas)	2.2 (eastern pink area)	28.0
Difference	19.2 +	0	6.0 +

Neighborhood Center:

A Neighborhood Center is not required for sites under 100 acres size. However, the new PD is provided a 2 acre Neighborhood Center within Pod A, the undeveloped portion of PD 19-0102. The Neighborhood Center is to include uses such as parks, government/public service uses, schools, daycare centers and churches. The project will provide a public service use within the center.

Community Benefits:

The area being added (Pod O) will require at least three community benefits to be provided.

#1: Increase in internal recreation space and increase in internal open space. Under Community Benefit 2-7, the project will increase internal recreation by 25% (1.0 acres required) and increase in internal open space by 35% (2.0 acres). The existing PD provides a 4 acre amenity center, which is not limited to neighborhood residents. This along with 3.0 more acres of internal recreation/internal open space will be provided.

Open Space CB	Internal Recreation (4.0)	Internal Open Space (2.2)
Required	1.0 (25% increase from 4.0)	0.77 (35% increase from 2.2)
Provided	1.0 (Pod O multi-use trails)	2.1 (eastern pink area excluding multi-use trails)
Difference	0.0	1.33 +

#2: Contribution towards furthering a defined community goal within the Wimauma Community Plan (Tier 1-4). The project will provide a multi-use trail/crosswalk over Hwy 301 (at the signalized intersection of Berry Bay Grove and US Hwy 301) to a trail head at Little Manatee State Park. This will connect to the internal MUTs within the neighborhood. This furthers the Community Plan goal of connectivity within the area.

#3: Land dedication and conveyance to the County for uses such as parks, civic uses and public service uses to be provided (Tier 1-2). The applicant is proposing a 2-acre site for a County Fire Station within Pod A. The minimum acreage to be dedicated is 2 acres.

Wimauma Blocks:

The project will comply with the maximum block requirements within Pods O and A and contain only entitlements from the new area added. Pod B will consist of units provided by the new acreage and 15 units previously approved. Therefore, Pod B is not proposed to follow the WVR-2 block requirements. Staff does not object to this proposal as portions of Pod B have already been platted, which could account for as much as 75% of the units within Pod B.

Connectivity:

The newly added average will be internally connected to the existing development. Additionally, access to Bonita Drive will now be available to the remainder of the development through Pod O. This area is within a larger area that permits east/west access via Berry Grove Boulevard between neighborhoods and north/south access between Saffold Road, Berry Grove Boulevard and Bonita Drive. Multiple cross access points on project perimeters (which do not impact environmentally sensitive areas) will allow for future connections. Additionally, no areas will be gated restricting vehicular access.

Lot Types:

The original PD permits single-family detached residential utilizing 40, 50 and 60 foot wide lots. These would be comparable to a "standard house lot type" which can consist of varying sizes and widths (counted as two). Also permitted were multi-family and single-family attached units. The previous requirements did not require various housing types. Under the new PD, single-family attached units will remain (Pod A) and develop using the WVR-2 Rowhouse Lot Type. New single-family detached units (Pod O) will utilize the WVR-2 Standard House Lot Type. A Civic Lot Type will be provided in the neighborhood Center (Pod A) for the proposed County Fire Station. This provides 4 lot types, as required by neighborhoods less than 100 acres in size. Within Pods O, A and B, the Rowhouse Lot Type will provide at least 10% of the new 110 units and remaining 15 units (125) – the minimum percentage.

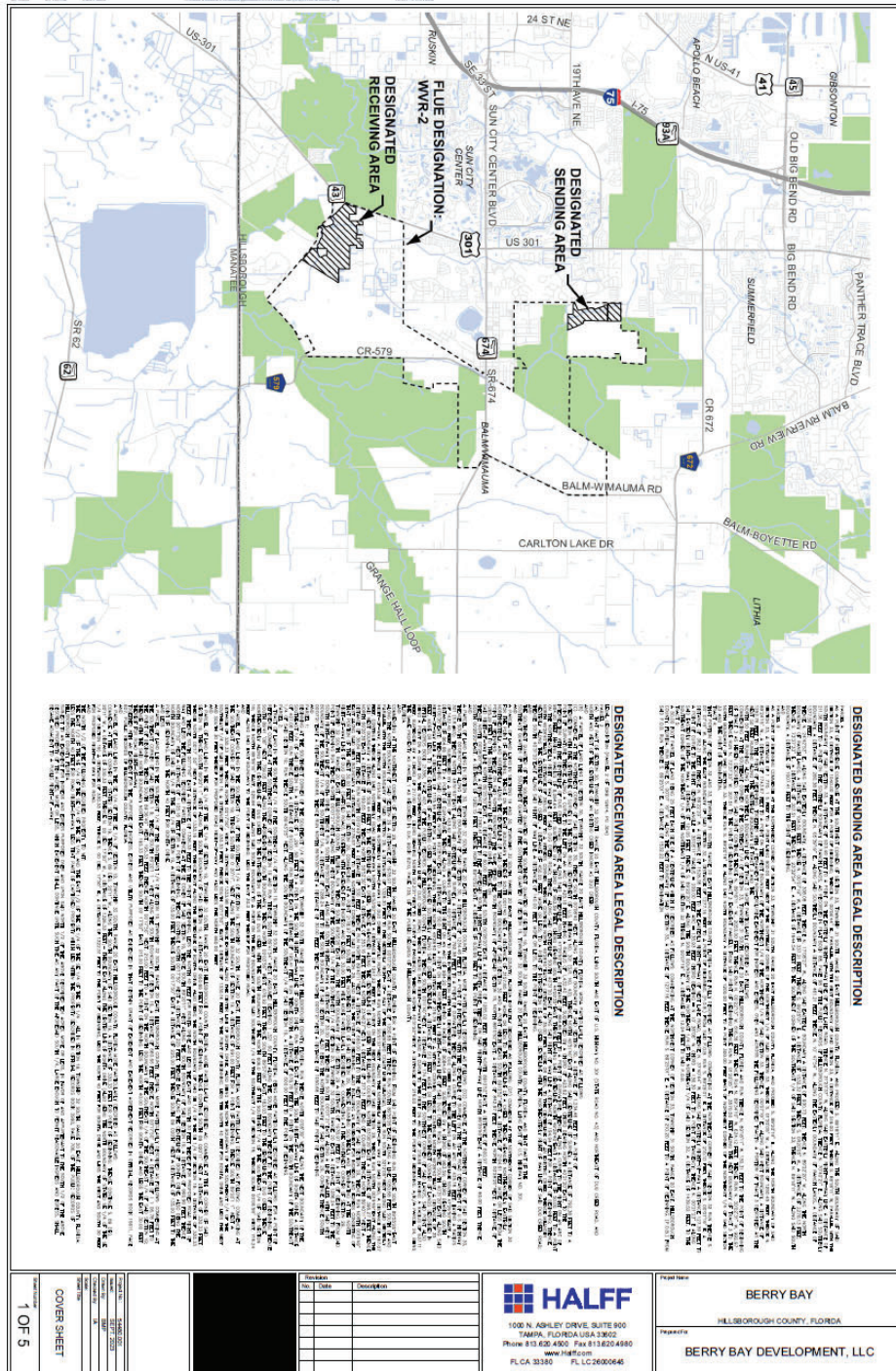
Development Standards:

Standard House Lot Types in Pod O and the Civic Lot Type in Pod A will be met. The Rowhouse lots (Pod A) will comply with the majority of the development standards with the exception of orientation to the street for a portion of the

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rowhouses - LDC Section 3.24.08 (5). The two rowhouse buildings to the west of the Neighborhood Center and pond will be oriented towards the multi-use trail. Parking will remain to be located to the rear as required. Given the configuration, the alternative would be to be oriented towards the alley, which is less preferred. Orientation to the MUTs meets the intent of the WVR-2 concept, which is to locate parking to the rear of the residence and orient the units towards community areas which have pedestrian options.

8.0 PROPOSED SITE PLAN (FULL)

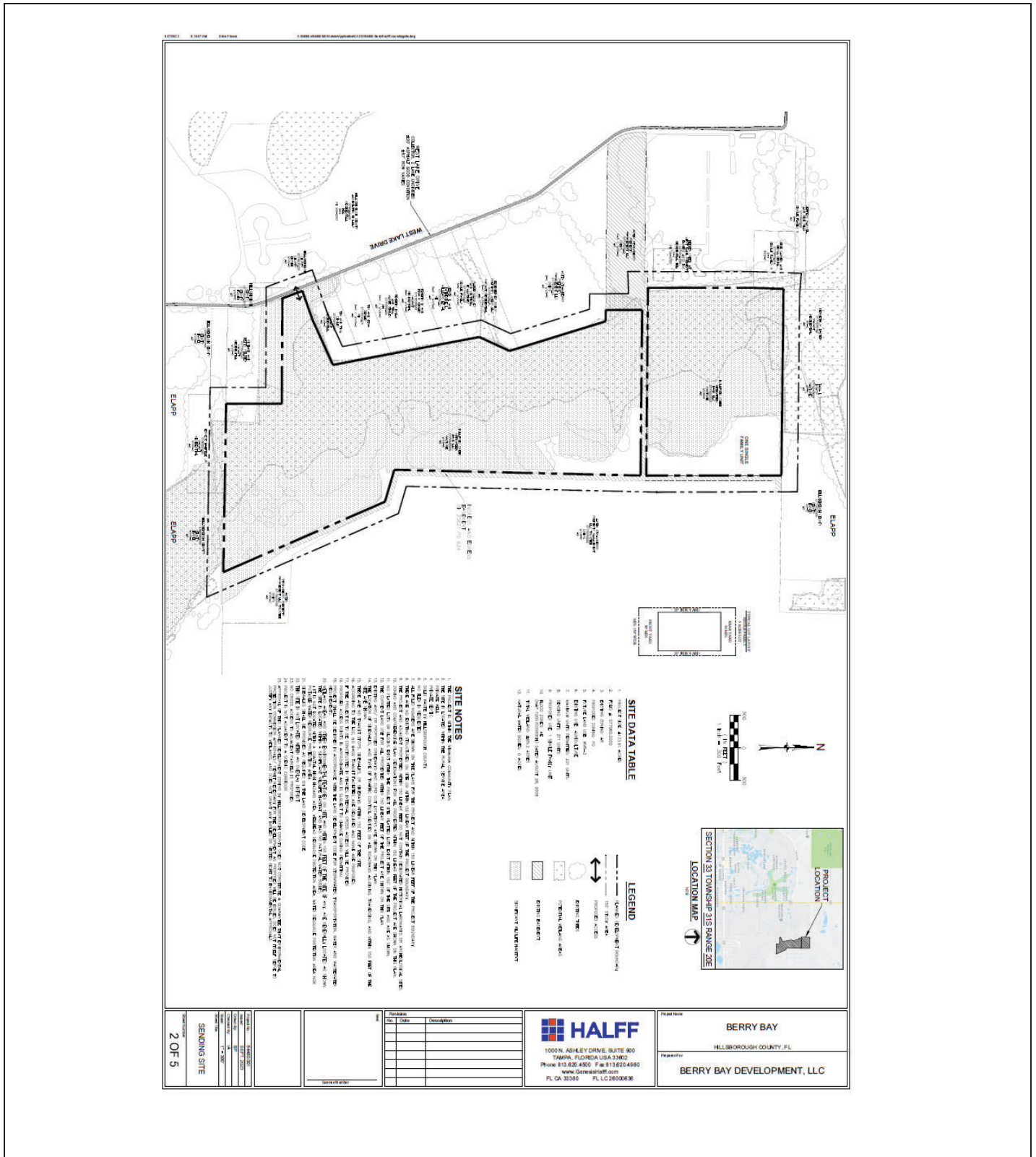


**DESIGNATED SENDING AREA LEGAL DESCRIPTION**

**DESIGNATED RECEIVING AREA LEGAL DESCRIPTION**

<p>1000 N. ASHLEY DRIVE, SUITE 900 TAMPA, FLORIDA USA 33602 Phone 813.630.4300 Fax 813.620.4680 www.halff.com FL CA 33380 FL LC 26000646</p>	<p>Project Name: <b>BERRY BAY</b></p> <p>Location: <b>HILLSBOROUGH COUNTY, FLORIDA</b></p> <p>Property: <b>BERRY BAY DEVELOPMENT, LLC</b></p>
	<p>1 OF 5</p> <p>COVER SHEET</p>

### 8.0 PROPOSED SITE PLAN (FULL)



2 OF 5

SENDING SITE

NO.	REVISION	DATE

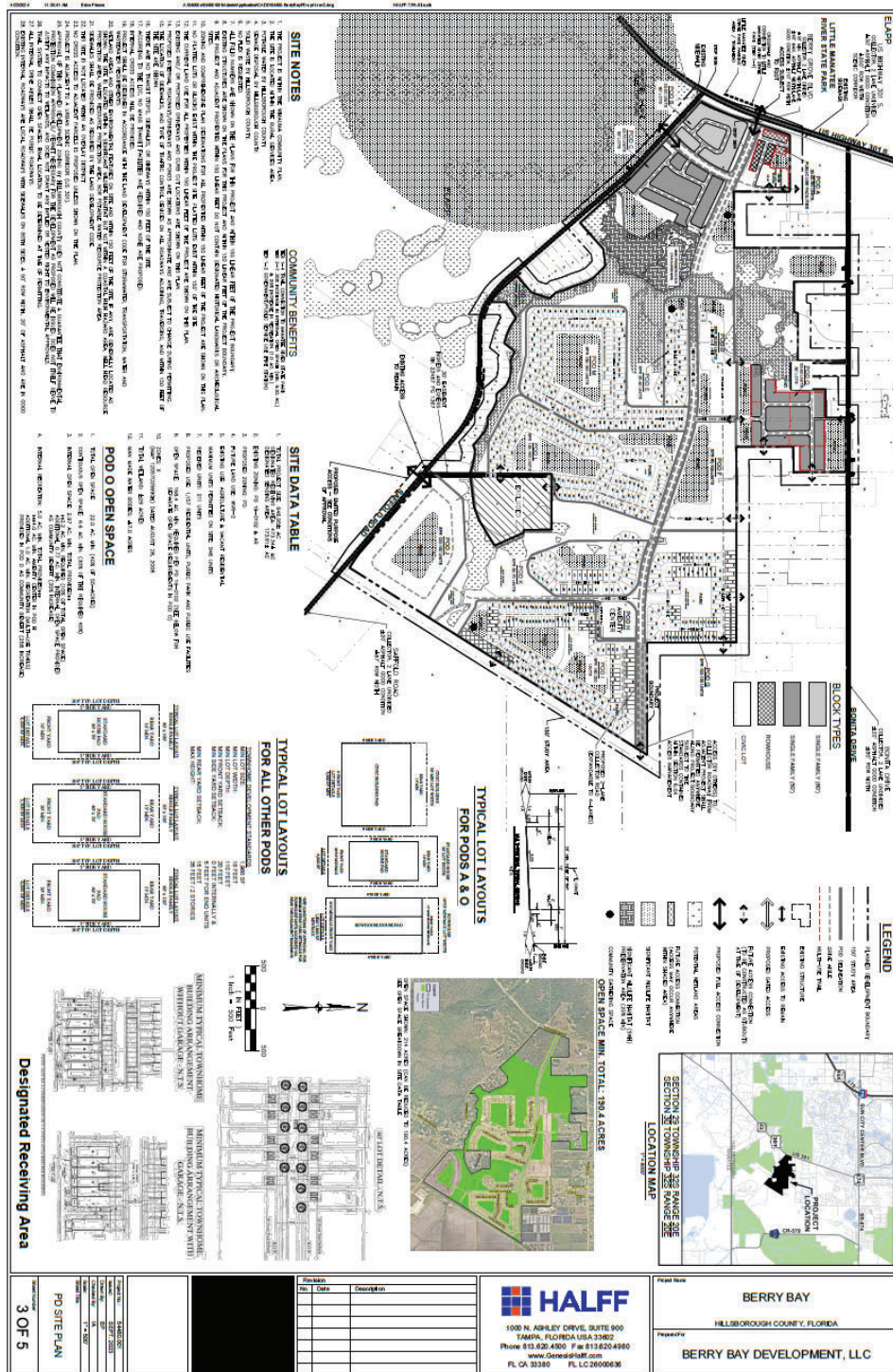
NO.	DESCRIPTION

**HALFF**  
1000 N. ADLEY DRIVE, SUITE 800  
TAMPA, FLORIDA USA 33602  
Phone 813.626.4500 Fax 813.626.4880  
www.halff.com  
FL CA 33380 FL LC 2600636

Project Name: **BERRY BAY**  
HILLSBOROUGH COUNTY, FL  
Prepared by: **BERRY BAY DEVELOPMENT, LLC**



8.0 PROPOSED SITE PLAN (FULL)





8.0 PROPOSED SITE PLAN (FULL)

APPROXIMATE AREA		AREA NO.		AREA NAME		AREA DESCRIPTION	
1	100	1	100	1	100	1	100
2	100	2	100	2	100	2	100
3	100	3	100	3	100	3	100
4	100	4	100	4	100	4	100
5	100	5	100	5	100	5	100
6	100	6	100	6	100	6	100
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99	100	99	100	99	100	99	100
100	100	100	100	100	100	100	100

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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TO: Zoning Technician, Development Services Department

DATE: 6/10/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Wimauma/ South

PETITION NO: PD RZ 24-0044

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- 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.

**PD 19-0102 CONDITIONS**

Staff notes that following previously approved transportation-related conditions of approval for 19-0102 (most recently modified by 23-0879) shall be carried forward:

- As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd., under Development Option 1, consistent with the Design Exception (dated March 21, 2019 and last revised April 18, 2019), and which was approved by the County Engineer (dated on April 25, 2019), including:
  - a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:
    - i. Widen the existing roadway such that there are 11-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
    - iii. Mill and resurface the existing roadway; and,
    - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
  - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:
    - i. Be permitted to maintain the existing 10-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
    - iii. Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
- The developer shall construct a minimum 5-foot wide sidewalk along the project’s West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.
- The developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
  - a. the Dug Creek stormwater cross drain under Saffold Rd.; and,

- b. the stormwater cross drain
- With regards to the Designated Receiving Area:
  - a. Internal project roadways shall be public and may not be gated.
  - b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
  - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.
- With regards to required site access improvements:
 

Under Development Options 1, the developer shall construct the following improvements:

  - a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
  - b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;
  - e. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway;
  - f. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.
- Under Development Option 1, the developer shall construct the following additional improvements:
  - a. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.; and,
  - b. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway.;
- In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn left turn lane on Saffold Rd. onto US 301.
- With regards to certain internal roadways:

Under Development Option 1, The developer shall construct the east-west and north-south collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.

**CONDITIONS OF APPROVAL**

In addition to the conditions that carry over from 19-0102, the following conditions shall be conditions of approval for the new 24-0044 PD:

- With each increment of development, the developer shall conduct a signal warrant analysis to determine if a traffic signal is warranted at the intersection of Berry Bay Blvd and US 301. If warranted and approved by FDOT, the developer shall install the signal. Concurrent with the signalization of the intersection, the developer shall install a crosswalk for pedestrians and bicyclists at the intersection.
- Concurrent with the signalization and construction the crosswalk at the intersection, the developer shall construct a multi-use path along the west side of US 301 connecting the development to the Little Manatee River State Park North Trail Head trailhead located on the west side of US 301. Improvements are subject to FDOT approval.
- Blocks within the project shall comply with block size and other applicable requirements of the LDC. Notwithstanding the above or anything herein to the contrary, as shown on the PD site plan, block faces shall consist of a combination of roadways and MUTs – Pedestrian Thoroughfares (PTs), which are not shown on the PD site plan, are expressly disallowed.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access, or access connections to continue/extend the Multi-Use Trails (MUTs), may be permitted anywhere along the PD boundaries.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to add 55 acres to the currently approved Berry Bay PD (19-0102) to create a new Planned Development. The 55 acres being added are currently zoned Agricultural Rural (AR). The proposed PD requests entitlements of 1,157 Single-Family Dwelling Units and a 10,000 sf Fire Station. The PD removes previously approved school and daycare uses in Option 1 and eliminates Option 2. The future land use of the site is Wimauma Village Residential – 2 (WVR-2).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,047 Single-Family Detached Dwelling Units (ITE Code 210)	9,022	748	968
PD, 1,620 Student K-8 School (ITE LUC 520)	3,062	1,085	275
PD, 87,120 s.f. Public Use Facility/ Library (ITE LUC	6,277	87	711
Total:	18,361	1,920	1,954

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,157 Single Family Detached Dwelling Units (ITE 210)	9,589	691	993
PD 10,00 s.f. Fire Station (ITE 575)	50	5	5
	9,648	696	998

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-8,713</b>	<b>-1,224</b>	<b>-956</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The PD has access to US 301, Saffold Road, Berry Bay Blvd, and Bonita Drive.

US 301 is a 2-lane, undivided, principal arterial roadway maintained by FDOT. The roadway lies within a +/- 180-foot wide right-of-way along the project’s frontage. There are sidewalks along the east side US 301 within the vicinity of the proposed project.

Saffold Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 87 and +/- 105 feet wide) along the project’s frontage. There are no sidewalk or bicycle facilities along Saffold Rd. in the vicinity of the proposed project.

The area being added to the PD “Pod O” will have direct access to Berry Grove Blvd. and Bonita Drive. Berry Grove Blvd. is a 2-lane, divided, collector roadway characterized by 11-foot wide travel lanes in good condition. There are 7-foot-wide buffered bicycle lanes present along both sides of the facility. Berry Grove Blvd. lies within +/-110 feet of right of way in the vicinity of the project. There are 5-foot-wide sidewalks present along both sides of the roadway. Bonita Drive is a 2-lane, undivided, substandard, Hillsborough County-maintained collector roadway. The roadway is characterized by +/- 10-foot travel lanes. Bonita Drive lies within +/- 80ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike lanes on either side of the roadway within the vicinity of the project.

**SUBSTANDARD ROADWAY IMPROVEMENTS**

The subject PD has access to Saffold Road, Berry Bay Boulevard, and Bonita Drive. Previous Rezonings have addressed the substandard roadway improvements required on both Saffold Road. Berry Bay Boulevard was built according to previously approved conditions from the Berry Bay PD. Bothe the substandard requirements and conditions for Berry Bay Blvd will be carried forward.

Given that Saffold Rd. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (on March 21, 2019 and last revised April 18, 2019) for Saffold Rd. during the 19-0102 zoning application to determine the specific improvements that would be required by the County Engineer. The County Engineer approved that variance (on April 25, 2019). Given that no changes to entitlements or transportation related conditions are proposed nearby Saffold Roadway, the existing approved Design Exception will be carried forward.

Berry Bay Boulevard was built per the required conditions from the original Berry Bay PD as a two-lane collector roadway with a sufficient right of way to be expandable to a 4 lane in the future. The conditions requiring the specific requirements for Berry Bay Blvd are being carried forward, no additional improvements are required.



Pod O will have a maximum of 78 dwelling units and will have access to both Berry Bay Blvd and Bonita Drive. The applicant submitted additional traffic analysis concerning access to Bonita from Pod O. The submitted analysis shows that since Berry Bay Blvd will be the most convenient route and is planned to be a signalized intersection in the future, only an estimated 40% of homes in POD O will utilize Bonita Drive. Staff has reviewed this analysis and due to the projected reduced use of the access, the location of the access being in a less convenient location for the larger PD, and the existing geometry of the roadway, substandard roadway improvements were not required for the subject rezoning to Bonita Drive.

**SITE ACCESS AND CONNECTIVITY**

For Pod O, the applicant is proposing one (2) access connections to serve the additional PD acreage to Berry Bay Blvd. and one (1) access connection to Bonita Drive.

Pod O includes two separate access points to the east to provide connectivity to connect to future development.

Based on the site access analysis submitted by the applicant, no additional site access improvements are required based on the trips generated by the proposed PD.

**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Saffold Road, Berry Bay Blvd, and Bonita Drive are not regulated roadways and, as such, were not included in the Level of Service report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US Hwy 301	Manatee County	SR 674	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Berry Bay Blvd	County Collector - Urban	2 Lanes <input 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 type="checkbox"/> Other
Saffold Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bonita Drive	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18,361	1,920	1,954
Proposed	9,648	696	998
Difference (+/-)	<b>-8,713</b>	<b>-1,224</b>	<b>-956</b>

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 24-0044

**DATE OF HEARING:** June 17, 2024

**APPLICANT:** EPG1, LLC

**PETITION REQUEST:** A request to rezone property from AR and PD to PD to develop 1,157 detached and attached dwelling units and a public service use

**LOCATION:** Northeast and Southeast corners. Of S. US Hwy 301 and Saffold Rd. , and 3,650 feet south of West Lake Dr.

**SIZE OF PROPERTY:** 646.95 acres, m.o.l.

**EXISTING ZONING DISTRICT:** AR and PD 19-0102

**FUTURE LAND USE CATEGORY:** WVR-2

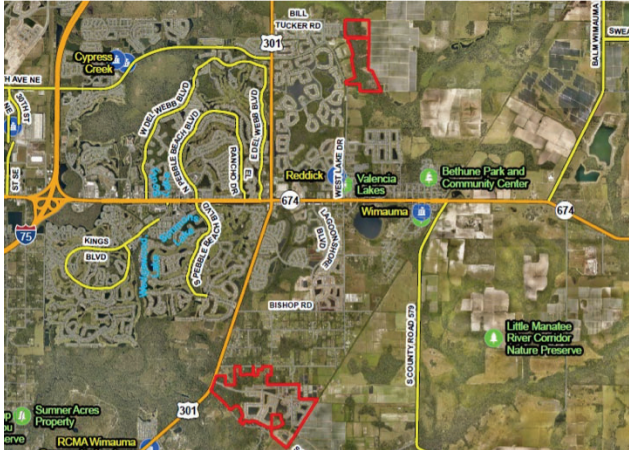
**SERVICE AREA:** Rural

**COMMUNITY PLAN:** Wimauma

## DEVELOPMENT REVIEW STAFF REPORT

**\*Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

### 1.0 APPLICATION SUMMARY



Applicant: EPG1, LLC

FLU Category: WVR-2

Service Area: Rural

Site Acreage: 646.95 +/-

Community Plan Area: Wimauma

Overlay: None

**Introduction Summary:**

The applicant requests to rezone properties zoned PD 19-0102 (as most recently modified by PRS 23-0879) and AR (Agricultural Rural) to PD 24-0044.

PD 19-0102 covers two non-contiguous development areas with density transferred from the sending area (Bullfrog Creek Mitigation Area) to the receiving area (Berry Bay). The PD is approved for 1,047 residential units, a school site and public use facility under two development options under the previously required job opportunities/employment requirements. This rezoning will remove one of the development options, remove the public school use, and expand the receiving area by 55 acres allowing an additional 110 units.

PD 19-0102 is approved for 12 residential pods (A, B, C, D, E, F, G, I, J, K, L, and M). Since 2019, 969 units have been approved, leaving 78 units to be developed. Of those 78 units, 63 have preliminary plat approval in Pod C and 15 will be used in Pod B. With the addition of the AR-zoned 55 acres, shown as Pod O, 110 units are added. Those units will be allocated to Pods O (new), Pod A of 19-0102 and B of 19-0102. Pod O and Pod A will be fully comprised of the new units while Pod B will contain both existing and new units.

Subsequent to the approval of PD 19-0102, new WVR-2 regulations have been adopted, which requires community benefits, development in a grid-like manner, and adherence to specific development standards. Pod O is the newly added area to contain 2 units per acre; therefore, staff has determined that the number of required community benefits will be based on the acreage of Pod O. Pod O will also be subject to the new WVR-2 regulations. Because Pod B will contain existing and new units, PD 19-0102 requirements will remain. Pod A, while an existing pod of 19-0102 will follow new WVR-2 regulations per the applicant.

Typical General Use(s)	Single-Family Residential and Agriculture	Sending Area: Conservation Option 1 Receiving Area: Residential (1,047 detached, attached, and multi-family units) and public school Option 2 Receiving Area: Residential (1,047 detached, attached, and multi-family units),	Sending Area: Conservation  Receiving Area: Residential (1,157 detached and attached units) and public service use
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Acreage	55 +/-	Sending Area: 173.6 Receiving Area: 418.21 Total: 591.81	Sending Area: 173.6 Receiving Area: 473.34 Total: 646.94
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**Development Standards: Existing Proposed**

Lot Size / Lot Width	5 acres / 150'	Sending Area: Conservation Options 1 and 2 Receiving Area: 4,000 – 6,000 sf / 40-60 feet	Sending Area: Conservation Receiving Area: 4,000 – 6,000 sf / 40-60 feet Pod O and part of Pod B (WVR-2) : 6,000 sf / 50 ft Pod A (WVR-2): 1,800-3,840 sf / 16-32'
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 25' Side Yards	Sending Area: Conservation Options 1 and 2 Receiving Area: 10-20' Front Yard 10-15' Rear Yard 5' Side Yards	Sending Area: Conservation Receiving Area: 10-20' Front Yard 10-15' Rear Yard 5' Side Yards Pod O and part of Pod B (WVR-2): 20-30' Front Yard 10' Rear Yard 5' Side Yard Pod A (WVR-2): 0-10' Front Yard 15' Rear Yard 0' Side Yard
Height	50'	Sending Area: Conservation Options 1 and 2 Receiving Area: 35' 1/2-stories	Sending Area: Conservation Receiving Area: 35' 1/2-stories Pod O and part of Pod B: (WVR-2) 35' 1/2- 3-stories Pod A (WVR-2): 35' 1/2-3-stories

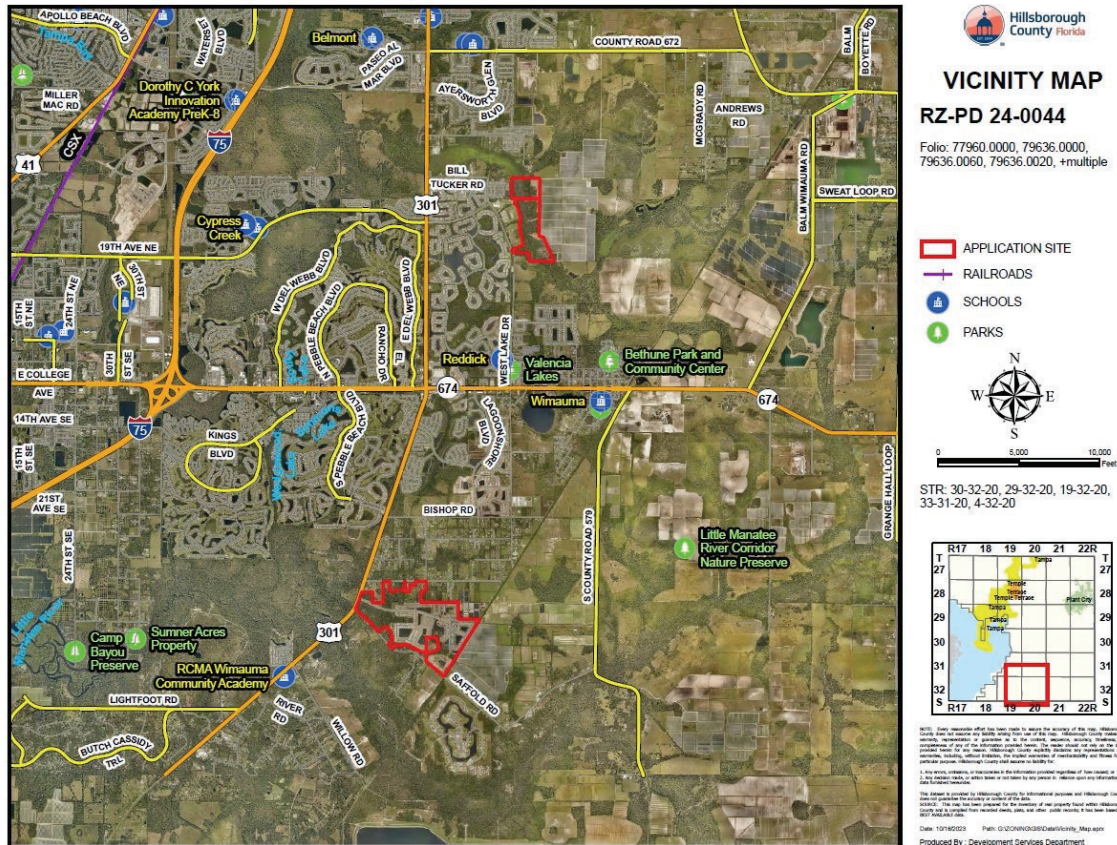
**Additional Information:**

PD Variation(s): None requested as part of this application  
 Waiver(s) to the Land Development Code: LDC Section 3.24.08 (5): Rowhouse orientation (partial)

**Planning Commission Recommendation: Consistent**

**Development Services Recommendation: Approvable, subject to proposed conditions**

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

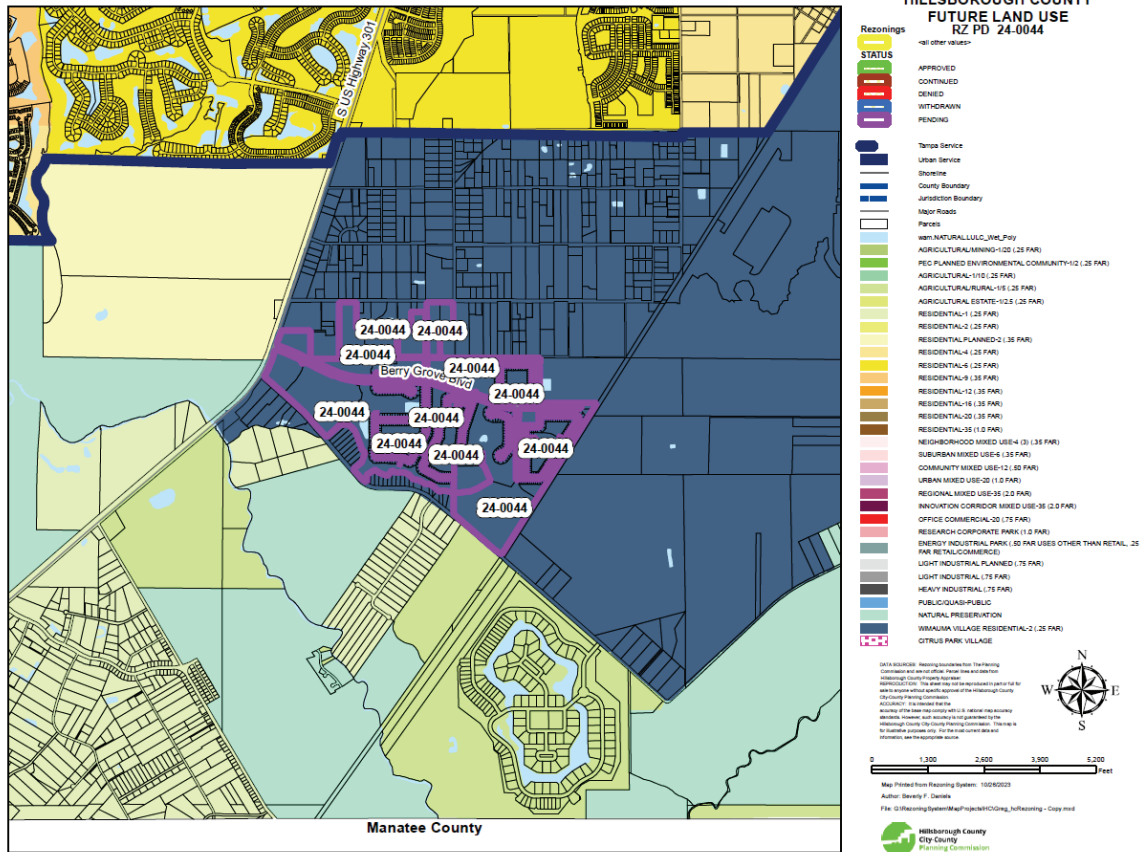


### Context of Surrounding Area:

#### Receiving Area:

The site is located in southern Hillsborough County in the Wimauma community. The area is developed, or approved for development, with residential communities at 2-4 units per acre. The Wimauma Downtown can be found north of the site along SR 674. The area also features large preservation/conservation areas, as well as State Park.

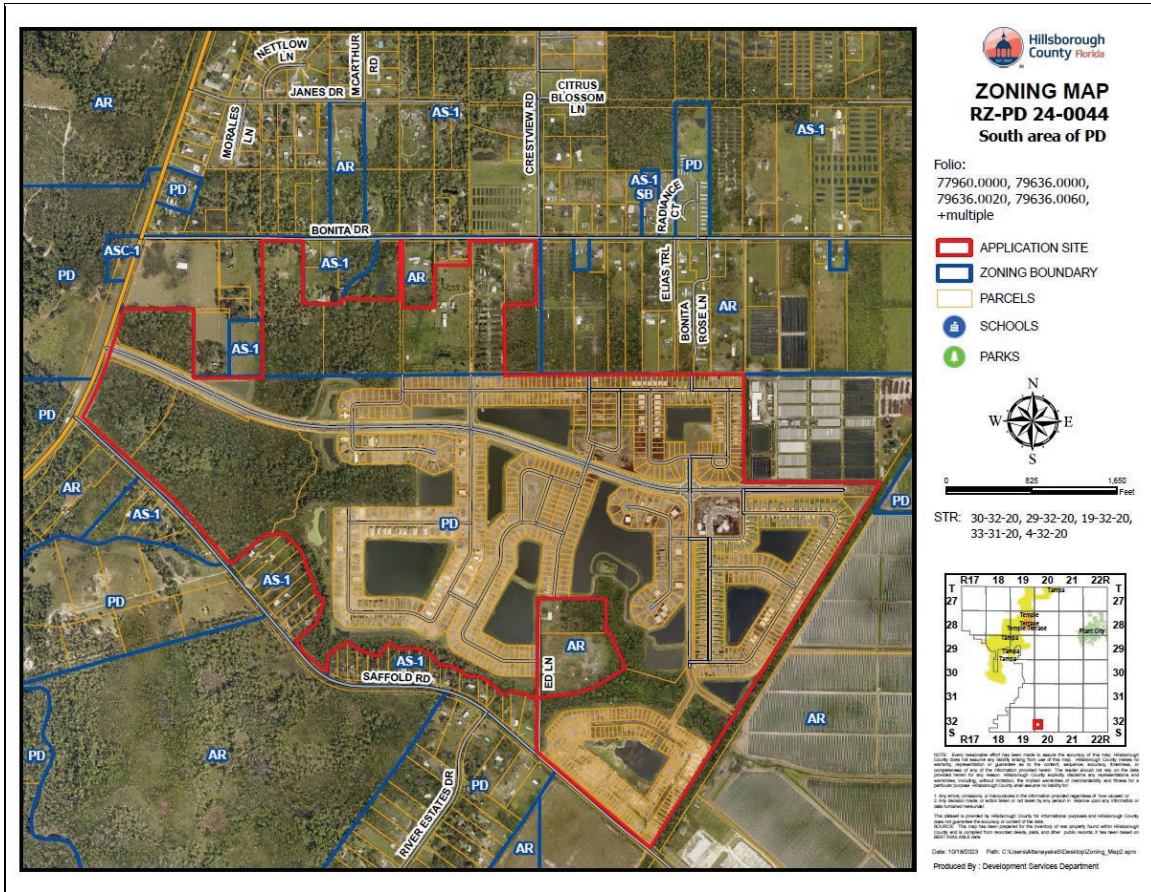
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map (Receiving Area)



Subject Site Future Land Use Category:	WVR-2
Maximum Density/F.A.R.:	2 units per acre
Typical Uses:	Agriculture, residential uses and residential support uses. Commercial (except as limited by the Wimauma Community Plan), industrial and office uses may be considered in the Wimauma Downtown East District.

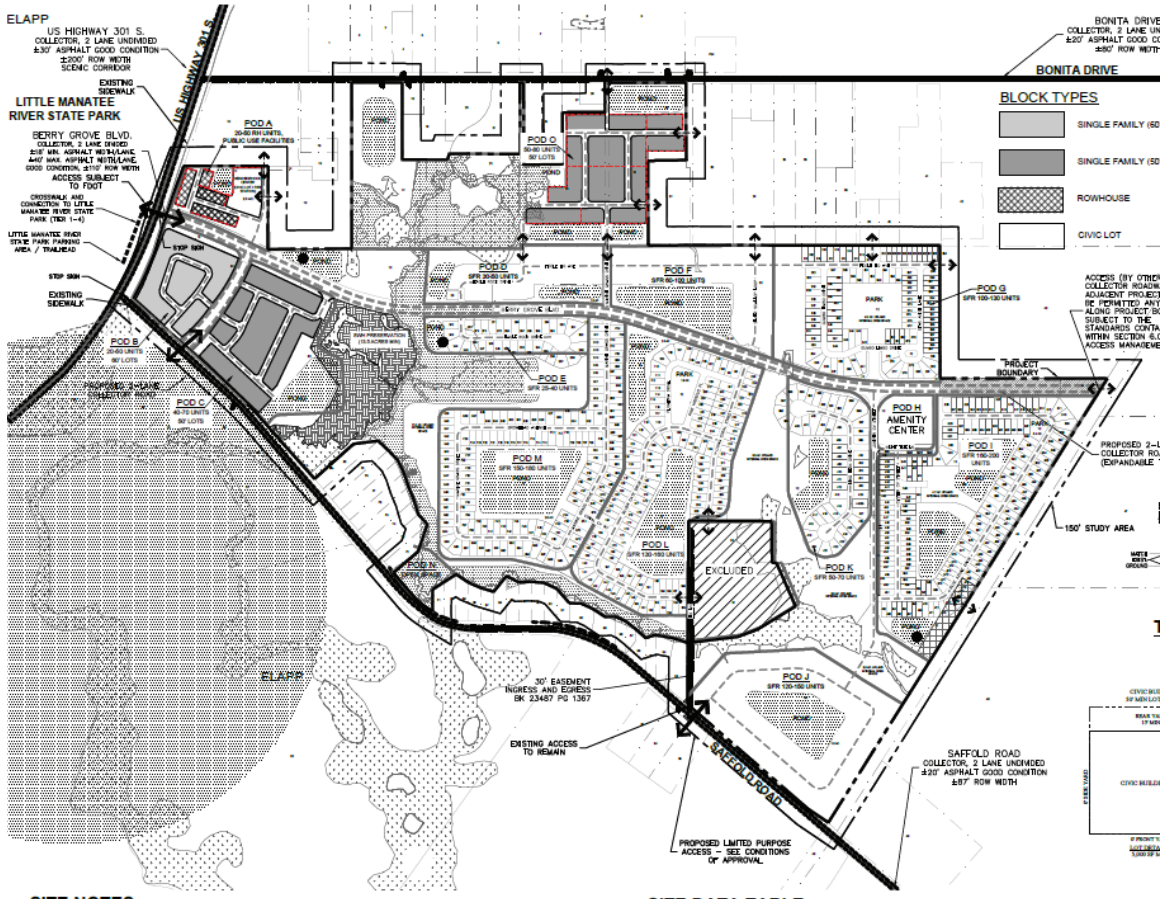


## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



## 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**SITE NOTES**

**COMMUNITY BENEFITS**

**SITE DATA TABLE**

**TYPICAL**

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Berry Bay Blvd	County Collector - Urban	2 Lanes <input 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 type="checkbox"/> Other
Saffold Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bonita Drive	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18,361	1,920	1,954
Proposed	9,648	696	998
Difference (+/-)	-8,713	-1,224	-956

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

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

Notes:

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

Notes:

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit
--

- Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area  Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor  Adjacent to ELAPP property
- Other \_\_\_\_\_

<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b>  <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b>  <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	
<b>Hillsborough County School Board</b>  Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**Impact/Mobility Fees** (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit) Mobility: \$13,038 per unit  
 Parks: \$2,145 per unit  
 School: \$8,227 per unit  
  
 Fire: \$335 per unit  
 Single Family Detached per unit = \$23,745

Rural Mobility, South Park/Fire - 50-80 single family in pod O, amend pod B from 100-150 SF/TH/MF to 20-50 SF new SF

total 70-130

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
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<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The majority of this application consists of an already approved Planned Development approved in 2019. Staff identified no consistency concerns with the request. Under PD 24-0044, the applicant is enlarging the PD by approximately 55 acres (Pod O). This will connect PD 19-0102 to Bonita Drive via Pod O.

Pod O consists of a significant amount of wetlands/conservation areas, which will place residential development along the west. Areas around Pod O are zoned AR and AS-1 and developed with low density residential and agriculture. A stormwater pond will be located along Bonita Drive, to internalize the development. The site is being developed in accordance with the WVR-2 Residential standards and is similar to other developments in the area.

Given the above, staff finds the project compatible with the surrounding area.

**5.2 Recommendation**

Approvable, subject to conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

**SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 17, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant and introduced Ms. Albert.

Ms. Isabelle Albert testified on behalf of the applicant regarding land use planning issues. Ms. Albert showed a PowerPoint presentation and stated that the project was previously approved and has obtained an addition 55 acres for a new total of 473 acres. She described the development progress and stated that the additional acres results in an additional 110 dwelling units. She added that Pod A will have a fire station. She showed a graphic to identify the areas already under construction or that have been previously constructed. The remaining dwelling units will be located in Pods A, B and C. The new dwelling units will be located in Pods O and A. Ms. Albert testified that the majority of the project has been already approved and will comply with the approved regulations. The new WVR regulations that were adopted since will apply to Pods A and O and include the required community benefits. Ms. Albert concluded her presentation by stating that there will be a connection to the Manatee River State Park and a government public service use for the fire station in Pod A and an increase in the amount of recreational open space and internal open space in Pod O. She stated that there will be a dramatic decrease in the amount of traffic as compared to the previously approved Planned Development.

Hearing Master Finch asked Ms. Albert if the decrease in traffic is due to the elimination of the approved school and library which offsets the increase in the number of dwelling units. Ms. Albert replied that was correct.

Ms. Albert testified that the Planning Commission found the request consistent with the Comprehensive Plan and the Development Services staff found the rezoning approvable.

Hearing Master Finch asked Ms. Albert if the Planned Development waiver pertaining to the row house orientation was approved as a part of the prior PD. Ms. Albert replied no as the requirement is a part of the new regulations. She added that the intent of the requirement is met as the townhomes will face streets and multi-use trails.

Ms. Albert clarified that the County's staff report on page 10 states that the majority of the Pod O development will be toward the west side but she believes that the County instead meant the east side of the project.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. She stated that the request is to expand an existing PD 19-0102 with an additional 55 acres to the north. She stated that the existing PD was approved for a density transfer to permit 1,407 dwelling units under two development options. One option with a school and one option without the school. The timing of development was based on compliance with the Comprehensive Plan regulations pertaining to jobs and development. Ms.

Heinrich stated that since the PD approval in 2019, the Comprehensive Plan has been updated to remove the timing requirement and added requirements for community benefits. The project has been platted with 969 lots which leaves 78 units to be developed within the 12 pods. She stated that there is a unique situation as the project was developed under policies that no longer exist and the new policies cannot be applied retroactively to the acreage that has been developed. Therefore, staff and the applicant agreed to development conditions that apply the new regulations to Pods O and A and Pod B will be subject to the prior regulations because it is comprised of areas developed both with existing and new units. Ms. Heinrich concluded her presentation by stating that the community benefits required by the new standards are met by the development of a fire station, an increase in the percentage of internal open space and recreational space and a crosswalk which will link the existing multi-use paths to the Little Manatee State Park Trail.

Hearing Master Finch asked Ms. Heinrich to confirm that the new regulations will apply to Pods A and O with the exception of the rowhouse waiver. Ms. Heinrich replied that was correct. Hearing Master Finch asked Ms. Heinrich to confirm that the remaining areas will continue to be subject to the prior WVR rules including the employment provisions requirements. Ms. Heinrich replied that was correct.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Wimauma Village Residential-2 Future Land Use category and located in the Rural Service Area and the Wimauma Village Community Plan. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Wimauma Village Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Hearing Master Finch asked Ms. Heinrich the reason for the revised staff report. Ms. Heinrich replied that the changes are nothing substantial and are shown with highlight and strikethrough.

County staff and Ms. Corbett did not have additional comments.

The hearing was then closed.

### **EVIDENCE SUBMITTED**

Ms. Albert submitted a copy of her PowerPoint presentation into the record.

## PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

## FINDINGS OF FACT

1. The subject site is 646.95 acres in size and is zoned Agricultural Rural (AR), and Planned Development (PD 19-0102). The property is designated Wimauma Village Residential-2 (WVR-2) by the Comprehensive Plan. The subject property is located in the Rural Service Area and the Wimauma Village Community Plan.
2. The existing PD 19-0102 is currently approved for 1,047 dwelling units and a school site and public use facility under two development options. The project consists of two non-contiguous development areas with density transferred from the sending area (Bullfrog Creek Mitigation Area) to the receiving area (Berry Bay).
3. The request to rezone from AR and PD to PD is for the purpose of adding 55 acres to the Planned Development and 110 additional dwelling units for a total of 1,157 dwelling units. The request also proposes to eliminate one of the development options including the requirement for the public school. The project will be subject to the revised Wimauma Village Regulations which include community benefits that will be satisfied by the development of a fire station, an increase in the percentage of internal open space and recreational space and a crosswalk which will link the existing multi-use paths to the Little Manatee State Park Trail.
4. The applicant's representative testified that the vehicular traffic will be significantly reduced when compared to the currently approved project.
5. The existing Pods which has been previously approved for development and/or developed will continue to be subject to the previously approved Wimauma Village Residential-2 regulations which included employment opportunity standards.
6. The newly proposed Pods A and O which do not have development will be subject to the current Wimauma Village Regulations-2 which have community benefit standards.
7. No Planned Development variations are requested.



8. A waiver to the Wimauma Village Residential-2 requirement pertaining to the orientation of rowhouses is requested. The regulations require the rowhouse(s) to be oriented toward the street. The subject rowhouses instead are proposed to face the multi-use trail which connects to the street in the rear of the building. The applicant stated in their request that the orientation is designed to provide pedestrians safe access away from vehicular traffic.

The waiver request is justified by the proposed orientation to the multi-use trails.

9. The Planning Commission staff support the rezoning request and found it is consistent with the Wimauma Village Community Plan and the Future of Hillsborough Comprehensive Plan.
10. The vast majority of the subject property is currently approved for 1,047 dwelling units. The addition of 55 acres and 110 dwelling units (for a total of 1,157 units) which will comply with the Wimauma Village Residential-2 regulations including community benefits results in a project that is compatible in the area. It is emphasized that the existing development will comply with the previously approved Wimauma Village Residential-2 requirements including employment opportunities.

#### **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

#### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

## **SUMMARY**

The request is to rezone 646.95 acres from AR and PD to PD.

The existing PD 19-0102 is currently approved for 1,047 dwelling units and a school site and public use facility under two development options. The project consists of two non-contiguous development areas with density transferred from the sending area (Bullfrog Creek Mitigation Area) to the receiving area (Berry Bay).

The subject rezoning proposes to add 55 acres to the Planned Development and 110 additional dwelling units for a total of 1,157 dwelling units. The request also proposes to eliminate one of the development options including the requirement for the public school. The project will be subject to the revised Wimauma Village Regulations which include community benefits that will be satisfied by the development of a fire station, an increase in the percentage of internal open space and recreational space and a crosswalk which will link the existing multi-use paths to the Little Manatee State Park Trail.

No Planned Development Variations are requested.

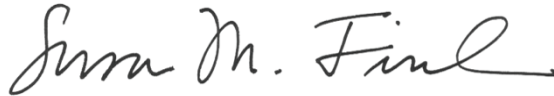
A waiver is requested to the Wimauma Village Residential-2 requirement pertaining to the orientation of rowhouses is requested. The regulations require the rowhouse(s) to be oriented toward the street. The subject rowhouses instead are proposed to face the multi-use trail which connects to the street in the rear of the building. The applicant stated in their request that the orientation is designed to provide pedestrians safe access away from vehicular traffic. The waiver request is justified by the proposed orientation to the multi-use trails.

The Planning Commission staff supports the request and found the rezoning consistent with the Wimauma Village Community Plan and the Comprehensive Plan.

The vast majority of the subject property is currently approved for 1,047 dwelling units. The addition of 55 acres and 110 dwelling units (for a total of 1,157 units) which will comply with the Wimauma Village Residential-2 regulations including community benefits results in a project that is compatible in the area. It is emphasized that the existing development will comply with the previously approved Wimauma Village Residential-2 requirements including employment opportunities.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

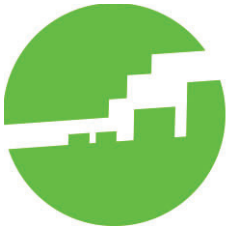


July 10, 2024

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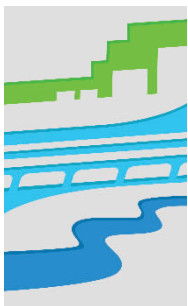
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 17, 2024	<b>Petition: PD 24-0044</b>
<b>Report Prepared:</b> June 5, 2024	<b>Berry Bay (Multiple Folios)</b> <i>East of South US Highway 301, south of Bonita Drive, and north of Saffold Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Wimauma Village Residential-2 (2 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	<b>Wimauma &amp; SouthShore Areawide Systems</b>
<b>Request</b>	Rezone to add approximately 55 acres and 110 dwelling units to the existing Planned Development (19-0102)
<b>Parcel Size</b>	646.95 ± acres
<b>Street Functional Classification</b>	South US Highway 301 – <b>Arterial</b> Saffold Road – <b>Collector</b> Bonita Drive – <b>Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	D & E



## **Context**

- The 646.95 ± acre subject site is located east of South US Highway 301, south of Bonita Drive, and north of Saffold Road.
- The site is located within the Rural Area and located within the limits of the Wimauma Community Plan and the SouthShore Areawide Systems Plan.
- The subject site is located within the Wimauma Village Residential-2 (WVR-2) Future Land Use category, which can consider densities of up to 2 dwelling units per gross acre by demonstrating a Wimauma Village Plan concept and by providing community benefits identified in the Comprehensive Plan on at least 5.0 acres. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. In no event shall contiguous open space constitute less than 30% of the gross site acreage. In addition to this requirement internal open space shall constitute no less than 10% gross site acreage. The WVR-2 Future Land Use category is intended to designate areas inside the boundaries of the Wimauma Village Plan that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for the expansion of the Wimauma Village as described in the Comprehensive Plan. Typical allowable uses within the WVR-2 Future Land Use category include agriculture, residential uses and residential support uses.
- WVR-2 extends to the north and east. The Residential Planned-2 (RP-2), Natural Preservation (N), and Agricultural/Rural-1/5 (AR-1/5) Future Land Use categories extend to the west and south. The Agricultural/Mining-1/20 (AM-1/20) Future Land Use category is located further east. The Residential-6 (RES-6) Future Land Use category is located further north.
- The existing land use pattern on the subject site consists of single-family homes as well as vacant uses intended for the Berry Bay housing development, which was approved by Planned Development 19-0102. According to the Hillsborough County property appraiser, there are also public institutional, light industrial, and agricultural uses on the subject site. Single family, vacant, and agricultural uses extend to the north. Agricultural uses extend to the east. Public institutional and single family uses extend to the south. Agricultural, single family, public institutional, multi-family, and recreation/open space uses extend to the west of the subject site. The surrounding area is mostly residential in character with agricultural and vacant uses interspersed throughout.
- The subject site is currently zoned as Agricultural Rural (AR) and Planned Development (PD 19-0102). The Agricultural Single Family (AS-1), AR, and PD zoning districts are located to the north. AR zoning extends to the east. AR and PD zoning extends to the south. Agricultural Single Family Conventional (ASC-1), PD, AR, and AS-1 zoning extends to the west.
- The applicant requests to add approximately 55 acres and 110 dwelling units to the previously approved Planned Development 19-0102. The requested density increase would not exceed 1,157 dwelling units.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for an consistency finding.

## **FUTURE LAND USE ELEMENT**

### **RURAL AREA**

**Objective 4:** *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

#### **Policy 4.1: Rural Area Densities**

*Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

**Policy 4.2:** *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

#### **Land Use Categories**

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

**Policy 8.2:** *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

#### **Policy 8.3: Calculating Density**

*Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.*

*Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.*

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

## **RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS**

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

## **ENVIRONMENTAL CONSIDERATIONS**

**Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

**Policy 13.6:** The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

## **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or

- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

**Policy 16.7:** Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

**Policy 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan, and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.

**Policy 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

**Policy 16.14:** Community gathering places shall be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods by providing areas that promote and encourage interaction among residents by allowing for neighborhood gatherings and providing for enhanced community cohesiveness. These places shall be functionally designed and improved to allow for leisure activity and be accessible to the residents of the proposed development.

**Policy 16.11:** Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

#### **Objective 17: Neighborhood and Community Serving Uses**

Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

**Policy 17.1:** Residential support uses (childcare centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

#### **WIMAUMA VILLAGE RESIDENTIAL-2**

##### **Objective 48: Purpose of WVR-2 land use plan category**

The purpose of the WVR-2 land use plan category is to discourage the sprawl of low-density residential development into rural areas, to protect and conserve agricultural lands, to provide a residential base to support commercial development in downtown Wimauma and direct potentially



*incompatible development away from environmental areas (i.e., wetlands, corridors, significant native habitats, etc.). The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas' natural, cultural, and physical assets.*

**Policy 48.1: Development Intent**

*Development within WVR-2 is intended to do the following:*

- 1. Prioritize the timeliness of appropriate land use, zoning, growth and development within the Rural Service Area;*
- 2. Provide for a compatible transition of land use between the rural and Urban Service Area;*
- 3. Preserve the rural character, encourage opportunities for continued agriculture;*
- 4. Offset biological and ecological impacts of new development;*
- 5. Maintain surface water quality and improve where possible;*
- 6. Provide an interconnected system of native habitat preserves, greenways, parks, and open space;*
- 7. Provide multimodal mobility options and connectiveness that reduces impacts of new single occupancy vehicle trips;*
- 8. Encourage and support non-residential uses within Downtown Wimauma along and in proximity to SR 674;*
- 9. Create efficiency in planning and in the provision of infrastructure;*
- 10. Balance housing with workplaces, jobs, retail and civic uses; and*
- 11. Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles.*

**Policy 48.2: Location & Boundaries**

*The Wimauma Village Residential-2 land use plan category is located inside the boundaries of the Wimauma Village Plan and generally conforms to those properties previously classified as Residential Planned-2.*

**Policy 48.3: Residential Gross Density**

*The WVR-2 land use allows consideration of up to 2 dwelling units per gross acre provided that the development is meeting the adopted provisions of this section and the LDC. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Connectivity, open space, diversity of housing type and provision of Community Benefits are required in order to obtain the maximum density. Required storm water ponds, when not internally located to the housing site and when associated with larger reserved open space, may be excluded from the net acreage calculation. In no event shall open space constitute less than 40% of the gross site acreage with 30% of open space being contiguous and 10% of open space internally located to the PD site.*

**Policy 48.4: Residential Development**

*The WVR-2 is residential in character with a mix of housing types including single family attached and detached homes and multi-family dwelling units. Homes located in the WVR-2 zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often*

have private rear yards. Residential support uses may be considered internal to the development or as part of a community benefit.

**Policy 48.6: Open Space, Conservation Area, and Agricultural Land**

Open Space, Conservation Area, and Agricultural Land (including parks, forestry, outdoor recreation, ELAPP lands, public uses, ponds, wetlands, corridors, and agricultural open space) shall constitute an important component of the Village Residential. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas.

To ensure that the rural landscape is preserved, large areas of new development must be reserved in WVR-2 for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the WVR-2 are established by the overall gross site acreage of each Planned Development. Open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous or adjoining and 10% of the open space being internally located to the PD site.

**Policy 48.7: Community Benefit Options**

In order to achieve densities above the base density of 1 unit per 5 gross acres (unless otherwise specified by existing zoning), community benefits shall be required for proposed villages. Community benefits and services shall support the needs of the community within the WVR-2 and the Wimauma Community Plan area consistent with this Comprehensive Plan.

**Policy 48.8: Approvals & Tracking**

All approvals shall be through a planned unit development requiring, at a minimum, integrated site plans controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezoning inside the Wimauma Village Residential-2 (WVR-2) land use plan category shall be through a Planned Development district and shall comply with the LDC.

**Policy 48.10: Mobility and Access**

New development must accommodate the future street network through grid-like patterns as represented in the Plan. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways such as bicycle network or trail network, through provision, at a minimum, of the following:

1. Safe, convenient pedestrian access and circulation patterns within and between developments.
2. A continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
3. A friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from Off-Street Parking Areas to building entrances.
4. A continuous network of bicycle lanes and trails within and between developments, providing cyclists and pedestrians the opportunity to travel or commute (rather than drive) between destinations.

5. Adequate consideration for the access needs of disabled residents and visitors through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and buildings, passenger loading zones and access to other facilities in order to give disabled persons an increased level of mobility.
6. For the purpose of developing a greenway trail referred to as the conceptual South County Greenway-Wimauma (TECO Corridor), as defined in the Wimauma Downtown Overlay in the LDC:

- a) in the case of property adjacent to or co-located with the conceptual South County Greenway-Wimauma, dedicated right-of-way for the greenway trail, or
- b) in the case of property not adjacent to the conceptual South County Greenway, trail connections between neighborhoods that connect future development with the proposed or existing greenway trail adjacent to the conceptual South County Greenway-Wimauma, existing residential neighborhoods, Wimauma Elementary School, Downtown Wimauma, and facilities identified in the Hillsborough County Greenways and Trails Master Plan.

**Policy 48.13: Community Benefits under Wimauma Village Plan**

Developments within the Wimauma Village Residential-2 land use plan category that request approval under the Wimauma Village Plan concept shall offer community benefits.

**ENVIRONMENTAL AND SUSTAINABILITY SECTION**

**GOAL 3:** Support the preservation, conservation, restoration, and management of natural resources while maintaining or enhancing environmental quality.

**Objective 3.5:** Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

**Policy: 3.5.1** Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planningbased approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

**Policy 3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

**LIVABLE COMMUNITIES ELEMENT: Wimauma Community Plan**

**GOALS AND STRATEGIES**

6. **Multi-modal Transportation and Connectivity** – Ensure a balanced transportation system that reflects the community’s character and provides for options including walking, bicycling and transit
  - New streets must connect with existing streets and rights-of-way to provide multiple north-south and east-west through routes for vehicles and pedestrians. Additionally, paved street stub-outs must be provided to accommodate future potential street connections. Exceptions shall be allowed where prohibited by environmentally sensitive lands

**9. Wimauma Village Residential-2 (WVR-2)** – Establish the Wimauma Village Residential-2 (WVR-2) Future Land Use Category in areas previously classified as Residential Planned-2 (RP-2) inside the boundaries of the Wimauma Village Plan.

• **Residential Gross Density**

Consideration of up to 2 dwelling units per gross acre on a minimum of five acres provided that the development meets the intent of the land use category and is consistent with this Plan and the Land Development Code. Otherwise the gross residential density may not exceed 1 dwelling unit per 5 acres. Residential development is limited to the maximum residential densities allowed in the Plan. Community Benefits and services which support the needs of the community, improve infrastructure, enhance economic opportunity, and achieve the goals of the community plan will be required of all new developments within the WVR-2 area of the Wimauma Village Plan unless otherwise specified.

• **Open Space**

Open Space, Conservation Area, and Agricultural Land (including parks, forestry, outdoor recreation, ELAPP, public uses, community gardens, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of the Village Residential. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas. To ensure that the rural landscape is preserved, large areas of new development must be reserved for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the WVR-2 are established by the overall gross site acreage of each Planned Development. Open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous and 10% of the open space, not contiguous, being internally located within the neighborhoods of the Planned Development site.

**Specific Intent of Category**

In order to avoid a pattern of single dimensional development that could contribute to urban sprawl, it is the intent of this category to designate areas inside the boundaries of the Wimauma Village Plan, formerly in the RP-2 category, that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for the expansion of the Village as described in this Plan.

**LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan**

**Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

**The community desires to pursue economic development activities in the following areas:**

1. Land Use/ Transportation

*a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*

*b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*

**Staff Analysis of Goals, Objectives and Policies:**

The approximately 646.95 ± acre subject site is located east of US Highway 301, south of Bonita Drive, and north of Saffold Road. The site is located within the Rural Area and located within the limits of the Wimauma Community Plan. The applicant requests to incorporate a 55-acre addition to the existing Berry Bay development and to be considered for an additional 110 dwelling units.

The subject site is located within the Rural Area. Objective 4 of the Future Land Use Element (FLUE) establishes that the Rural Area will provide for areas of low density rural residential uses that can exist without the threat of suburban or urban encroachment. It is the goal that no more than 20% of all population growth within the County will occur in the Rural Area. The subject site is located within the Wimauma Village Residential-2 (WVR-2) Future Land Use category, which is one of the planned villages identified by FLUE Policies 4.1 and 4.2.

FLUE Objective 8 and Policy 8.1 establish land use categories within the Future Land Use Map (FLUM) and their potentially permissible uses. Per Policy 8.2, each use must be evaluated for compliance with the FLUE and applicable development regulations. Similarly, FLUE Policy 8.3 establishes that densities shall be applied on a gross residential acreage basis. Densities within the WVR-2 Future Land Use category may not exceed 1 dwelling unit per 5 acres unless developments are meeting the adopted provisions of Objective 48 and its associated policies along with those established within the Land Development Code (LDC).

Objective 9 and Policy 9.2 require new developments to meet or exceed all local, state, and federal land development regulations. At the time of uploading this report, official comments from Development Services and Transportation staff were not yet available. On April 18, 2024, the Hillsborough County Environmental Protection Commission (EPC) provided revised comments stating that in the site plan's current configuration, a resubmittal is not necessary. Therefore, the proposal is consistent with Goal 3, Objective 3.5, Policy 3.5.1, and Policy 3.5.2 of the Environmental and Sustainability Section. The proposal must adhere to all environmental and zoning regulations to be in compliance with these objectives and policies. Similarly, FLUE Policy 48.8 requires Planned Developments within the WVR-2 FLU category to be in compliance with the LDC. This proposal is therefore subject to all WVR-2 requirements as established by Code.

The site contains a Significant Wildlife Habitat. On December 19, 2023, the Natural Resources agency stated no objection to the proposal, subject to provided conditions. Per the conditions provided by Natural Resources, Planning Commission staff acknowledge that the proposal is in compliance with FLUE Objective 13 and Policy 13.6.

The proposal is consistent with FLUE Policies 16.1, 16.3, 16.10, 16.14, 16.11, 16.17, and 16.18. FLUE Policy 16.7 requires that neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent

neighborhoods together. The site plan depicts several street stub outs to the east, west, and south. The site plan also shows a connection to Bonita Drive, allowing an opportunity to connect to the north. This meets the intent of FLUE Policy 48.10, which requires new development to accommodate the street network through grid-like patterns as represented in the Comprehensive Plan.

FLUE Objective 48 establishes that the purpose of the WVR-2 Future Land Use category is to discourage the sprawl of low-density residential development into rural areas and to protect and conserve agricultural lands. The intent of this Objective is to support private property rights, promote community benefits that protect the rural nature of the community on the whole, and preserve the areas' natural, cultural, and physical assets. In order to meet this intent, FLUE Policy 48.3 allows consideration of up to 2 dwelling units per gross acre provided that the development is meeting the adopted provisions of this section and the LDC. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Connectivity, open space, diversity of housing type and the provision of Community Benefits are required in order to obtain the maximum density.

The proposed addition to the existing Berry Bay development is approximately 55 acres. Therefore, per FLUE Objective 48.7, at least three community benefits must be provided (with at least one being from Tier 1 of the table). There are three proposed community benefits which meet the criteria established by FLUE Objective 48.7. The proposed open space community benefit meets the criteria established in Tier 2-7 of FLUE Objective 48.7, as it provides at least a 35% increase in internal open space and a 25% increase in recreation. The second proposed community benefit (Tier 1-4) is a crosswalk and connection to Little Manatee River State Park, which furthers connectivity goals in the Wimauma Village Community Plan. The third proposed community benefit (Tier 1-2) is for two acres of land to be set aside and used as a civic lot/fire station within "Pod A" as depicted on the site plan. A fire station is a residential support use that is compatible with the surrounding development pattern Civic uses such as a fire station require acceptance of land dedication from Hillsborough County. Conditions of Approval will be implemented to require the applicant to come back with a Major Modification to change this the Community Benefit. Overall, the request is consistent with FLUE Policy 48.3, 48.7, and 48.13 and can be considered for the maximum residential density of 2 dwelling units per acre.

Per FLUE Policy 48.6, open space shall constitute no less than 40% of the gross site acreage for a Planned Development with 30% of the open space being contiguous or adjoining and 10% of the open space being internally located to the PD site. For the proposed 55-acre addition, there must be at least 22 acres of open space and at least 6.6 acres of open space located within. There must also be 2.2 acres of total internal open space. The proposal meets these requirements. These lands are also internal to the site, which meets the 10% requirement.

The subject site is located within the limits of the SouthShore Areawide Systems Plan and the Wimauma Village Community Plan. Goal 6 of the Wimauma Village Community Plan seeks to ensure a balanced transportation system that connects new streets with existing streets to provide multiple north-south and east-west through routes for pedestrians and vehicles. The connection to Bonita Drive on the site plan supports this goal. Goal 9 of the Wimauma Community Plan further establishes that the maximum density of 2 dwelling units per acre shall only be considered if the request is consistent with the Comprehensive Plan and the LDC. The request meets the Community Benefits requirements under

Objective 48 of the FLUE. Similarly, as part of its Economic Development Objective, the SouthShore Areawide Systems Plan seeks to recognize the preferred development patterns as described in individual community plans. Overall, the request is consistent with the intent of both the Wimauma Village Community Plan and the SouthShore Areawide Systems Plan and is therefore consistent with the Livable Communities Element.

Overall, staff finds that the proposed request is consistent with the WVR-2 requirements as established by the Future Land Use Element, Environmental and Sustainability Section, and the Livable Communities Element. The Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-0044

<all other values>

**Rezoning**

Color	STATUS
Yellow	APPROVED
Green	CONTINUED
Red	DENIED
Blue	WITHDRAWN
Purple	PENDING

**Map Features**

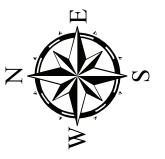
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- WATER NATURAL LULC\_Water\_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

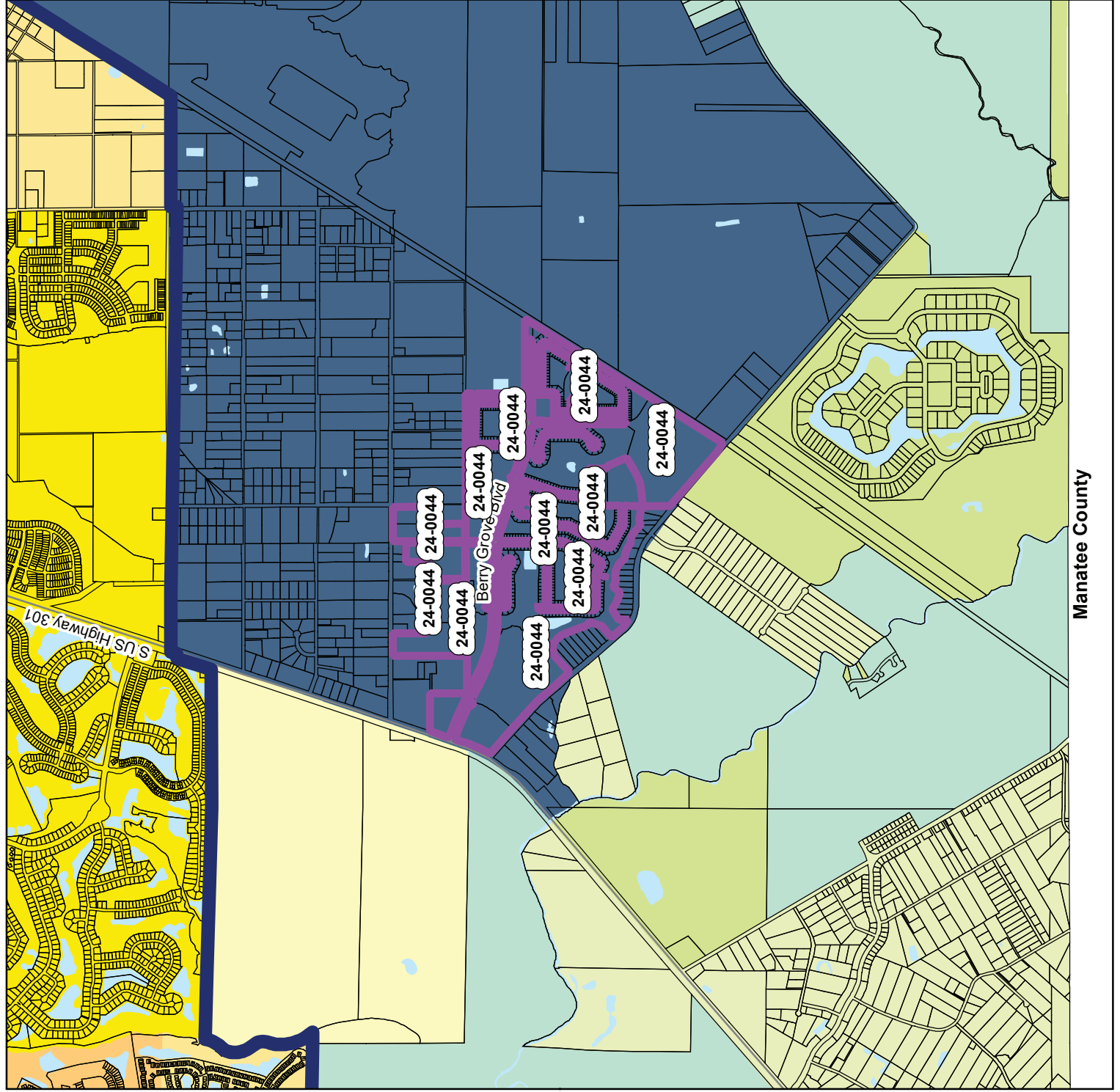
**Map Information**

DATA SOURCES: Rezone boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The Planning Commission and the City of Hillsborough County are not responsible for any errors or omissions in this map. The Planning Commission and the City of Hillsborough County are not responsible for any errors or omissions in this map. The Planning Commission and the City of Hillsborough County are not responsible for any errors or omissions in this map.

ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 10/26/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\Map\Projects\HIC\Grez\_LandRezoning - Copy.mxd



Manatee County





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Gwendolyn "Gwen" Myers  
Michael Owen  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Berry Bay

Zoning File: PD 24-0044 Modification: None

Atlas Page: None Submitted: 06/18/2024

To Planner for Review: 06/18/2024 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813.331.0976/ialbert@halff.com

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Michelle Heinrich Date: 7/03/24

Date Agent/Owner notified of Disapproval: \_\_\_\_\_

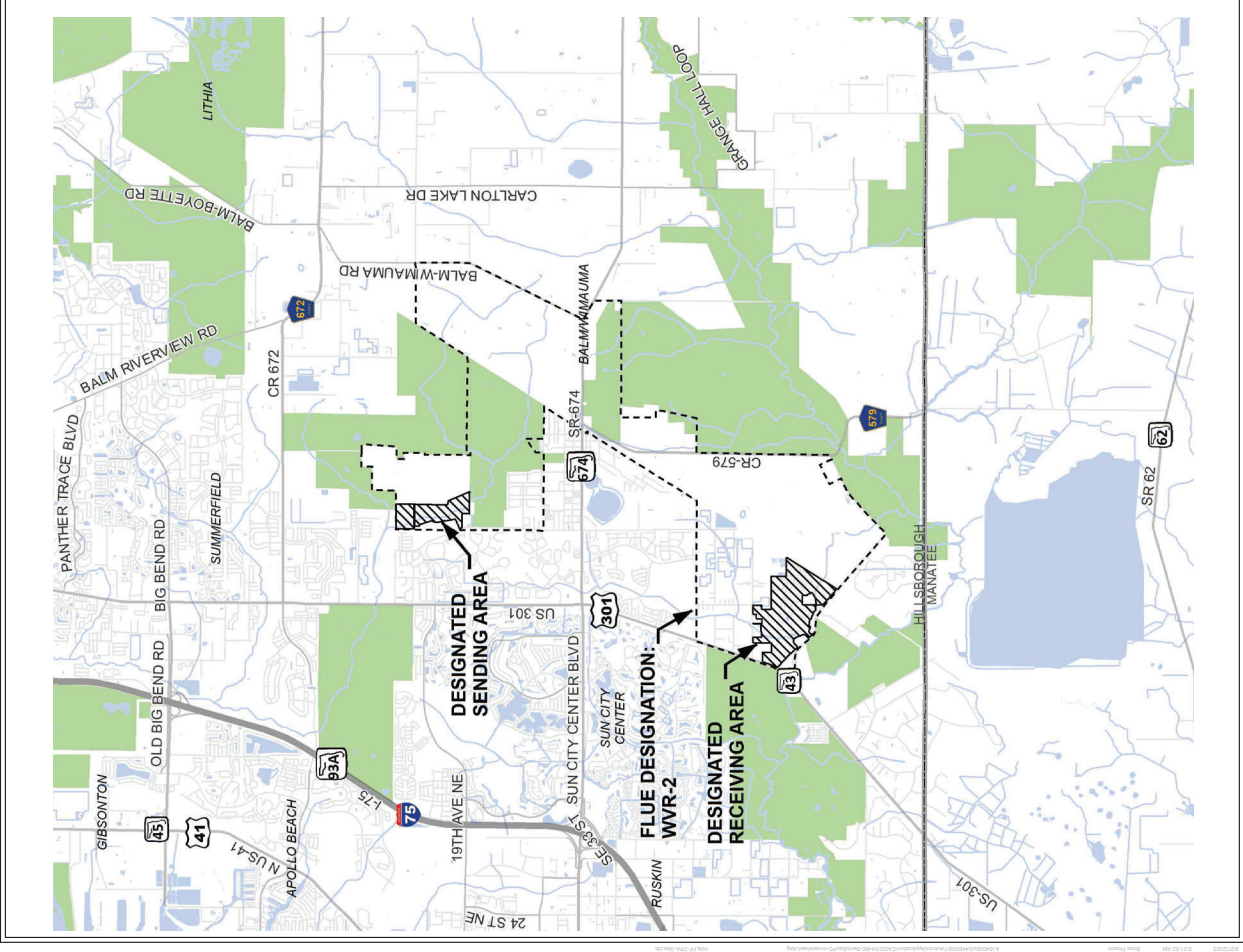
<b>BERRY BAY</b> HILLSBOROUGH COUNTY, FLORIDA Prepared For:	<b>BERRY BAY DEVELOPMENT, LLC</b>	FL CA 33380 Phone 813.620.4500 Fax 813.620.4880 1000 N. SHIPLEY DRIVE, SUITE 900 TAMPA, FLORIDA USA 33602 
Project Name:	Revision:	No. Date Description
Sheet Title:	Date:	No. Date Description
Drawing:	Date:	No. Date Description
Sheet Size:	Date:	No. Date Description
Drawing:	Date:	No. Date Description
Sheet Size:	Date:	No. Date Description


**DESIGNATED SENDING AREA LEGAL DESCRIPTION**

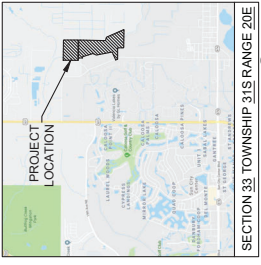
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**DESIGNATED RECEIVING AREA LEGAL DESCRIPTION**

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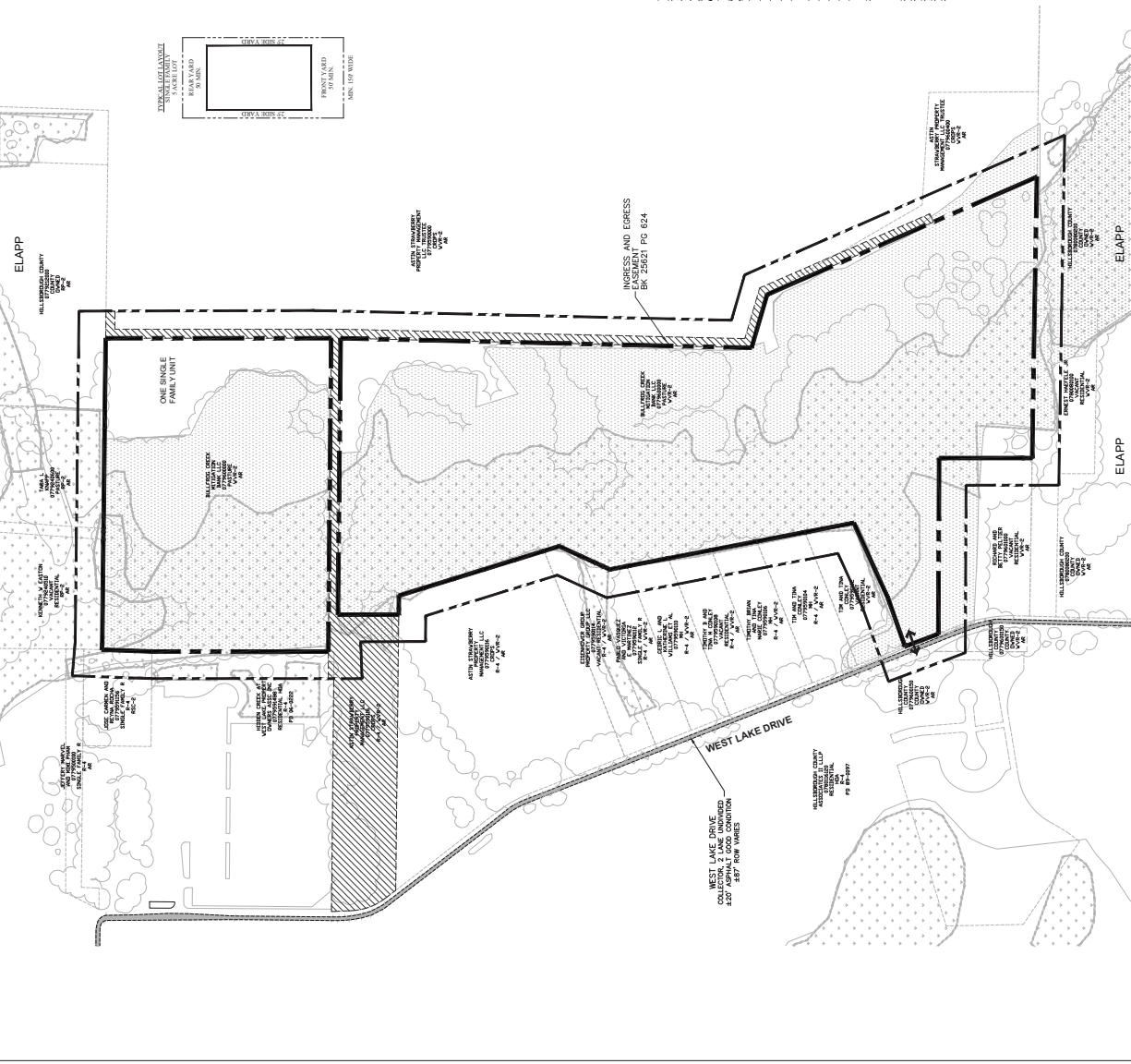
<b>BERRY BAY</b> Hillsborough County, FL Prepared For:	<b>BERRY BAY DEVELOPMENT, LLC</b> Hillsborough County, FL	 1000 N. SHREVEY DRIVE, SUITE 800 TAMPA, FLORIDA USA 33602 Phone 813.620.4900 Fax 813.620.4980 FL CA 33386 FL LC 26000836	Revision No. Date Description
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- LEGEND**
- PLANNED DEVELOPMENT BOUNDARY
  - 150' STUDY AREA
  - PROPOSED ACCESS
  - EXISTING TREES
  - POTENTIAL WETLAND AREAS
  - EXISTING EASEMENT
  - SIGNIFICANT WILDLIFE HABITAT

- SITE DATA TABLE**
1. PROJECT SIZE: 817.47 ACRES
  2. FOLD # 0779610000
  3. EXISTING ZONING: AR
  4. PROPOSED ZONING: PD
  5. FUTURE LAND USE: WWR-2
  6. EXISTING USE: AGRICULTURE
  7. MAXIMUM UNITS PERMITTED: 201 UNITS
  8. ZONING UNITS: 211 UNITS
  9. ZONING DISTRICT: T. SINGLE FAMILY UNIT
  10. MAP 1203752669(P) DATED AUGUST 28, 2008
  11. TOTAL WETLAND: 888.2 ACRES
  12. NATURAL WATER BODIES: 0 ACRES

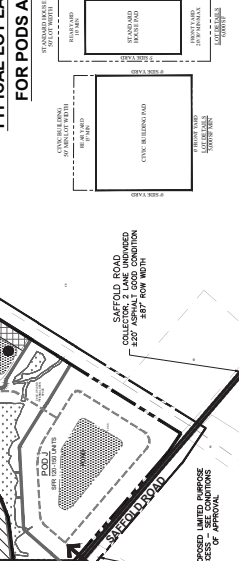
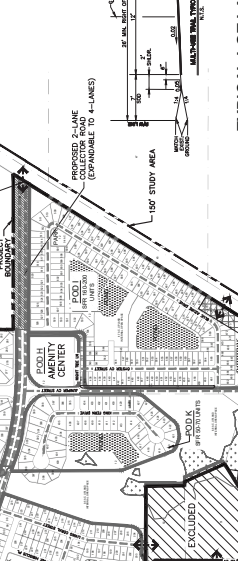
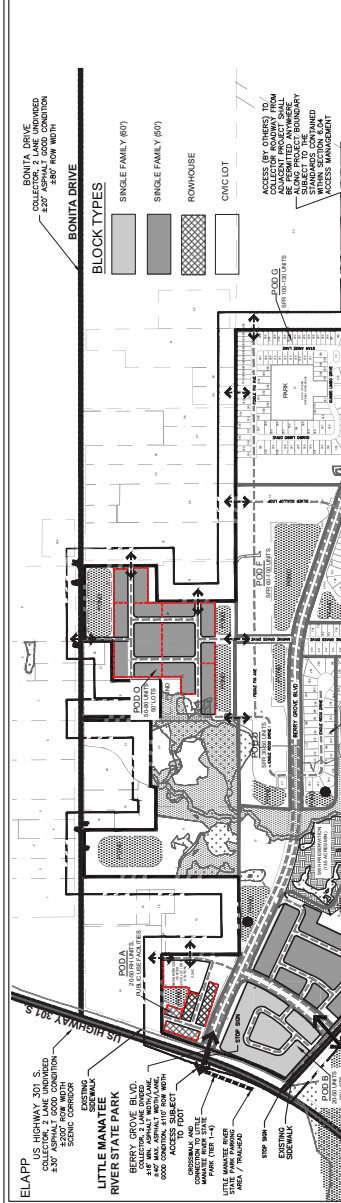
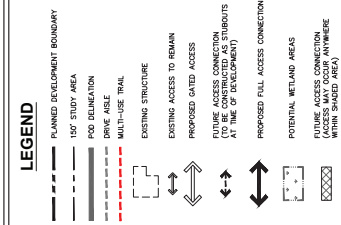
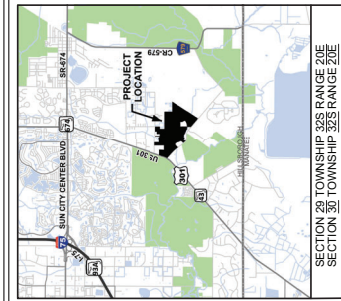
- SITE NOTES**
1. THE PROJECT IS WITHIN THE MINIMUM COMMUNITY PLAN.
  2. THE PROJECT IS LOCATED WITHIN THE RURAL SERVICE AREA.
  3. PRIVATE WELL.
  4. PRIVATE SEPTIC.
  5. THE PROJECT IS WITHIN HILLSBOROUGH COUNTY.
  6. NO FOLD IS REQUESTED.
  7. ALL FOLD NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
  8. THE PROJECT IS LOCATED WITHIN AN ENVIRONMENTAL SENSITIVE AREA (ESA) AS SHOWN ON THE PLANS. THE PROJECT IS LOCATED WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
  9. THE PROJECT IS LOCATED WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
  10. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
  11. NO PLATTED LOTS OR BLOCKS EXIST WITHIN THE PROJECT SITE EXCEPT WITHIN 150' OF THE SITE AND ARE AS SHOWN.
  12. EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
  13. THE LOCATION OF SIDEWALKS AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRaversing, AND WITHIN 150 FEET OF THE PROJECT BOUNDARY ARE SHOWN ON THIS PLAN.
  14. THERE ARE NO TRAVEL STOPS, SIDEWALKS, OR BIKEWAYS WITHIN 150 FEET OF THE SITE.
  15. ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED.
  16. PROPOSED ACCESS POINTS TO APPROXIMATE AND IS SUBJECT TO CHANGE DURING PERMITTING.
  17. PROPOSED ACCESS POINTS TO APPROXIMATE AND IS SUBJECT TO CHANGE DURING PERMITTING.
  18. PROPOSED ACCESS POINTS TO APPROXIMATE AND IS SUBJECT TO CHANGE DURING PERMITTING.
  19. PROPOSED ACCESS POINTS TO APPROXIMATE AND IS SUBJECT TO CHANGE DURING PERMITTING.
  20. WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150 FEET OF THE SITE IF ANY, ARE GENERALLY LOCATED AS SHOWN.
  21. IT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA, WETLAND RESOURCE PROTECTION AREA, WATER RESOURCE PROTECTION AREA, NOR IS IT LOCATED WITHIN AN OVERLAY DISTRICT.
  22. THIS SITE IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
  23. NO CROSS ACCESS TO ADJACENT PARCELS IS PROPOSED.
  24. APPROVAL OF THIS PLANNED DEVELOPMENT ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL AGENCIES WILL APPROVE ANY PERMITS REQUIRED FOR THIS PROJECT. THE APPLICANT MUST SECURE TO ANY AGENCIES TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVAL.



SENDING SITE  
 2 OF 5  
 Sheet No. T-2307  
 Date: 06/18/2024  
 Drawn By: BP  
 Checked By: IA  
 Project No. 24-0044

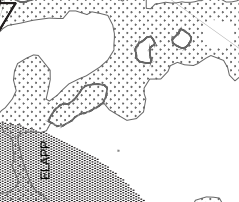
**BERRY BAY**  
HILLSBOROUGH COUNTY, FLORIDA  
Project Name

1000 N. SHIPLEY DRIVE, SUITE 900  
TAMPA, FLORIDA USA 33602  
Phone 813.620.4500 Fax 813.620.4980  
FL CA 33389 FL CL 25000636  
HALF



MINIMUM TYPICAL TOWNHOME BUILDING ALIGNMENT WITH GARAGE - N.T.S.

MINIMUM TYPICAL TOWNHOME WITHOUT GARAGE - N.T.S.



**SITE DATA TABLE**

- TOTAL LOT SIZE: 468.56 AC. (60% OF 781 AC. DESIGNATED SENSITIVE AREA: 178.617 AC
- EXISTING ZONING: PD
- FUTURE LAND USE: MRS-2
- EXISTING USE: AGRICULTURE & VACANT RESIDENTIAL
- MAXIMUM UNITS PERMITTED ON SITE: 846 UNITS
- RESERVED UNITS: 211 UNITS
- PROPOSED USE: 1,137 RESIDENTIAL UNITS, PUBLIC PARK AND PUBLIC USE FACILITIES
- OPEN SPACE: SEPARATE OPEN SPACE REQUIREMENTS IN POD O
- MIN. TOTAL OPEN SPACE: 190.4 ACRES (25% OF 781 AC.) (MAP 100120002999) DATED AUGUST 28, 2008
- MAN WALKWAY: 4.39 ACRES
- TOTAL OPEN SPACE: 22.0 AC. MIN. (40% OF 55+ ACRES)
- CONTIGUOUS OPEN SPACE: 6.6 AC. MIN. (CORE OF THE REQUIRED 49%)
- INTERNAL OPEN SPACE: 2.97 AC. MIN. TOTAL PROVIDED + ADDITIONAL 17.0 AC. MIN. INTERNAL OPEN SPACE PROVIDED
- INTERNAL RECREATION: 4.0 AC. MIN. TOTAL PROVIDED (1.0 AC. MIN. RECREATION CENTER IN POD O PROVIDED IN POD O AS COMMUNITY BENEFIT (LACK INCREASE)

**COMMUNITY BENEFITS**

- THE PROJECT IS IN THE MARIANA COMMUNITY PLAN. THE PROJECT SITE IS LOCATED WITHIN THE 150' LINEAR FEET OF THE PROJECT BOUNDARY. WATER AND POTABLE WATER BY HILLSBOROUGH COUNTY. SEWER DISPOSAL BY HILLSBOROUGH COUNTY. NO FLEX IS REQUESTED.
- ALL FLOOD NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150' FEET OF THE PROJECT BOUNDARY.
- THE PROJECT AND ADJACENT PROPERTIES WITHIN 150' LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHAEOLOGICAL ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150' FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
- NO PLATTED LOTS OR BLOCKS EXIST WITHIN THE PROJECT SITE PLATTED LOTS WITHIN 150' FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
- THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150' LINEAR FEET OF THE PROJECT ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING REMITTING.
- PROPOSED INTERNAL ROADS/DRIVEWAYS AND ZONING ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING REMITTING.
- THE LOCATION OF SIDEWALKS, AND TYPE OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVELING, AND WITHIN 150' FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
- THERE ARE NO TRANSIT STOPS, SIDEWALKS, OR BIKEWAYS WITHIN 150' FEET OF THE SITE.
- ACCORDING TO THE LDC, NO MASS TRANSIT FACILITIES ARE REQUIRED AND NONE ARE PROVIDED.
- PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR TRANSPORTATION, WATER AND WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150' FEET OF THE SITE. IF ANY ARE GENERALLY LOCATED AS PROTECTED AREAS, THE PROTECTION REQUIREMENTS SHALL BE MAINTAINED WITHIN THE 150' LINEAR FEET OF THE PROJECT BOUNDARY. THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR TRANSPORTATION, WATER AND WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON SITE AND WITHIN 150' FEET OF THE SITE. IF ANY ARE GENERALLY LOCATED AS PROTECTED AREAS, THE PROTECTION REQUIREMENTS SHALL BE MAINTAINED WITHIN THE 150' LINEAR FEET OF THE PROJECT BOUNDARY.
- SIDEWALKS SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- NO ACCESS TO BICYCLE PATHS OR BIKEWAYS IS PROVIDED UNLESS SHOWN ON THE PLAN.
- PROJECT IS ADJACENT TO AN URBAN SCENIC CORRIDOR (US 307).
- PROPOSED OPEN SPACE PLANNED DEVELOPMENT ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL JUSTIFY ANY IMPACTS TO WETLANDS, AND DOES NOT GRANT ANY VESTED OR VESTED RIGHT TO ENVIRONMENTAL APPROVAL.
- ALL INTERNAL DRIVE ASSESS SHALL BE PUBLIC ROADSWAYS.
- EXISTING INTERNAL ROADWAYS ARE LOCAL ROADWAYS WITH SIDEWALKS ON BOTH SIDES, A 50' ROW WIDTH, 20' OF ASPHALT AND ARE IN GOOD CONDITION.

**POD O OPEN SPACE**

- TOTAL OPEN SPACE: 22.0 AC. MIN. (40% OF 55+ ACRES)
- CONTIGUOUS OPEN SPACE: 6.6 AC. MIN. (CORE OF THE REQUIRED 49%)
- INTERNAL OPEN SPACE: 2.97 AC. MIN. TOTAL PROVIDED + ADDITIONAL 17.0 AC. MIN. INTERNAL OPEN SPACE PROVIDED
- INTERNAL RECREATION: 4.0 AC. MIN. TOTAL PROVIDED (1.0 AC. MIN. RECREATION CENTER IN POD O PROVIDED IN POD O AS COMMUNITY BENEFIT (LACK INCREASE)

**DESIGNATED RECEIVING AREA**

1000 N. SHIPLEY DRIVE, SUITE 900  
TAMPA, FLORIDA USA 33602  
Phone 813.620.4500 Fax 813.620.4980  
FL CA 33389 FL CL 25000636

**PROJECT NAME: BERRY BAY**

**CLIENT: BERRY BAY DEVELOPMENT, LLC**

**DATE: 11/11/2023**

**SCALE: 1" = 500'**

**PD SITE PLAN**

**3 OF 5**



HALF  
1000 N. ASHLEY DRIVE SUITE 900  
TAMPA, FLORIDA USA 33602  
Phone 813 620 4500 Fax 813 620 4980  
FL CA 33386 PL CA 26000836

BERRY BAY  
HILLSBOROUGH COUNTY, FLORIDA

BERRY BAY DEVELOPMENT, LLC

PARCEL LIST  
Sheet 5 of 5

SHEET No: 5  
Project No: BERRY BAY  
City: Tampa  
County: Hillsborough  
State: FL

NUMBER	OWNER	FOCAL	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU
1	DAVID G. TICHAUER	7910001	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045
2	MARCO ANTONIO	7910002	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
3	MARCO ANTONIO	7910003	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
4	MARCO ANTONIO	7910004	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
5	MARCO ANTONIO	7910005	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045

NUMBER	OWNER	FOCAL	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU
131	DAVID G. TICHAUER	7910301	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045
132	MARCO ANTONIO	7910302	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
133	MARCO ANTONIO	7910303	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
134	MARCO ANTONIO	7910304	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
135	MARCO ANTONIO	7910305	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045

NUMBER	OWNER	FOCAL	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU
261	DAVID G. TICHAUER	7910601	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045
262	MARCO ANTONIO	7910602	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
263	MARCO ANTONIO	7910603	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
264	MARCO ANTONIO	7910604	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
265	MARCO ANTONIO	7910605	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045

NUMBER	OWNER	FOCAL	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU	CONVEYOR	FULL ZONING	PLU
391	DAVID G. TICHAUER	7910901	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045	DAVID G. TICHAUER	W2	045
392	MARCO ANTONIO	7910902	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
393	MARCO ANTONIO	7910903	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
394	MARCO ANTONIO	7910904	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045
395	MARCO ANTONIO	7910905	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045	MARCO ANTONIO	W2	045

HALF  
1000 N. ASHLEY DRIVE SUITE 900  
TAMPA, FLORIDA USA 33602  
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# **AGENCY COMMENTS**



**AGENCY REVIEW COMMENT SHEET**

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TO: Zoning Technician, Development Services Department

DATE: 6/10/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Wimauma/ South

PETITION NO: PD RZ 24-0044

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- 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.

**PD 19-0102 CONDITIONS**

Staff notes that following previously approved transportation-related conditions of approval for 19-0102 (most recently modified by 23-0879) shall be carried forward:

- As Saffold Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Saffold Rd., under Development Option 1, consistent with the Design Exception (dated March 21, 2019 and last revised April 18, 2019), and which was approved by the County Engineer (dated on April 25, 2019), including:
  - a. Within Segment A (i.e. Saffold Rd. between US 301 and a point +/- 1,900 feet to the southeast) and Segment C (i.e Saffold Rd. between the easternmost project boundary and a point approximately 1,800 feet to its northwest) the developer shall:
    - i. Widen the existing roadway such that there are 11-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
    - iii. Mill and resurface the existing roadway; and,
    - iv. Construct a 10-foot wide multi-purpose pathway in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder.
  - b. Within Segment B (i.e. the +/- 3,500 foot segment of Saffold Rd. between Segments A and Segment C) the developer shall:
    - i. Be permitted to maintain the existing 10-foot wide travel lanes;
    - ii. Construct 6-foot wide stabilized shoulders along both sides of the roadway; and,
    - iii. Notwithstanding anything within the approved Design Exception (dated April 25, 2019) to the contrary, construct a 10-foot wide multi-purpose pathway (in lieu of the required 5-foot wide sidewalk and 5-foot paved shoulder) along the +/- 500 foot portion of the proposed project which fronts Segment C.
- The developer shall construct a minimum 5-foot wide sidewalk along the project’s West Lake Dr. frontage concurrent with construction of the first increment of development within Designated Receiving Area, or concurrent with development of the single-family dwelling within the Designated Sending Area, whichever occurs first.
- The developer shall dedicate and convey to Hillsborough County up to 15 feet of right-of-way, for a distance of approximately 50 feet on either side of:
  - a. the Dug Creek stormwater cross drain under Saffold Rd.; and,

- b. the stormwater cross drain
- With regards to the Designated Receiving Area:
  - a. Internal project roadways shall be public and may not be gated.
  - b. The developer shall construct all proposed full access connections and future roadway connections as generally shown on the PD site plan, as well as any additional internal connections that may be required to satisfy Section 6.02.01.H emergency access requirements.
  - c. Consistent with Section 10.01.05.D.2., no further notification to future PD residents shall be required when such connections are completed.
- With regards to required site access improvements:
 

Under Development Options 1, the developer shall construct the following improvements:

  - a. A southbound to eastbound left turn lane on US 301 onto Saffold Rd.
  - b. A southbound to eastbound left turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - c. A northbound to eastbound right turn lane on US 301 at the project entrance (i.e. onto the proposed east-west collector roadway);
  - d. A westbound to southbound left turn lane on the proposed east-west collector roadway onto US 301;
  - e. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway;
  - f. An eastbound to northbound left turn lane on Saffold Rd. into the easternmost project driveway.
- Under Development Option 1, the developer shall construct the following additional improvements:
  - a. A southbound to westbound right turn lane on the proposed north-south collector roadway onto Saffold Rd.; and,
  - b. An eastbound to northbound left turn lane on Saffold Rd. onto the proposed north-south collector roadway.;
- In addition to the above improvements that may require the developer to dedicate and convey (or otherwise acquire) additional right-of-way, the developer shall preserve any additional right-of-way necessary to accommodate construction (by others) of a westbound to southbound left turn left turn lane on Saffold Rd. onto US 301.
- With regards to certain internal roadways:

Under Development Option 1, The developer shall construct the east-west and north-south collector roadways as 2-lane collector roadways consistent with either the Type TS-4 (Urban Collector Roadway) or Type TS-7 (Local and Collector Rural Roads), as found within the Hillsborough County Transportation Technical Manual (TTM). In addition to the right-of-way required for the above improvements, the developer shall preserve additional right-of-way along the east-west collector roadway as necessary, such that it is expandable to a 4-lane facility in the future.

**CONDITIONS OF APPROVAL**

In addition to the conditions that carry over from 19-0102, the following conditions shall be conditions of approval for the new 24-0044 PD:

- With each increment of development, the developer shall conduct a signal warrant analysis to determine if a traffic signal is warranted at the intersection of Berry Bay Blvd and US 301. If warranted and approved by FDOT, the developer shall install the signal. Concurrent with the signalization of the intersection, the developer shall install a crosswalk for pedestrians and bicyclists at the intersection.
- Concurrent with the signalization and construction the crosswalk at the intersection, the developer shall construct a multi-use path along the west side of US 301 connecting the development to the Little Manatee River State Park North Trail Head trailhead located on the west side of US 301. Improvements are subject to FDOT approval.
- Blocks within the project shall comply with block size and other applicable requirements of the LDC. Notwithstanding the above or anything herein to the contrary, as shown on the PD site plan, block faces shall consist of a combination of roadways and MUTs – Pedestrian Thoroughfares (PTs), which are not shown on the PD site plan, are expressly disallowed.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access, or access connections to continue/extend the Multi-Use Trails (MUTs), may be permitted anywhere along the PD boundaries.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to add 55 acres to the currently approved Berry Bay PD (19-0102) to create a new Planned Development. The 55 acres being added are currently zoned Agricultural Rural (AR). The proposed PD requests entitlements of 1,157 Single-Family Dwelling Units and a 10,000 sf Fire Station. The PD removes previously approved school and daycare uses in Option 1 and eliminates Option 2. The future land use of the site is Wimauma Village Residential – 2 (WVR-2).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,047 Single-Family Detached Dwelling Units (ITE Code 210)	9,022	748	968
PD, 1,620 Student K-8 School (ITE LUC 520)	3,062	1,085	275
PD, 87,120 s.f. Public Use Facility/ Library (ITE LUC	6,277	87	711
Total:	18,361	1,920	1,954

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,157 Single Family Detached Dwelling Units (ITE 210)	9,589	691	993
PD 10,00 s.f. Fire Station (ITE 575)	50	5	5
	9,648	696	998

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-8,713</b>	<b>-1,224</b>	<b>-956</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The PD has access to US 301, Saffold Road, Berry Bay Blvd, and Bonita Drive.

US 301 is a 2-lane, undivided, principal arterial roadway maintained by FDOT. The roadway lies within a +/- 180-foot wide right-of-way along the project’s frontage. There are sidewalks along the east side US 301 within the vicinity of the proposed project.

Saffold Rd. is a 2-lane, undivided, substandard collector roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 87 and +/- 105 feet wide) along the project’s frontage. There are no sidewalk or bicycle facilities along Saffold Rd. in the vicinity of the proposed project.

The area being added to the PD “Pod O” will have direct access to Berry Grove Blvd. and Bonita Drive. Berry Grove Blvd. is a 2-lane, divided, collector roadway characterized by 11-foot wide travel lanes in good condition. There are 7-foot-wide buffered bicycle lanes present along both sides of the facility. Berry Grove Blvd. lies within +/-110 feet of right of way in the vicinity of the project. There are 5-foot-wide sidewalks present along both sides of the roadway. Bonita Drive is a 2-lane, undivided, substandard, Hillsborough County-maintained collector roadway. The roadway is characterized by +/- 10-foot travel lanes. Bonita Drive lies within +/- 80ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike lanes on either side of the roadway within the vicinity of the project.

**SUBSTANDARD ROADWAY IMPROVEMENTS**

The subject PD has access to Saffold Road, Berry Bay Boulevard, and Bonita Drive. Previous Rezonings have addressed the substandard roadway improvements required on both Saffold Road. Berry Bay Boulevard was built according to previously approved conditions from the Berry Bay PD. Bothe the substandard requirements and conditions for Berry Bay Blvd will be carried forward.

Given that Saffold Rd. is a substandard collector roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (on March 21, 2019 and last revised April 18, 2019) for Saffold Rd. during the 19-0102 zoning application to determine the specific improvements that would be required by the County Engineer. The County Engineer approved that variance (on April 25, 2019). Given that no changes to entitlements or transportation related conditions are proposed nearby Saffold Roadway, the existing approved Design Exception will be carried forward.

Berry Bay Boulevard was built per the required conditions from the original Berry Bay PD as a two-lane collector roadway with a sufficient right of way to be expandable to a 4 lane in the future. The conditions requiring the specific requirements for Berry Bay Blvd are being carried forward, no additional improvements are required.

Pod O will have a maximum of 78 dwelling units and will have access to both Berry Bay Blvd and Bonita Drive. The applicant submitted additional traffic analysis concerning access to Bonita from Pod O. The submitted analysis shows that since Berry Bay Blvd will be the most convenient route and is planned to be a signalized intersection in the future, only an estimated 40% of homes in POD O will utilize Bonita Drive. Staff has reviewed this analysis and due to the projected reduced use of the access, the location of the access being in a less convenient location for the larger PD, and the existing geometry of the roadway, substandard roadway improvements were not required for the subject rezoning to Bonita Drive.

**SITE ACCESS AND CONNECTIVITY**

For Pod O, the applicant is proposing one (2) access connections to serve the additional PD acreage to Berry Bay Blvd. and one (1) access connection to Bonita Drive.

Pod O includes two separate access points to the east to provide connectivity to connect to future development.

Based on the site access analysis submitted by the applicant, no additional site access improvements are required based on the trips generated by the proposed PD.

**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Saffold Road, Berry Bay Blvd, and Bonita Drive are not regulated roadways and, as such, were not included in the Level of Service report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
US Hwy 301	Manatee County	SR 674	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Berry Bay Blvd	County Collector - Urban	2 Lanes <input 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 type="checkbox"/> Other
Saffold Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bonita Drive	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18,361	1,920	1,954
Proposed	9,648	696	998
Difference (+/-)	<b>-8,713</b>	<b>-1,224</b>	<b>-956</b>

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

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



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Diana M. Lee, P.E. AIR DIVISION  
 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 14, 2024</p> <p><b>PETITION NO.:</b> 24-0044</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> April 18, 2024</p> <p><b>PROPERTY ADDRESS:</b> 3636 Saffold Rd, 5135 Bonita Dr, 301 Hwy, Wimauma, FL 33598</p> <p><b>FOLIO #:</b> Multiple</p> <p><b>STR:</b> 19-32S-20E, 29-32S-20E, &amp; 30-32S-20E</p>
<b>REQUESTED ZONING:</b>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	11/30/2018
<b>WETLAND LINE VALIDITY</b>	YES for folios 079636-0020, 079636-0000, & 079636-0150. Folios 79636.0060 and 79636.0080 needs Wetland Delineation.
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Valid SWFWMD Surveys for folios 079636-0020, 079636-0000 expire 7-19-2028. Valid SWFWMD Surveys for folio 079636-0150 expire 7-17-2028. Folio 79636.0060 and 79636.0080 need Wetland Delineation – Wetlands/OSW Fish ponds located throughout 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> <p style="text-align: center;"><i>These comments replace prior comments issued January 30, 2024 .</i></p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC</li> </ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

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 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 including EPC.

**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.

- A wetland delineation by SWFWMD staff determined that wetlands exist onsite. Wetland surveys have been reviewed by SWFWMD and expire on July 17, 2028. The submitted plans do not accurately depict the approved wetland lines for the project area in the eastern portion of Pod O (folio # 079636-0150). The wetland line must appear on all site plans, labeled as " Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- The subject property contains wetland/OSW areas, which have not been delineated (folio# 079636.0060 & 079636.0080). 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 Insert activity impact is for an internal roadway, residential lots, and stormwater pond. 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. A wetland impact/mitigation application was submitted to EPC on March 12, 2024 and is currently under review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.



- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/cb

ec: [kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)



## School District of Hillsborough County Review Form

**TO:** Hillsborough County Development Services

**FROM:** Michelle Orton  
General Manager, Growth Management and Planning

**DATE:** March 25, 2024

**RE:** Application Number RZ 24-0044

School district staff received the rezoning application for EPG1, LLC on the approved Berry Bay PD. The application was received in October of 2023, but the application and fee were not received until March 11, 2024. Staff reviewed the rezoning narrative for RZ 24-0044 and objects to Option 1 and Option 2 eliminating a school site to Berry Bay Farms. This is in accordance with the conditions that were submitted to PRS 23-0154 (1.1 and 1.2). This is also in response to an earlier comment from the School district on March 28, 2019, that a condition be added to application RZ 19-0102 that a school site of at least 15 usable, upland acres be located at Berry Bay.

This request to eliminate a school site at Berry Bay Field PD (RZ 24-0044) is not supported by the School District of Hillsborough County and is not supported by the Public Schools Facilities Element of the Comprehensive Plan. Therefore, staff does not recommend approval of application number RZ 24-0044 to remove the elimination of a **SCHOOL USE** in Option 1 or Option 2.

Please see Adequate Facility Analysis: Rezoning on the next page.



**Hillsborough County**  
PUBLIC SCHOOLS

Preparing Students for Life  
**Adequate Facilities Analysis: Rezoning**

**Date:** 3/25/2024

**Acreage:** 55 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** RZ PD 24-0044

**Future Land Use:** WVR-2

**HCPS #:** RZ 601

**Maximum Residential Units:** 110

**Address:** 5003, 5121, 5139, 5145 Bonita Drive

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 79636.0020 79636.0000  
79636.0150 79636.0060 79636.0080

School Data	Reddick Elementary	Shields Middle	Sumner High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	948	1557	3301
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	792	1739	3738
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	84%	112%	113%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/25/2024	107	0	16
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	22	10	15
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	97%	112%	114%

**Notes:** At this time, adequate capacity exists at Reddick Elementary School for the proposed rezoning. Although Shields Middle and Sumner High Schools are projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level but there is no adjacent capacity available at the middle school level. The applicant is advised to contact the school district for more information.

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

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
Department Manager, Planning & Siting Growth Management Department  
Hillsborough County Public Schools  
E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
P: 813.272.4429 C: 813.345.6684



**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

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**TO:** Zoning Review, Development Services

**DATE:** 01/03/2024

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** EPG 1, LLC

**PETITION NO:** 24-0044

**LOCATION:** US Hwy 301 S

**FOLIO NO:** multiple see below

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**Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, Single Family Detached Unit)

Mobility: \$13,038 per unit

Parks: \$2,145 per unit

School: \$8,227 per unit

Fire: \$335 per unit

Single Family Detached per unit = \$23,745

**Project Summary/Description:**

Rural Mobility, South Park/Fire - 50-80 single family in pod O, amend pod B from 100-150 SF/TH/MF to 20-50 SF So total 70-130 new SF

Folios - 79636.0020; 79636.0000; 79636.0150; 79636.0060; 79637.0100; 79715.4020; 79715.4010; 79636.0080;

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** December 19, 2023

**Agency:** Natural Resources **Petition #:** 24-0044

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site construction plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site construction plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed. The site construction plan may be modified from the Certified Site Plan to avoid impacts to Significant Wildlife Habitat. **This statement should be identified as a condition of the rezoning.**
3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

24-0044

Natural Resources

Page 2 of 2

4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

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**PETITION NO.:** RZ-PD 24-0044      **REVIEWED BY:** Clay Walker, E.I.      **DATE:** 10/23/2023

**FOLIO NO.:** 79636.0020, 79636.0000, 79636.0150, 79636.0060, 79637.0100, 79715.4020, 79715.4010, 79636.0080,

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**WATER**

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

**WASTEWATER**

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

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

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 20 Oct. 2023**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Isbelle Albert**

**PETITION NO: RZ-PD 24-0044**

**LOCATION: Not listed**

**FOLIO NO: 79636.0020, 79636.0000, 79636.0150, 79636.0060, 9637.0100, 79715.4020, 79715.4010, & 79636.0080**

**SEC: 19 & 30 TWN: 32 RNG: 20**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

**COMMENTS:**

The subject application is adjacent to the Little Manatee River Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.





## 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:** 10/17/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 10/18/2023

**APPLICANT:** EPG1, LLC    **PID:** 24-0044

**LOCATION:** 5003 Bonita Dr Wimauma, FL 33598,  
5121 Bonita Dr Wimauma, FL 33598,  
5139 Bonita Dr. Wimauma, FL 33598  
5145 Bonita Dr. Wimauma, FL 33598

**FOLIO NO.:** 79636.0020, 79636.0000, 79636.0150, 79637.0100, 79636.0060,  
79715.4020, 79715.4010, 79636.0080

### AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.



# **VERBATIM TRANSCRIPT**

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HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, June 17, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 7:39 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Second Floor Boardroom  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Digital Reporter

1 MS. HEINRICH: Our next item is Item D.2, PD 24-0044.  
2 The applicant is requesting to rezone property currently zoned  
3 PD and AR to PD. I reviewed this for Development Services and  
4 will present Staff findings after the applicant's presentation.

5 HEARING MASTER: Okay. Good evening.

6 MS. CORBETT: Good evening. Kami Corbett with the law  
7 firm of Hill Ward and Henderson representing the applicant this  
8 evening.

9 I'm going to cut -- get to it quick and have  
10 Ms. Albert come up and do our planning presentation.

11 HEARING MASTER: Okay. Please sign in.

12 MS. ALBERT: Good evening. Thank you, Kami. This  
13 is -- good evening. Isabelle Albert with Half Associates,  
14 Suite 900, also representing the applicant. I'm here for the  
15 presentation.

16 So what we have here is the site is located -- it's  
17 actually Berry Bay and we are acquired more and -- and  
18 incorporated into the existing Berry Bay, hence why we're here  
19 tonight for a new planned development. Pretty familiar with the  
20 area, Council Growers, as well as Davis are our approved plan  
21 development for quite a number of units and other lands around  
22 us is agricultural land or public lands.

23 So this is the area in question. It's 55 acres and  
24 brings us to the total of 473 acres. As you can see on the  
25 plan, the majority of the development is already platted under

1 construction or under review. We had a couple of neighborhood  
2 meetings over here. And the topic of discussion with the  
3 community benefits, the housing types and the transportation.

4           So again, the request is to increase the number of  
5 units to 100 -- by 110 units. This is representing the 55  
6 acres, as well as the farming that Pod A will have a fire  
7 station.

8           So here's the area as stated. The majority of the  
9 Berry Bay existing development, existing planned development is  
10 already under constructed or constructed. The remaining of the  
11 units will be scattered between Pods B and C, as well as A. And  
12 the new units, the majority are going to be located within  
13 Pods O and Pod A. And since this is in the WVR-2, this -- the  
14 new regulation came into effect. However, because it's a  
15 majority development, it's already being approved. Everything  
16 in Barry Bay will remain as -- as is. However, the two Pods, A  
17 and O that are vacant are going to comply with those new  
18 regulations. And by that, it means that we have to provide the  
19 WVR-2 development standards to meet those standards, as well as  
20 provided three community benefits.

21           First one is a (indiscernible) connection to the  
22 Manatee River State Park shown over here to the top and the  
23 government public service use that I mentioned earlier in Pod A  
24 for the fire station, as well as increasing the number of open,  
25 I'm sorry, increase the number of recreation open space and

1 internal open space within Pod O.

2 As you can see here as well, with this new request or  
3 this revised request, the traffic has dramatically being reduced  
4 over here. And Mr. Henry is here if you have any questions for  
5 that.

6 HEARING MASTER: I just -- go back to that one slide.

7 MS. ALBERT: Yes.

8 HEARING MASTER: I'll just short circuit my question.  
9 So that just really is the -- the decrease in the -- the  
10 elimination of the school and the library --

11 MS. ALBERT: Correct.

12 HEARING MASTER: -- makes up for the increase in the  
13 dwelling units --

14 MS. ALBERT: Correct.

15 HEARING MASTER: -- of those trips. And that's what  
16 the decrease represents for the most part.

17 MS. ALBERT: That is correct.

18 HEARING MASTER: Okay. Thank you. Go ahead.

19 MS. ALBERT: Well, that's just -- end the  
20 presentation. It was founded consistent -- Planning Commission  
21 found it consistent with the comprehensive plan. The  
22 Development Services Staff also found it approval subject to  
23 conditions and there was no objections from reviewing agencies.  
24 I'm here if you have any questions.

25 HEARING MASTER: Just a quick question. I -- I just

1 don't have the answer to myself. The row house orientation that  
2 PD waiver that you're --

3 MS. ALBERT: Correct.

4 HEARING MASTER: -- asking for.

5 MS. ALBERT: Correct.

6 HEARING MASTER: Was that a requirement before?

7 MS. ALBERT: No, it was not. That's part of the new  
8 regulations.

9 HEARING MASTER: Okay.

10 MS. ALBERT: But it does meet and Development Services  
11 Staff has that in our staff report. But it does meet the intent  
12 of having the parking in the rear of the -- the town homes so  
13 that the town homes would face streets or multiuse trails and  
14 things like that.

15 HEARING MASTER: I see. I think that was my only  
16 question.

17 MS. ALBERT: Okay.

18 HEARING MASTER: Thank you so much. I appreciate it.

19 MS. ALBERT: Thank you. And I just wanted to clarify  
20 in Michelle's report. Page ten, you said the majority of the  
21 development of Pod O we're going to be towards the west side,  
22 but I think you meant east.

23 And with that, thank you very much.

24 HEARING MASTER: All right. Thank you. Don't forget  
25 to sign in.

1 Development Services.

2 MS. HEINRICH: Michelle Heinrich, Development  
3 Services. Staff reviewed a request to expand an existing PD by  
4 rezoning PD 19-0102 with an additional 55 acres to the north.  
5 PD 19-0102 was approved for a density transfer from the  
6 ascending area to receiving area to allow for 1,407 units. And  
7 there was also two options for that. One with a school and one  
8 without a school. Per the comprehensive plan, the timing of  
9 development was dependent on jobs and employment within the  
10 community plan. And developments were to cluster residential by  
11 providing significant areas of open space.

12 Since this approval, the comprehensive plan has been  
13 updated to remove the timing requirement, but it retains  
14 clustering and open space requirements and added -- added the  
15 requirement for community benefits.

16 Since 2019, the project has been platted with 969  
17 lots. And that leaves 78 to be developed within the 12 Pods.  
18 With the additional land which is Pod O, the project will be  
19 expanded and allow for 110 more units. The majority of those  
20 units will stay within Pod O. However, some of the units will  
21 be developed within the previous PV area, which includes B,  
22 which is impartial -- which contains partially the old WVR-2  
23 development and the current WTR -- WVR-2 development and Pod A,  
24 which has had no approvals of platting or -- or construction at  
25 this point.



1           This has created a bit of a unique situation wherein  
2 the project was developed under policies that no longer exist.  
3 And new policies which cannot retroactively be applied to the  
4 areas that have already been developed. Therefore, Staff and  
5 the applicant have agreed to a proposal which we feel best meets  
6 those policies. And that includes under the new PD, Pod O, the  
7 newly added area will be subject to all WVR-2 policies and LDC  
8 requirements. Pod B, because it is comprised of both the -- the  
9 previous requirements and current requirements that will stay  
10 under the WVR-2 previous requirements. And then for Pod A, that  
11 will also follow the new WVR-2 requirements. And also that is  
12 where the malad centers. When we proposed to the fire station.  
13 As stated, the applicants are required to have community  
14 benefits. In this case, those benefits include an increase in  
15 percentage of internal recreation space and an increase internal  
16 open space. Provision of a crosswalk over Highway 301 to Little  
17 Manatee River -- Little Manatee State Park Trail Head and this  
18 will link the trail head to the existing multiuse paths in the  
19 project.

20           And thirdly, land to be used for the public use within  
21 the neighborhood center, which would be as stated, the fire  
22 station. Only one waiver is requested, which is for two blocks  
23 within Pot A I -- that I think I showed you by the applicant in  
24 their presentation. And those will face a multiuse trail rather  
25 than the street. And Staff does not object to that request.

1           Also, you may notice in this the option for the public  
2 school is no longer being proposed. And that was to occur  
3 possibly Pods B and C, but those are now proposed to residential  
4 development. Staff found the project to be compatible with the  
5 surrounding area, which is being developed with other WVR-2  
6 projects. No reviewing agencies filed an objections and Staff  
7 therefore recommends approval subject to proposed conditions of  
8 approval.

9           I'm available for any questions.

10           HEARING MASTER: Just a couple of quick ones. I think  
11 you -- you covered this, but in my reading of it, Pods A and O,  
12 that's really what we're talking about as subject to the new  
13 regulations.

14           MS. HEINRICH: Correct.

15           HEARING MASTER: All right. And everything else stays  
16 as was approved and required under the old regulations,  
17 including those employment opportunities and so forth, that's  
18 all --

19           MS. HEINRICH: Correct.

20           HEARING MASTER: -- in place. Okay.

21           And so A and O meet the requirements with the  
22 exception of that block for the row house, they're -- they're --  
23 that waiver that they're asking for. But everything else,  
24 they're meeting under the new regulations --

25           MS. HEINRICH: Correct.

1 HEARING MASTER: -- for those pods. Okay. I think  
2 that's it. Thank you so much.

3 Planning Commission.

4 MS. MYERS: Alexis Myers, Planning Commission Staff.  
5 The subject property is located in the Wimauma Village  
6 residential two, Future Land Use Category.

7 The site is located within the rural area and located  
8 within the limits of the Wimauma and Southshore Area Wide  
9 Systems Community Plans. FLUE Policy 16.7 requires that  
10 neighborhoods shall be designed to include an efficient system  
11 of internal circulation and street sub outs to connect adjacent  
12 neighborhoods together. The site plan depicts several stub outs  
13 to the east, west and south.

14 The site plan also shows a connection to Bonita Drive  
15 allowing the opportunity to connect to the north. This meets  
16 the intent of FLUE Policy 48.10, which requires new development  
17 to accommodate the street network through grid like patterns as  
18 represented in the comprehensive plan. The proposed addition to  
19 the existing Barry Bay Development is approximately 55 acres.  
20 Therefore for per FLUE policy, I'm sorry, FLUE Objective 48.7,  
21 at least three community -- community benefits must be provided  
22 with at least one being from tier one of the table. There are  
23 three proposed community benefits which meet the criteria  
24 established by FLUE Objective 48.7. Conditions of approval will  
25 be implemented to require the applicant to come back with a

1 major modification to change the community benefits.

2 Overall, the request is consistent with FLUE Policy  
3 48.3, 48.7, 48.13 and can be considered for the maximum  
4 residential density of two dwelling units per gross acre. Per  
5 FLUE Policy 48.6, open space shall constitute -- constitute no  
6 less than 40 percent of the gross site acreage for the planned  
7 development, with 30 percent of the open space being continuous  
8 or adjoining and 10 percent and the open space being internally  
9 located in the PD site. For the proposed 55 acre addition,  
10 there must be at least 22 acres of open space and at least 6.6  
11 acres of open space located within. There must be 2.2 of total  
12 internal open space. The proposed -- the proposal meets these  
13 requirements.

14 These lands also -- are also internal to the site,  
15 which meets the 10 percent requirement. Goal six of the Wimauma  
16 Village Community Plan seeks to ensure a balanced transportation  
17 system that connects new streets and existing streets to provide  
18 multiple north, south and east, west through routes for  
19 pedestrians and vehicles. The connection to Bonita Drive on the  
20 site plan supports this goal. Goal nine of the Wimauma  
21 Community Plan further establishes that the maximum density of  
22 two dwelling units per gross acre shall only be considered if  
23 the request is consistent with the comprehensive plan and the  
24 LDC. The request meets the community benefits and requirement  
25 under Objective 48 of the FLUE. Similarly, as part of the

1 economic development objective, the south shore area wide  
2 systems plan seeks to recognize the preferred development  
3 patterns as described in individual community plans.

4 Overall, the request is consistent with the intent of  
5 both the Wimauma Village Community Plan and the Southshore Area  
6 Wide Systems Plan and is therefore consistent with the livable  
7 communities element. Based upon those considerations, Planning  
8 Commission Staff finds the proposed planned development  
9 consistent with the Unincorporated Hillsborough County  
10 Comprehensive Plan, subject to the proposed conditions by the  
11 Development Services Department.

12 HEARING MASTER: Thank you so much. I appreciate it.

13 All right. Is there anyone in the room or online that  
14 would like to speak in support? Anyone in favor. I'm seeing no  
15 one.

16 Anyone in opposition to this request? No one.

17 Ms. Heinrich, I neglected to ask you. There's a  
18 revised staff report and I see one change to a condition. Is  
19 that it?

20 MS. HEINRICH: Yeah. There were just some tweaking.  
21 Nothing substantial, just some words (indiscernible) going on  
22 and all of that is shown in strikethrough and underline.

23 HEARING MASTER: Okay. Perfect. Thank you so much.  
24 Did you -- do you have any additional comments?

25 MS. HEINRICH: No, ma'am.

1 HEARING MASTER: All right. Thank you.

2 And Ms. Corbett, you have the last word. All right.

3 Then thank you.

4 We will close Rezoning 24-0044 and go to the next  
5 case.

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HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Tuesday, May 14, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 8:28 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Second Floor Boardroom  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Digital Reporter

1           Item A.2, PD 23-0918. This application is being  
2 withdrawn by the zoning administrator in accordance with LDC  
3 Section 10.3.02.C.2.

4           Item A.3, Major Mod 24-0034. This application is out  
5 order to be heard and is being continued to the June 17, 2024  
6 ZHM hearing.

7           Item A.4, PD 24-0044. This application is out of  
8 order to be heard and is being continued to the June 17, 2024  
9 ZHM hearing.

10           Item A.5, PD 24-0124. This application is out of  
11 order to be heard and is being continued to the June 17, 2024  
12 ZHM hearing.

13           Item A.6, PD 24-0141. This application is being  
14 continued by the applicant to the June 17, 2024 ZHM hearing.

15           Item A.7, PD 24-0238. This application is out of  
16 order to be heard and is being continued to the July 22, 2024  
17 ZHM hearing.

18           Item A.8, PD 24-0239. This application is out of  
19 order to be heard and is being continued to the June 17, 2024  
20 ZHM hearing.

21           Item A.9, Major Mod 24-0240. This application is  
22 being withdrawn from the hearing process.

23           Item A.10, Special Use 24-0257. This application is  
24 being continued by the applicant to be June 17, 2024 ZHM  
25 hearing.



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HARTLEY  
Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center  
601 East Kennedy Boulevard  
Tampa, Florida 33602

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Digital Reporter

1           Item A.2, MM 23-0904. This application is being  
2 continued by the applicant to the May 14, 2024, ZHM Hearing.

3           Item A.3, PD 23-0997. This application is being  
4 continued by the applicant to the May 14, 2024, ZHM Hearing.

5           Item A.4, MM 24-0034. This application is being  
6 continued by the applicant to the May 14, 2024, ZHM Hearing.

7           Item A.5, PD 24-0044. This application is being  
8 continued by the applicant to the May 14th ZHM Hearing.

9           PD 24-0124. This application is out of order to be  
10 heard and is continued to the May 14, 2024, ZHM Hearing.

11           Item A.7. This application is out of order to be  
12 heard, which is PD 24-0141. This application is out order to be  
13 heard and is being continued to the May 14, 2024, ZHM Hearing.

14           Item A.8, RZ-STD 24-0232. This application is out of  
15 order to be heard and is being continued to the May 14, 2024,  
16 ZHM Hearing.

17           Item A.9, PD 24-0239. This application out of order  
18 to be heard and is being continued to the May 14, 2024, ZHM  
19 Hearing.

20           Item A.10, SU-GEN 24-0257. This application is being  
21 continued by the applicant to the May 14, 2024 ZHM Hearing.

22           Item A.11, PD 24-0293. This application is out of  
23 order to be hearing is being continued to the May 14, 2024, ZHM  
24 Hearing.

25           Item A.12, MM 24-0300. This application is being

HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
)  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, March 25, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 10:24 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Second Floor Boardroom  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
DIGITAL REPORTER

1 May 14, 2024 Zoning Hearing Master Hearing at 6:00 p.m.

2 MS. HEINRICH: And now we'll go over the published  
3 withdrawals and continuances for tonight.

4 The first one is Item A.1, PD 23-0618. This  
5 application is being withdrawn by the zoning administrator in  
6 accordance with LDC Section 10.03.02.C.2.

7 Item A.2, Major Mod 23-0768. This application is out  
8 of order to be heard and is being continued to the  
9 April 15, 2024 ZHM Hearing.

10 Item A.3, PD 23-0780. This application is being  
11 continued by the applicant to the April 15, 2024 ZHM Hearing.

12 Item A.4, PD 23-0848. This application is out of  
13 order to be heard and is being continued to the April 15, 2024  
14 ZHM Hearing.

15 Item A.5, Major Mod 23-0904. This application is out  
16 of order to be heard and is being continued to be April 15, 2024  
17 ZhM Hearing.

18 Item A.6, PD 23-0997. This application is being  
19 continued by the applicant to the April 15, 2024 ZHM Hearing.

20 Item A.7, Major Mod 24-0034. This application is out  
21 of order to be heard and is being continued to the  
22 April 15, 2024 ZHM Hearing.

23 Item A.8, PD 24-0044. This application is being  
24 continued by the applicant to the April 15, 2024 ZHM Hearing.

25 Item A.9, PD 24-0141. This application is out of

ZHM Hearing  
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 11:46 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Second Floor Boardroom  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
DIGITAL REPORTER

1 continued by the applicant to the March 25, 2024 ZHM Hearing.

2 Item A.14, Major Mod 24-0029. This application is out  
3 of order to be heard and is being continued to March 25, 2024,  
4 ZHM Hearing.

5 Item A.15, PD 24-0031. This application is being  
6 continued by Staff to the March 25 2024, ZHM Hearing.

7 Item A.16, Major Mod 24-0034. This application is out  
8 of order to be heard and is being continued to the March 25,  
9 2024, ZHM Hearing.

10 Item A.17, PD 24-0044. This application is being  
11 continued by the applicant to the March 25, 2024 ZHM Hearing.

12 Item A.18, PD 24-0124. This application is out of  
13 order to be hear and is being continued to the April 15, 2024  
14 ZHM Hearing.

15 Item A.9 -- A.19, PD 24-0132. This application is out  
16 of order to be heard and is bing continued to the March 25, 2024  
17 ZHM Hearing.

18 Item A.20, PD 24-0141. This application is out of  
19 order to be heard and is being continued to the March 25, 2024,  
20 ZHM Hearing.

21 Item A.21, PD 24-0147. This application is being  
22 withdrawn from the ZHM process.

23 Item A.22, Standard Rezoning 24-0166. This  
24 application is out of order to be heard and is being continued  
25 to the March 25, 2024 ZHM Hearing.

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and Pamela Jo Hatley  
Land Use Hearing Master

DATE: Tuesday, January 16, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 7:48 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654

1           Item A.24, Rezoning PD 24-0031. This application is  
2 out of order to be heard and is being continued to the  
3 February 20, 2024 Zoning Hearing Master Hearing.

4           Item A.25, Rezoning PD 24-0033. This application is  
5 being continued by Staff to the February 20, 2024 Zoning Hearing  
6 Master Hearing.

7           Item A.26, Major Mod Application 24-0034. This  
8 application is out of order to be heard and is being continued  
9 to the February 20, 2024 Zoning Hearing Master Hearing.

10           And it's noted in the changes for Item A.27, Rezoning  
11 PD 24-0044. This application -- this application is out of  
12 order and is being continued to the February 20, 2024 Zoning  
13 Hearing Master Hearing.

14           Item A.28, Rezoning Standard 24-0074. This  
15 application is being continued by the applicant to the  
16 February 20, 2024 Zoning Hearing Master Hearing.

17           Item A.29, Rezoning Standard 24-0116. This  
18 application is out of order to be heard and is being continued  
19 to the February 20, 2024 Zoning Hearing Master Hearing.

20           Item A.30, Rezoning Standard 24-0166. This  
21 application is being continued by the applicat to the February  
22 20, 2024 Zoning Hearing Master Hearing.

23           And Item A.31, Rezoning Standard 24-0171. This  
24 application is being continued by the applicant to the  
25 February 20, 2024 Zoning Hearing Master Hearing.





**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0681</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0044</u>	PLEASE PRINT NAME <u>"The" Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>
APPLICATION # <u>RZ 24-0044</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-3310976</u>
APPLICATION # <u>RZ 24-0141</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Bl-1</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>8133310976</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Ava Russo</u> MAILING ADDRESS <u>10009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>609-513-7501</u>
APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Michael Hoffman</u> MAILING ADDRESS <u>1009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>321-794-6465</u>
APPLICATION # <u>RZ 24-0393</u>	PLEASE PRINT NAME <u>Maria Elena D'Amico</u> MAILING ADDRESS <u>16105 Dannel Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813.230.4091</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Renneth A. Tinkler Carltonfields (Tinkler)</u> MAILING ADDRESS <u>4201 W Bay Scott Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813.223.7000</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Shelby Fuente</u> MAILING ADDRESS <u>777 S Harbor Island Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727.420.9197</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Kelly Ferguson</u> MAILING ADDRESS <u>200 2nd Ave S. #151</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-1760</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Thelma Frias (Thelma Frias)</u> MAILING ADDRESS <u>1107 W 44 92 Lot 1</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 360 3736</u>
APPLICATION #  <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Lee Stevens (stevens)</u> MAILING ADDRESS <u>P.O Box 237</u> CITY <u>Gibson</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813 334 4324</u>
APPLICATION #  <u>SU 24-0257</u>	PLEASE PRINT NAME <u>PEGGY WILLIAMS</u> MAILING ADDRESS <u>3011 LEMON TERRACE DR</u> CITY <u>WIMAUMA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>608-332-7778</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0681	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0044	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 24-0141	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0141	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0239	Alexis Myers	1. Planning Commission Revised Staff Report	Yes (Copy)
RZ 24-0239	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 24-0393	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0758	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0758	Kenneth Tinkler	2. Applicant - Resume	No
SU 24-0257	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
SU 24-0257	Lee Stevens	2. Applicant Letters of Support	No

JUNE 17, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 17, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0681

▶ Michelle Heinrich, DS, called RZ 24-0681.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0681.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 23-0904

▶ Michelle Heinrich, DS, called MM 23-0904, withdrawn application.

D.2. RZ 24-0044

▶ Michelle Heinrich, DS, called RZ 24-0044.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0044.

MONDAY, JUNE 17, 2024

D.3. RZ 24-0141

- ▶ Michelle Heinrich, DS, called RZ 24-0141.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0141.

D.4. RZ 24-0239

- ▶ Michelle Heinrich, DS, called RZ 24-0239.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0239.

D.5. RZ 24-0393

- ▶ Michelle Heinrich, DS, called RZ 24-0393.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0393.

D.6. MM 24-0758

- ▶ Michelle Heinrich, DS, called MM 24-0758.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0758.

E. ZHM SPECIAL USE (SU)

E.1. (SU) 24-0257

- ▶ Michelle Heinrich, DS, called SU 24-0257.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed SU 24-0257.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 7:39 p.m.



Application No. RZ 24-0044  
 Name: Isabelle Albert  
 Entered at Public Hearing: ZHM  
 Exhibit # 1 Date: 6/17/24

# PD 24-0044

## Zoning Hearing Master Hearing

June 17, 2024



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## SURROUNDING AREA

Surrounding properties include:

Council Growers PD approved for 1,816 units

Davis PD approved for 1,056 units

Residential (Single Family, Townhomes, Multi Family)

Agricultural Use

Public Lands



# || SUBJECT SITE

Existing Berry Bay Planned Development  
(PD 19-0102)

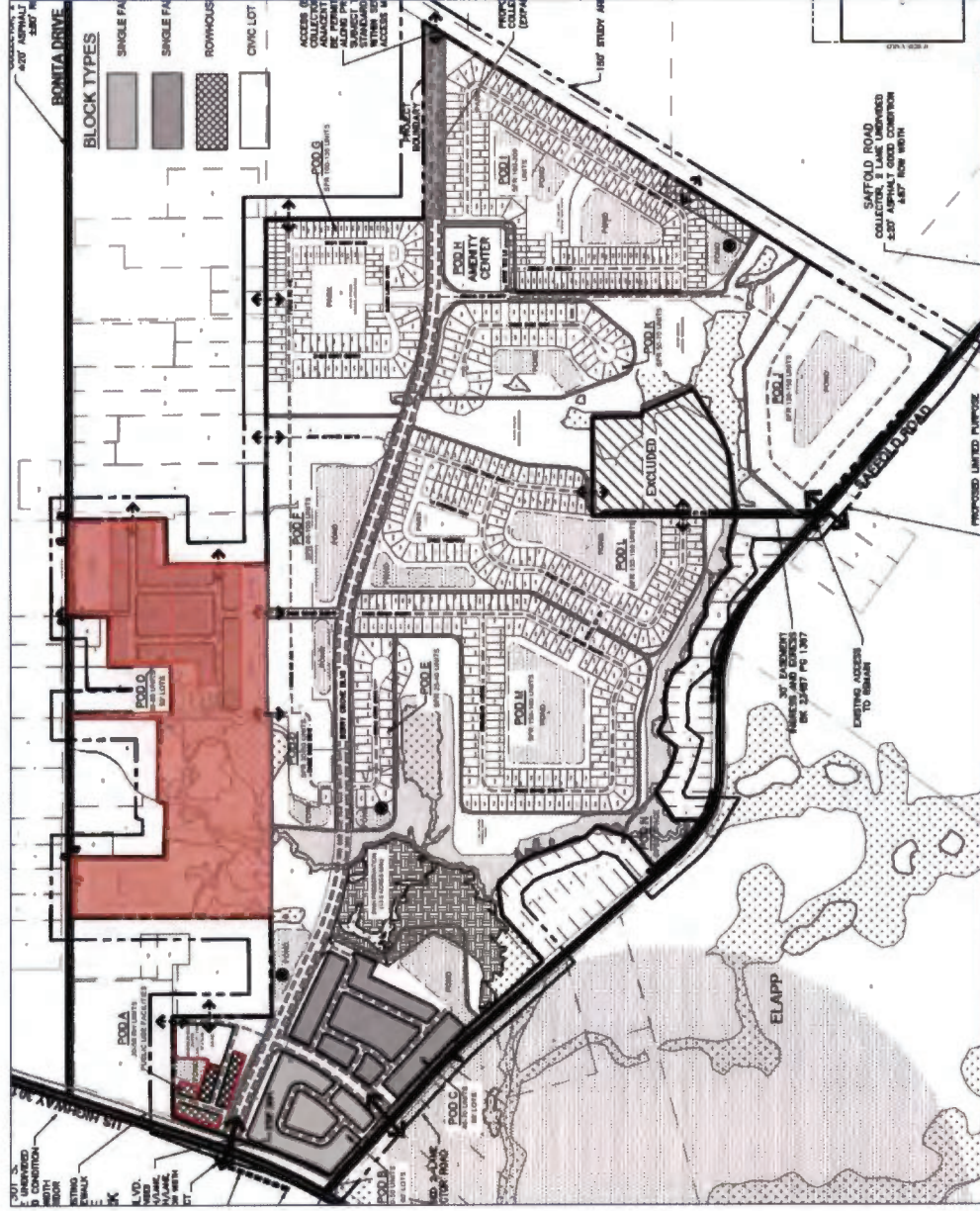
NE of US HWY 301 and Saffold Road

Wimauma Community Plan

Future Land Use Designation: WVR-2

Acreage:

- Adding 55.13 acres
- Total: **473.34 +/- acres**




# COMMUNITY ENGAGEMENT

Neighborhood meetings held 9/14/23 & 12/14/23

Location: Wimauma Civic Center

Attendees: Wimauma CDC and surrounding residents

- Topics of discussion:
- Community benefits
  - Housing types
  - Transportation



September 1, 2023

**To Our Neighbors – Please Join Us:**

**WHAT**  
Case #RZ-PD-23-0885



Learn the facts about the proposed rezoning to add new land to the current approved Berry Bay Planned Development (PD) located at the northeast corner of U.S. Highway 301 and Saffold Road, in Wimauma. Members of the Eisenhower Property Group team will be in attendance to provide an update on the overall project design and intent and be available to answer questions.

**WHEN**

Thursday, September 14, 2023  
6:00 pm – 7:30 pm

**WHERE**

Wimauma Civic Center, 5705 Hillborough St.  
Wimauma, FL 33598



# REQUEST

PD 19-0102 (Existing)	PD 24-0044 (Proposed)
<p>Option 1: Residential (1,047 detached, attached, and multi-family units) and public school</p> <p>Option 2: Residential (1,047 detached, attached, and multi-family units), public service use, and pre-K – 8 public school</p>	<p>Residential (1,157 detached and attached units) – <i>increase of 110 units</i></p> <p>Fire Station site in POD A</p>

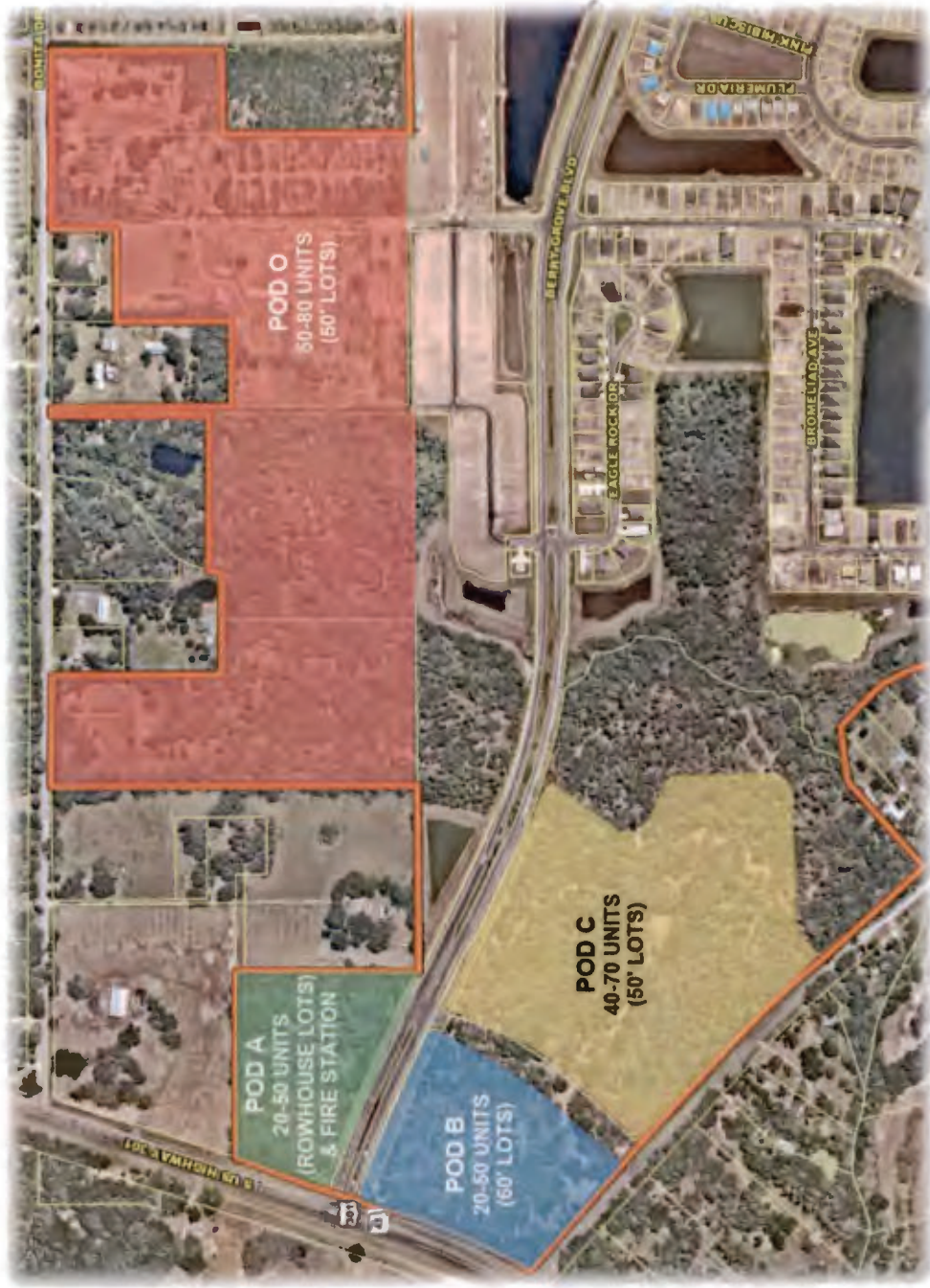


## REQUEST

Existing Berry Bay development has 969 units constructed or under construction.

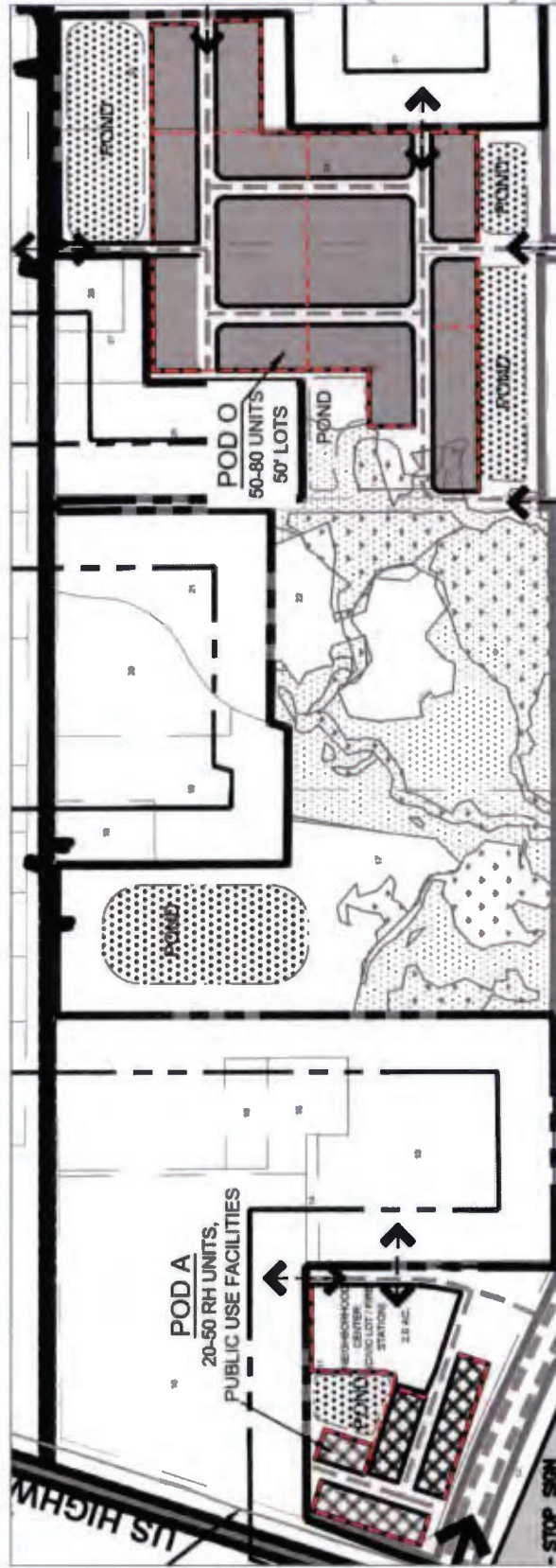
Remaining entitled units are planned for within PODs A, B and C.

PODs A and O will receive most of the new 110 units with this request.



# REQUEST

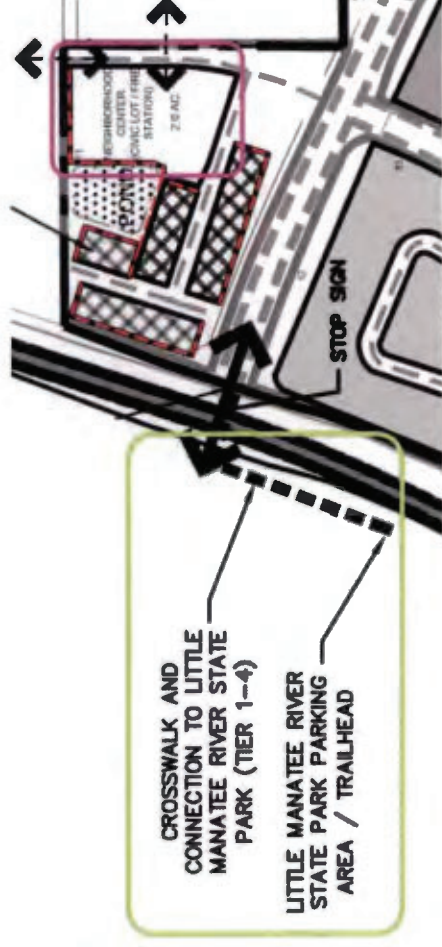
PODs A and O are proposed to meet updated WVR-2 development standards.



# REQUEST

## COMMUNITY BENEFITS (3)

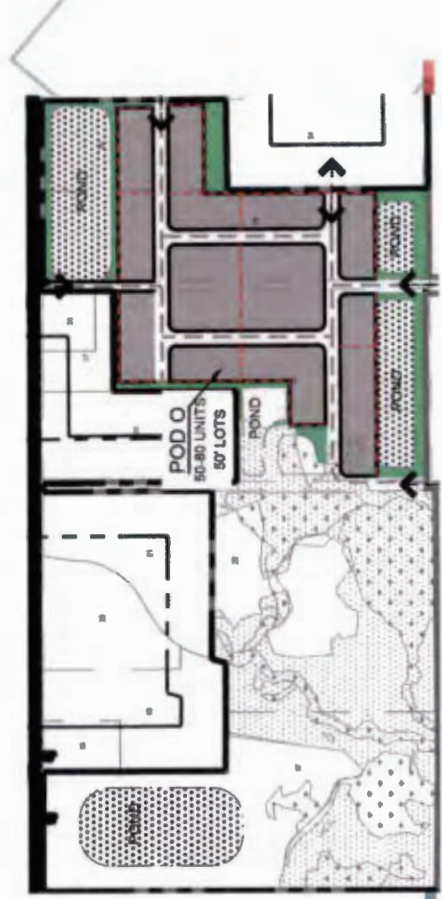
- Trail Connection to Manatee River State Park
- Government/Public Service use (fire station)
- 35% increase in internal open space & 25% increase in recreation for POD O



# OPEN SPACE (POD O)



Open Space	Overall Acreage (40%)	Contiguous Acreage (30%)	Internal Acreage (10%)
Required	22	6.6	2.2
Provided	28	25.8	2.2
Difference	6 +	19.2 +	0





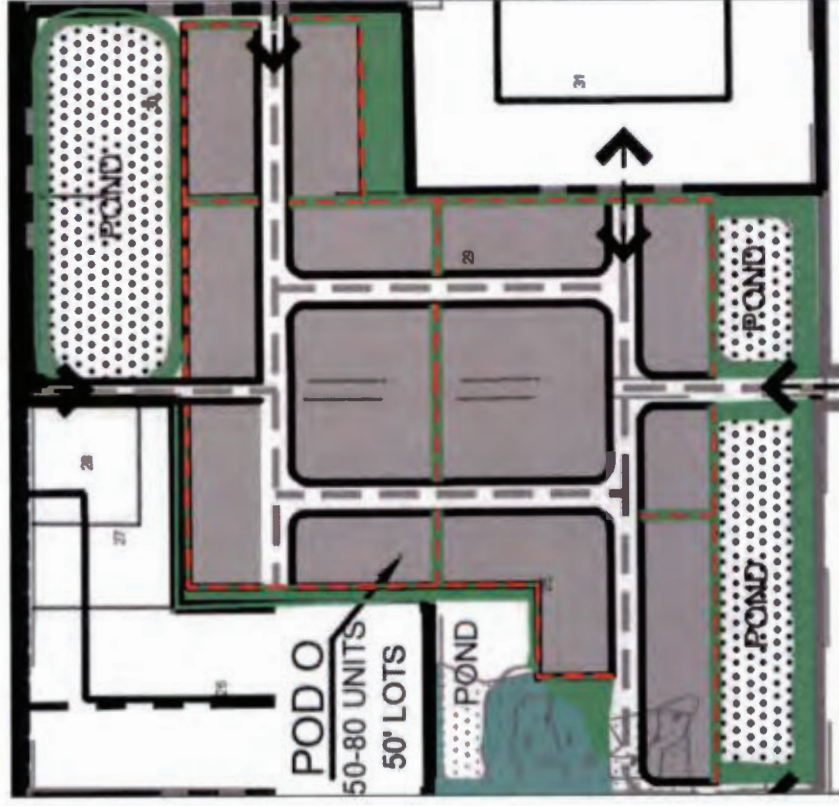


# REQUEST

## Community Benefit

Open Space	Internal Open Space	Internal Recreation
Required	0.77 (35% increase from 2.2)	1.0 (25% increase from 4.0)
Provided	2.1	1.0 ac. POD O multi-use trails
Difference	1.33 +	0

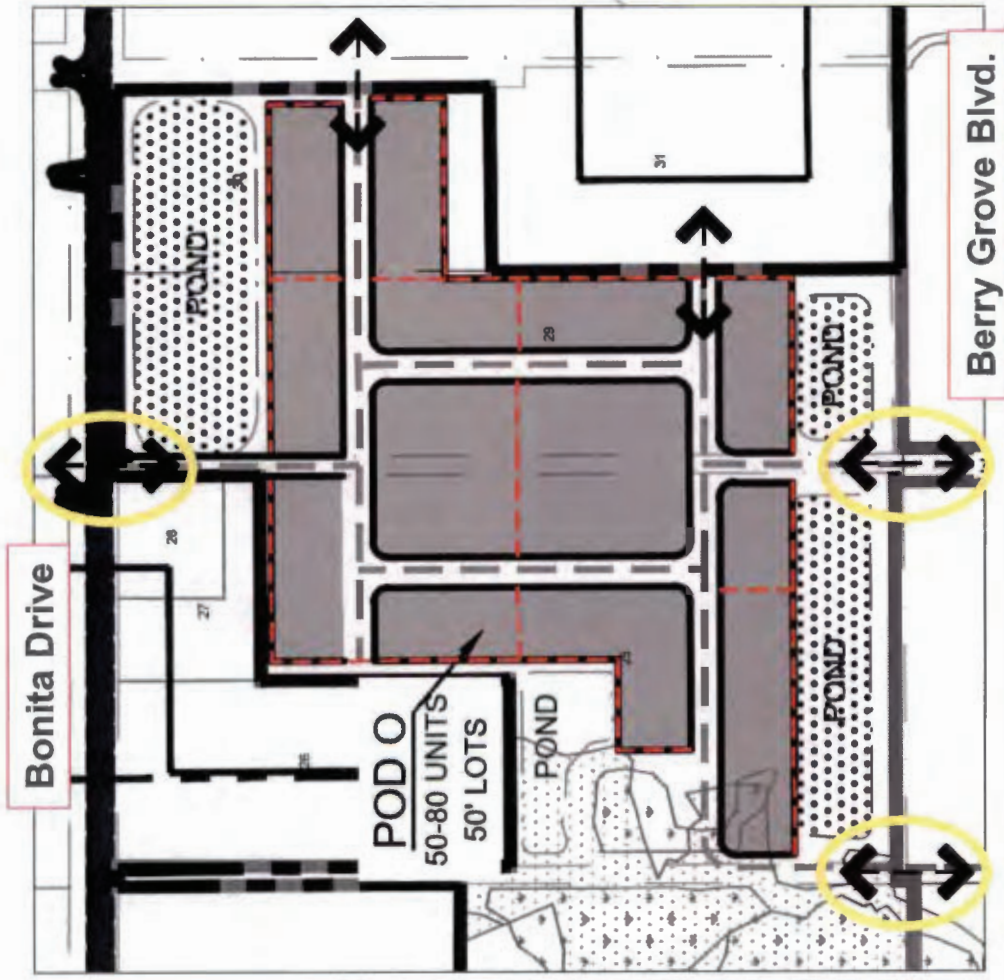
-  Wetlands / environmentally sensitive areas
-  Upland open space
-  Multi-use trails



# ACCESS

Access to PODs A, B and C are proposed to remain the same as currently approved.

POD O will have access to Berry Grove Boulevard to the south and Bonita Drive to the north.



Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,047 Single-Family Detached Dwelling Units (ITE Code 210)	9,022	748	968
PD, 1,620 Student K-8 School (ITE LUC 520)	3,062	1,085	275
PD, 87,120 s.f. Public Use Facility/ Library (ITE LUC	6,277	87	711
<b>Total:</b>	<b>18,361</b>	<b>1,920</b>	<b>1,954</b>

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1,157 Single Family Detached Dwelling Units (ITE 210)	9,589	691	993
PD 10,00 s.f. Fire Station (ITE 575)	50	5	5
	9,648	696	998

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-8,713</b>	<b>-1,224</b>	<b>-956</b>

## STAFF FINDINGS

PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE WVR-2 FUTURE LAND USE ELEMENT & LIVABLE COMMUNITY ELEMENTS OF THE WIMAUMA VILLAGE COMMUNITY PLAN AND SOUTHSHORE AREAWIDE SYSTEMS PLAN.

DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL.

NO OBJECTIONS FROM REVIEWING AGENCIES.

Thank you

PD 24-0044





**PARTY OF  
RECORD**

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Tuesday, March 5, 2024 9:53 AM  
**To:** Rome, Ashley; Timoteo, Rosalina; Heinrich, Michelle  
**Subject:** FW: PD 24-0044 Zoning Concerns - Attention Zoning Hearing Master

---

**From:** Dan Connelly <connelld1965@yahoo.com>  
**Sent:** Tuesday, March 5, 2024 9:48 AM  
**To:** Hearings <Hearings@hcfl.gov>  
**Subject:** PD 24-0044 Zoning Concerns - Attention Zoning Hearing Master

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

Hello,

This e-mail is in reference to new zoning proposal PD 24-0044 that will change the zoning along Highway 301 across from Little Manatee River State Park from "PD, AR" to "PD."

My name is Dan Connelly and I own a house at 5429 Blue Azure Drive, Wimauma. This is the same community attached to the proposed zoning change.

I strongly disagree with the zoning change for a number of reasons.

1 - It is my understanding that large buildings will be placed along the highway, visible to passing motorists and hikers. Building a fire station, condominiums, apartments or houses along Highway 301 will degrade the natural beauty around the Little Manatee River State Park. This is unfair, not only to wildlife, but also to the many visitors who use hiking trails directly across the highway. We value nature and beauty and this is the opposite of these values.

2 - This rezoning and subsequent expansion will cause increased traffic and danger. It is sometimes hard to enter Highway 301 due to traffic. Adding new structures and residences will make this worse and cause increased danger to both residence in the community and to those frequenting the nature trails across the highway.

3 - One of my personal reasons to move away from large population areas like Brandon and Riverview was to get away from the terrible congestion and constant noise. This zoning change will negatively impact my well being and quiet lifestyle.

Thank you for reading my concerns. I will be attending the zoning meeting in Tampa on 3/25/2024 and express my concerns in person.

Regards,  
Dan Connelly

## Rome, Ashley

---

**From:** Heinrich, Michelle  
**Sent:** Wednesday, June 12, 2024 11:46 AM  
**To:** Rome, Ashley  
**Subject:** FW: 24-1044 Isabella Pike FW: (WEB mail) - request for zone change

**Importance:** High

Ashley,

Please place the below in the POR for PD 24-0044. I verified with Mr. Overby that the correct case is PD 24-0044.

Thanks,

**Michelle Heinrich, AICP**

**Executive Planner**

Development Services Department

P: (813) 276-2167

E: [heinrichm@HCFL.gov](mailto:heinrichm@HCFL.gov)

601 E. Kennedy Blvd., Tampa, FL 33602

**HCFL.gov**

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**From:** Grady, Brian <Gradyb@hcfl.gov>  
**Sent:** Monday, June 10, 2024 2:49 PM  
**To:** Heinrich, Michelle <HeinrichM@hcfl.gov>  
**Subject:** FW: 24-1044 Isabella Pike FW: (WEB mail) - request for zone change  
**Importance:** High

Hi Michelle,

Per the below, I suspect the citizen is referring to 24-0044, as there is no 24-1044. Please reach out the citizen to confirm that is the case so that we can make sure the e-mail is placed in the correct file. Thanks.

**J. Brian Grady**

**Director, Community Development Division**

Development Services Department

---

P: (813) 276-8343

E: [GradyB@HCFL.Gov](mailto:GradyB@HCFL.Gov)

W: [HCFL.Gov](http://HCFL.Gov)



**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Norris, Marylou <[NorrisM@hcfl.gov](mailto:NorrisM@hcfl.gov)>

**Sent:** Monday, June 10, 2024 2:38 PM

**To:** Grady, Brian <[Gradyb@hcfl.gov](mailto:Gradyb@hcfl.gov)>; Gormly, Adam <[GormlyA@hcfl.gov](mailto:GormlyA@hcfl.gov)>

**Subject:** 24-1044 Isabella Pike FW: (WEB mail) - request for zone change

**Importance:** High

Please see email below.

**Marylou Norris****Administrative Specialist**

Community Development Section

Development Services Department

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E: [NorrisM@hcfl.gov](mailto:NorrisM@hcfl.gov)

W: [HCFL.gov](http://HCFL.gov)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Pike, Isabella <[PikeI@hcfl.gov](mailto:PikeI@hcfl.gov)>

**Sent:** Monday, June 10, 2024 2:25 PM

**To:** Norris, Marylou <[NorrisM@hcfl.gov](mailto:NorrisM@hcfl.gov)>; Medrano, Maricela <[MedranoM@hcfl.gov](mailto:MedranoM@hcfl.gov)>

**Subject:** FW: (WEB mail) - request for zone change

Hi there Ms. Norris,

We just received this email, and I cannot find any application "RZ-PD 24-1044". Is there any chance you would have information on this? If not please let me know who you recommend I ask.

Thank you. 😊

**Isabella Pike**

**Legislative Aide to Commissioner Donna Cameron Cepeda**

**District 5, Countywide**

Hillsborough County Board of County Commissioners

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Office: (813) 272-5725

Email: [PikeI@HCFLGov.net](mailto:PikeI@HCFLGov.net)

Website: [HCFLGov.net](http://HCFLGov.net)



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

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**From:** [formstack@hillsboroughcounty.org](mailto:formstack@hillsboroughcounty.org) <[formstack@hillsboroughcounty.org](mailto:formstack@hillsboroughcounty.org)>

**Sent:** Monday, June 10, 2024 2:13 PM

**To:** Commissioner District 5 <[ContactDistrict5@hcfl.gov](mailto:ContactDistrict5@hcfl.gov)>

**Subject:** (WEB mail) - request for zone change

**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 Michael Owen (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Pat Kemp (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

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**Date and Time Submitted:** Jun 10, 2024 2:13 PM

**Name:** james overby

**Address:** 15642 Aurora Lake Circle, Wimauma, FL 33598  
Wimauma 33598

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**Phone Number:** (813) 922-6597

**Email Address:** [jmoRetired@tampabay.rr.com](mailto:jmoRetired@tampabay.rr.com)

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**\* Zoning Application Comment:** Yes, my comment is related to an active zoning application and should be added to the hearing record. : RZ-PD24-1044

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**Subject:** request for zone change

**Message:** I recommend that the Commission deny approval of this zoning request. This request serves no benefit to the citizens of southern Hillsborough county. The potential effect of this request will worsen existing problems in the county. The property affected by this change will add a potential 2000 new residences to county infrastructures like fresh water, sewer systems, power and transportation. It can be expected that added residents will join the throng of drivers on the three north/south traffic corridors leading to jobs, entertainment, shopping and medical visits, etc. This will also add to the density of people living in southern Hillsborough county thus straining all infrastructure's systems. Again, this request will benefit no one except for perhaps the owners of the affected parcel being considered. I further recommend that the Commission please reconsider the direction that Hillsborough is headed. It currently seems that the Commission wants to assure that there is a structure on every square inch of Hillsborough county.

1234008405

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/125.0.0.0 Safari/537.36 Edg/125.0.0.0

*\* 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.*