



PD Modification Application: PRS 22-0340

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: March 8, 2022

1.0 APPLICATION SUMMARY

Applicant: Stillwater Property Owner's Association Inc.

FLU Category: RES-1

Service Area: Rural

Site Acreage: 2.37 acres

Community Plan Area: Keystone-Odessa

Overlay: None



Introduction Summary:

Planned Development (PD) 97-0069 is approved for 48 single-family lots. An amenity center lot containing a clubhouse and recreational facilities was constructed towards the entrance to the subdivision. The applicant is requesting to add 1 additional single-family entitlement to the PD in order to subdivide the amenity center lot and allow for the portion of the lot containing the clubhouse to be developed with a single-family home. The area of the current lot containing the recreational facility (tennis court) would remain as a common/recreational area for the development.

Existing Approval(s):	Proposed Modification(s):
48 Single-Family Lots	Add 1 residential entitlement for a total of 49 single-family lots.

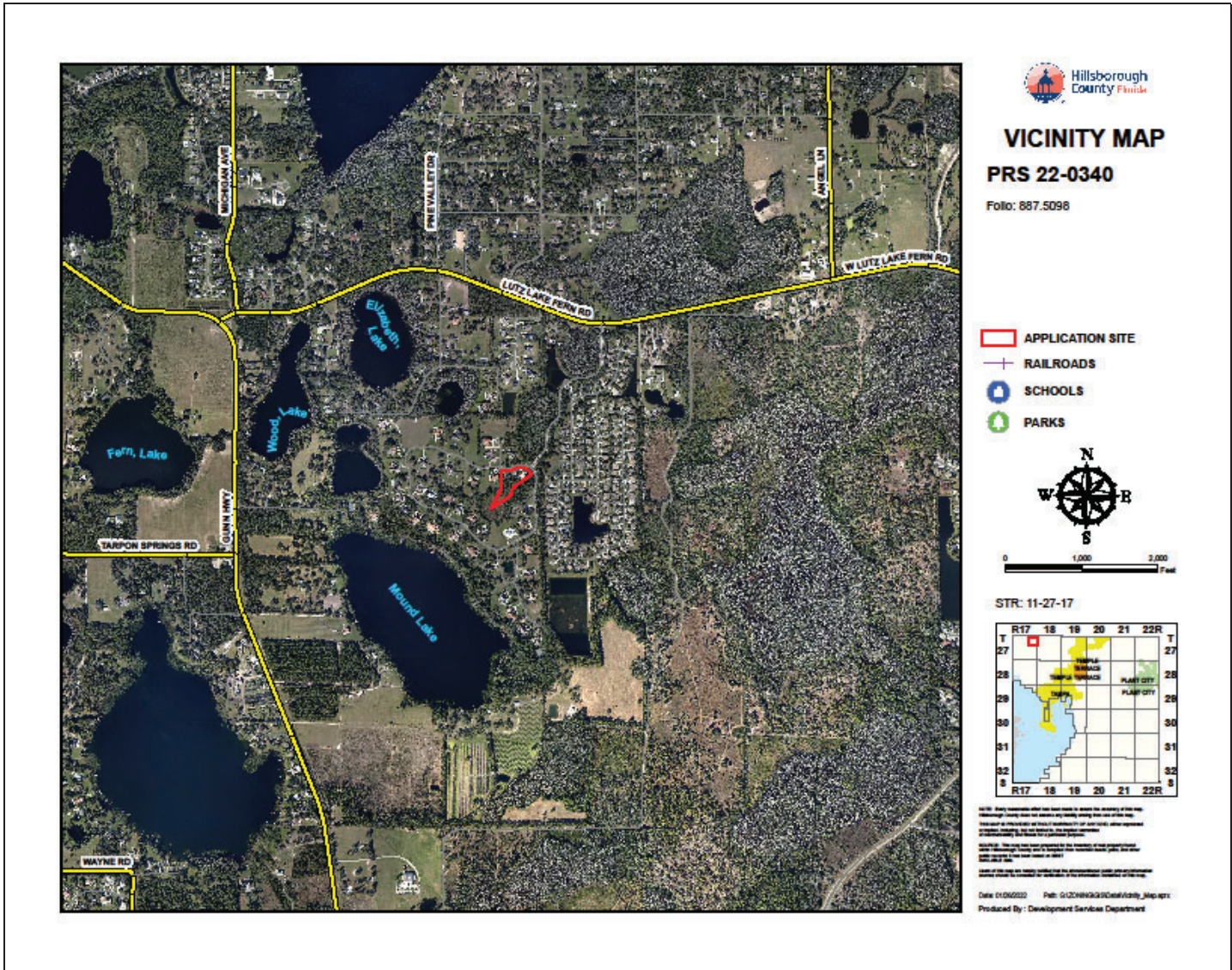
Additional Information:

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

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

2.1 Vicinity Map



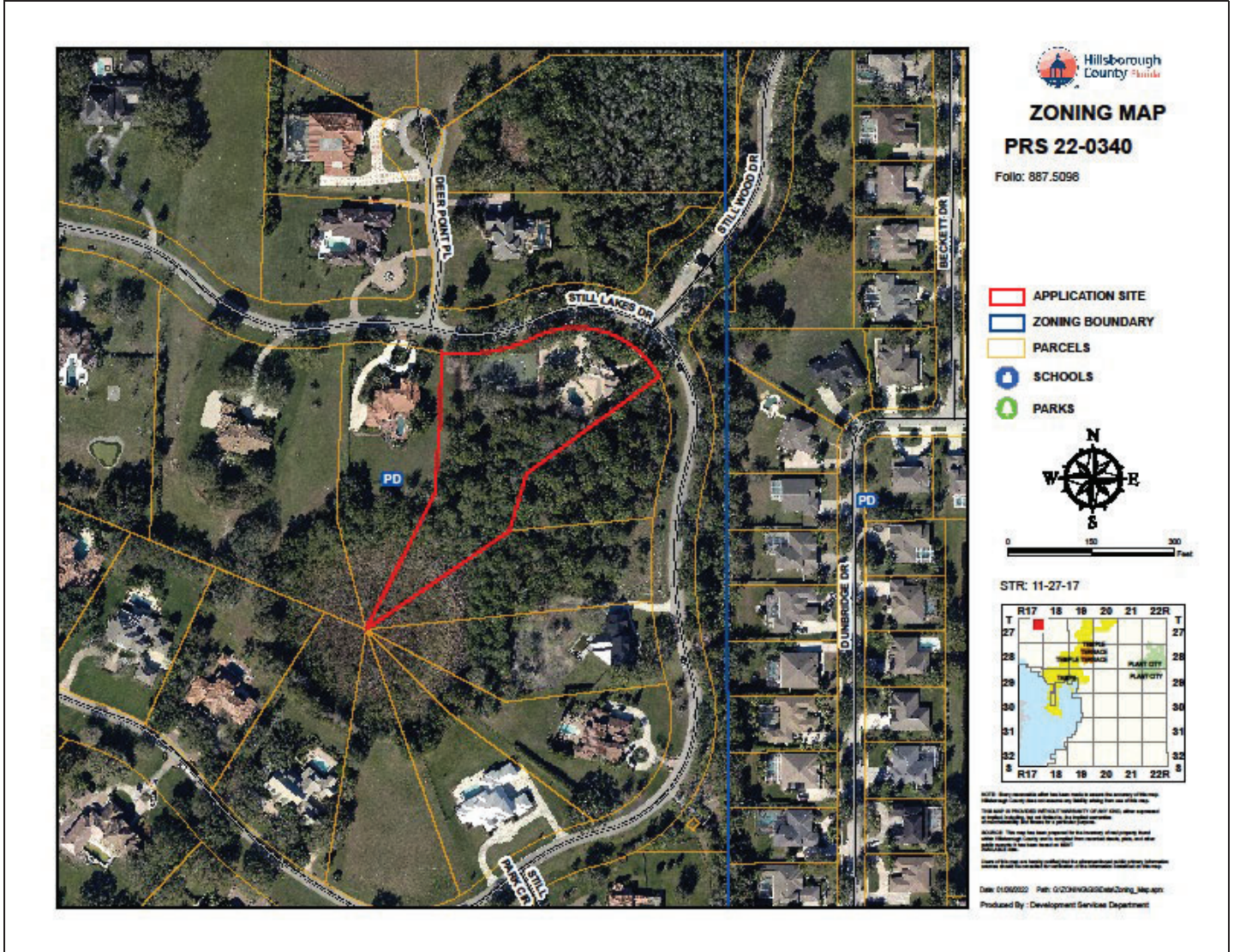
Context of Surrounding Area:

The parcel is located in the Keystone Odessa Community Plan Area, south of Lutz Lake Fern Road and east of Gunn Hwy. The surrounding area is characterized by residential uses containing a mix of zoning and lot sizes. Minimum lot sizes per the zoning districts consist of 1/3 acres (PD to east), 1 acre (ASC-1 zoning to the north) and 5 acres (AR zoning to the south and west). The subject PD is approved for a minimum lot size of 1 acre.

The parcel is in the Rural Service Area, however, it is connected to public utilities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

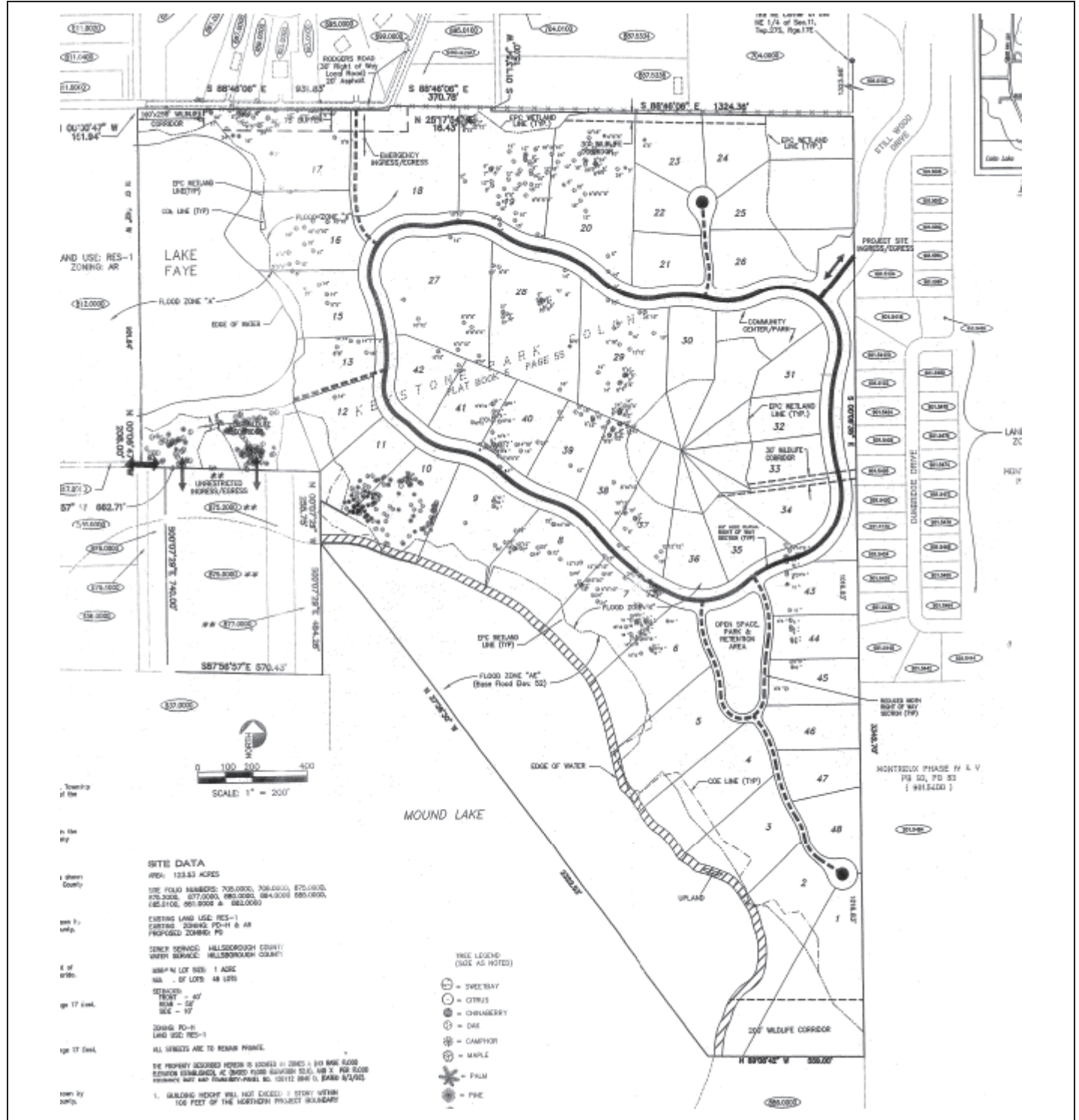


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 unit per acre	Residential, Agriculture	Single-Family
South	AR	1 unit per 5 acres	Residential, Agriculture	Single-Family / Agriculture
East	PD 93-0357	1 unit per acre	Residential	Single-Family
West	AR	1 unit per 5 acres	Residential, Agriculture	Single-Family / Agriculture

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Lutz Lake Fern Road	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Still Wood Drive	Private	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
	County Local - Rural	3 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
	FDOT Arterial - Rural	4 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

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	226	36	48
Proposed	232	36	49
Difference (+/1)	+6	0	+1

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The development standards for the lots within the PD are those of the ASC-1 zoning district (minimum lot size of 1 acre with minimum lot width of 150 feet). To provide for more flexibility in the creation of the new lot, the applicant has requested RSC-2 development standards, which has a minimum lot width of 100 feet and minimum lot size of 1/2 acre. As noted herein, the single-family development to the east is permitted 1/3 acre lots, with a minimum lot width of 75 feet. The lot is otherwise located internal to the PD, with respect to other project boundaries. Staff has not identified any compatibility issues with the proposed request to add an additional single-family lot as it would be consistent with the existing development pattern in the 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 December 23, 2021.

1. The project shall be permitted a maximum of ~~48~~ 49 single family conventional dwelling homes on minimum one-acre parcels that shall conform with the ASC-1 area, height, bulk, and placement regulations except as otherwise stated herein. Only custom built homes shall be developed in the project. Per PRS 20-0340, lot 49 shall be permitted RSC-2 development standards.
2. Maximum building height shall not exceed one story within the northern 100 feet of the project.
3. A variation in lot sizes shall be provided. A minimum of six lots shall be greater than 3.5 acres in size and a minimum of eight additional lots shall be greater than 2.5 acres in size.
4. Maximum building coverage shall not exceed 25 percent on any individual lot.
5. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setbacks shall be 40 feet.
6. All lots fronting Mound Lake, Lake Faye, and Dead Lady Lake shall maintain a minimum of 200 lineal feet of shoreline measured at mean high water line. A maximum of nine lots shall front on Mound Lake; a maximum of four lots shall front on Lake Faye, and only one lot shall front on Dead Lady Lake.
7. A community recreation area (*e.g.* clubhouse, pool, tennis courts, stables) shall be permitted on a parcel internal to the development.
8. A public boat ramp/boat launch on Mound Lake shall be prohibited. No public access facility or lakefront park shall occur on any lake.
9. Dock/dock access construction shall be restricted as follows:
 - 9.1. Five foot maximum boardwalk width and built to EPC requirements.
 - 9.2. Maximum of five docks on Mound Lake, three on Lake Faye, 1 on Dead Lady Lake.
 - 9.3. Size of covered platforms to be no larger than 240 square feet. Covered boat lifts are permitted.
 - 9.4. Lot 2 shall be permitted an additional non boat dock boardwalk with an observation deck(s), subject to EPC approval.
10. No internal combustion engines shall be permitted on Lake Faye or Dead Lady Lake. No jet skis shall be permitted on any lake.
11. Buffering shall be provided on the southern, eastern, and western boundaries of the site in accordance with the requirements of the Land Development Code. Buffering along the north property line contiguous to Rodgers Road shall be as follows:
 - 11.1. A 75 foot buffer shall be provided on the northern property boundary adjacent to Rodgers Road. No paved road shall be constructed into this buffer. The developer


shall protect existing trees where possible and supplement existing trees with evergreen trees a minimum 10 foot height and spaced on minimum 15 foot centers upon planting. IN addition to the tree requirement, in areas with no vegetation the developer shall plant evergreen shrubs measuring 36” in height at the time of planting, planted on four foot centers within five feet of the property line. The intent of the planting scheme is to provide a tree lined canopy contiguous to Rodgers Road. The applicant may submit, at time of Site Development Plan approval, an alternative buffering plan (*i.e.*, berm/planting combination) to meet this intent. No additional landscaping as stated above shall be required to be planted in the wildlife corridor described below.

- 11.2. Lots fronting Lake Faye shall provide a minimum 50 foot setback measured off the wetland jurisdiction line.
12. The required tree removal permit(s) in accordance to Section 4.01 of the Land Development Code must be obtained prior to the removal of any tree located outside of the Environmental Protection Commission wetland area.
13. There shall be no development on the southern 200 feet of the project. This areas shall be designated as a wildlife corridor and shall be depicted on the General Site Development Plan. In addition, a 100 foot wildlife corridor shall be designated in the northwest corner of the property, starting at the western boundary and extending 250 feet east.
14. The location and number of access points and/or cross access connections shall be as shown on the General Site Plan. The design and construction of curb cuts are subject to approval by the Hillsborough County Engineering Department. Final design may include left and right turn lanes, acceleration lanes, and deceleration lanes.
 - 14.1. Cross access shall be allowed for the southern boundary of Lot 14 only for the purpose of developing the adjacent properties (folios 875.0000, 877.0000) as part of Lot 14.
 - 14.2. Cross access shall be allowed for the western boundary of Lot 14 to folio 812.0000. Should folio 812.0000 be developed with more than one single-family dwelling, cross access between Lot 14 and folio 812.0000 shall be prohibited.
15. Project roads shall utilize a non-curb design (rural swale section have a pavement stop with no elevation change) with minimum 80 feet of right-of-way. Sidewalks along the rights-of-way shall not be allowed. A ~~bridal~~ bridle path in the right-of-way shall be required. Said ~~bridal~~ bridle path shall be a minimum 3,000 feet in length. Standard curb may be utilized to save trees as determined necessary by the Natural Resources Team of the Planning and Growth Management Department.
16. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials.
17. Conventional streetlights shall not be permitted. However, up to eight low-height, classical style streetlights may be permitted if deemed important for traffic safety. Further, individual lot owners are permitted to install low projection security lighting.

18. The applicant shall provide a non-paved pedestrian and emergency vehicular access to Rodgers Road. Construction traffic for development of the project shall not access Rodgers Road.
19. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the public right-of-way.
20. The development shall utilize public water and wastewater service. The developer shall pay all costs for service delivery.
21. The project shall provide effluent disposal (take back) at least equal to the amount of wastewater generated. The project shall be required to construct on-site and off-site reclaimed water facilities, execute a "Reclaimed Water Agreement" with the County, and submit a "Reclaimed Water Master Plan" for review and approval. In lieu of constructing reclaimed water facilities, the developer/owner shall obtain an assignment of wastewater treatment capacity and/or effluent disposal capacity from the Van Dyke Resource Preservation Venture. Proof of assignment will fulfill the reclaimed water take-back requirement. No private wells for irrigation shall be allowed except on lots 2.5 acres or larger in size.
22. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
23. The developer shall retain the wetland setback areas of this subdivision in a natural, unaltered state over the entire project. This would prohibit filling, sodding, grubbing, clearing, etc ... within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings unless otherwise approved by the regulating agencies.
 - 23.1. As to Lot 14, approval of this application 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.
24. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 24.1. Ground Signs shall be limited to Monument Signs.
 - 24.2. Billboards, pennants and banners shall be prohibited.
25. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
26. If the notes and/or graphic on the site plan are in conflict 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.

- 27. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, ~~emulations~~ regulations and ordinances of Hillsborough County.
- 28. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to the certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- 29. Effective as of February 1, 1990, this development order/permit shall meet concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent orders or permits to allow issuance of such.

Zoning Administrator Sign Off:	 J. Brian Grady Mon Feb 28 2022 13:45:13
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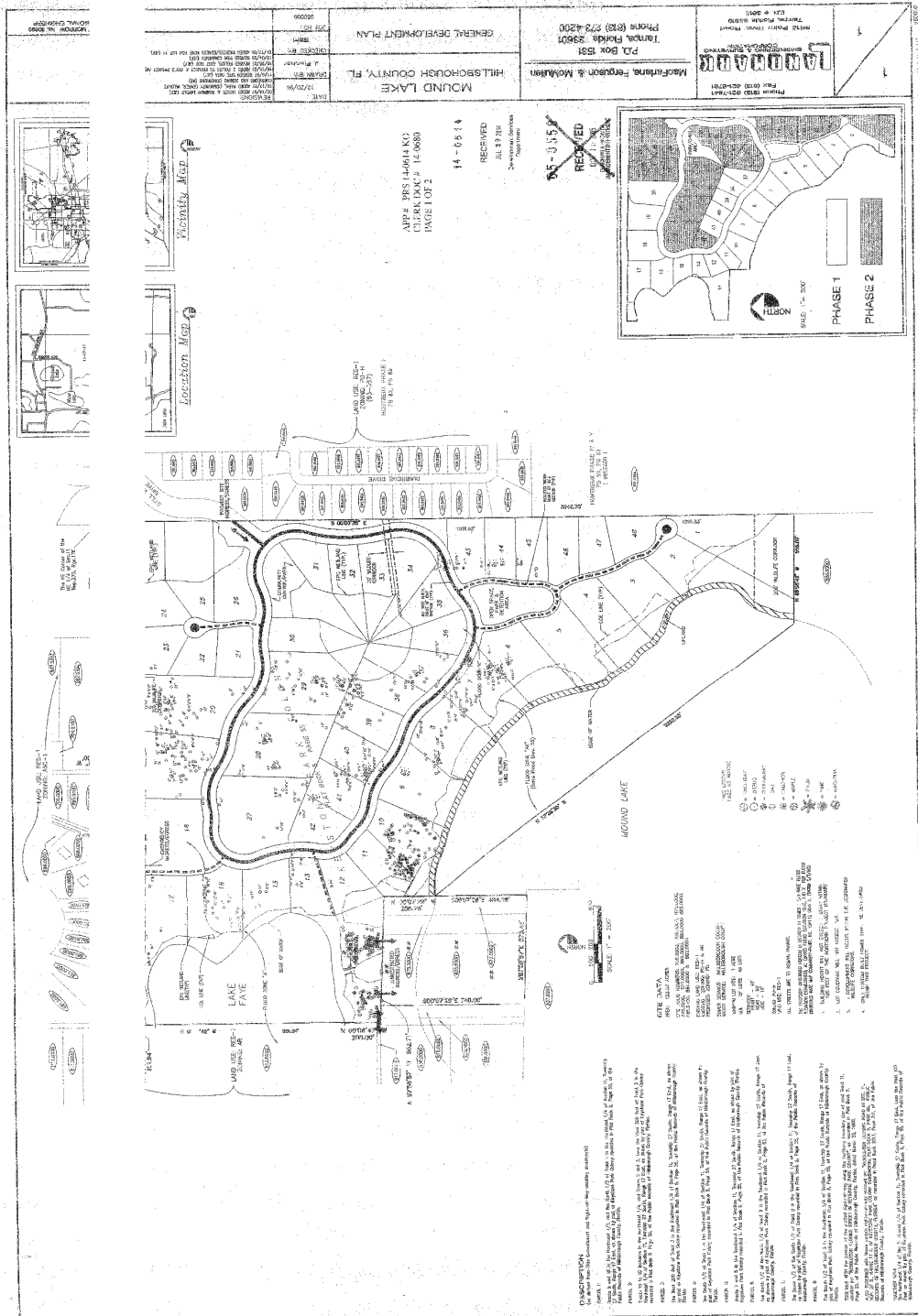
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/15/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: KO/NW

PETITION NO: PRS 22-0340

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance to modify PD 97-0069, approved for 48 single family dwelling units with a clubhouse and tennis court, to allow one (1) additional single-family dwelling unit. If approved, the applicant intends to split an existing 2.37-acre lot that encompasses the existing clubhouse and tennis courts into two lots; and then convert the clubhouse into a single-family dwelling unit.

Staff notes that the existing subdivision is built out.

Staff prepared an analysis of the potential trips, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing zoning designation in comparison with the proposed change utilizing a generalized worst-case scenario.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 48 Single Family Detached Dwelling Units (ITE LUC 210)	226	36	48

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 49 Single Family Detached Dwelling Units (ITE LUC 210)	232	36	49

The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel by 6 daily trips and 1 PM peak hour trip.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Still Wood Dr. is a 2-lane, private local roadway characterized by +/- 24-feet of pavement in good condition with curb and gutter. There is +/- 5-foot wide sidewalk on the east side of the roadway and no bicycle facilities.

Lutz Lake Fern Rd. is a 2-lane, undivided, County arterial roadway characterized by +/- 25-feet of pavement in average condition, lying within +/- 64 to 86 ft. of right-of-way. There is +/- 460 feet of sidewalks along Lutz Lake Fern Rd. within the vicinity of the project and no bicycle facilities.

SITE ACCESS AND CONNECTIVITY

The existing subdivision is accessed via Still Wood Dr., a private road, at Lutz Lake Fern Rd. The intersection is served by an existing westbound left turn lane and eastbound right turn lane from Lutz Lake Fern Rd. to Still Wood Dr.

ROADWAY LEVEL OF SERVICE

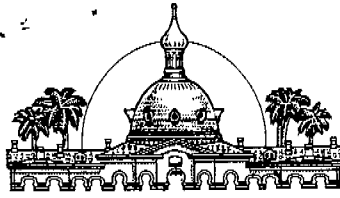
Still Wood Dr. is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	TO	LOS	
			STANDARD	PK HR
Lutz Lake Fern Rd.	Suncoast Pkwy	Angel Ln.	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

May 27, 2005

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Schiff Law Group
Attn: Blair Kurland
1211 N. Westshore Blvd., #401
Tampa, FL 33607

RE: PETITION PRS 05-0558 KE

Dear Applicant:

At the regularly scheduled public meeting on May 24, 2005, the Board of County Commissioners granted your request for a minor Modification to PD (97-69) with the attached amended final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Laura Pierce at 272-5920.

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

Sincerely,

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

Attachments

cc: James C. Sanderson
File: PD 97-69

Post Office Box 1110 · Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

Approval - Approval, subject to the conditions listed below, is based on site plan received February 9, 2005.

1. The project shall be permitted a maximum of 48 single family conventional dwelling homes on minimum one-acre parcels that shall conform with the ASC-1 area, height, bulk, and placement regulations, except as otherwise stated herein. Only custom built homes shall be developed in the project.
2. Maximum building height shall not exceed one story within the northern 100 feet of the project.
3. A variation in lot sizes shall be provided. A minimum of six lots shall be greater than 3.5 acres in size and a minimum of eight additional lots shall be greater than 2.5 acres in size.
4. Maximum building coverage shall not exceed 25 percent on any individual lot.
5. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.
6. All lots fronting Mound Lake, Lake Faye and Dead Lady Lake shall maintain a minimum of 200 lineal feet of shoreline measured at mean high water line. A maximum of nine lots shall front on Mound Lake; a maximum of four lots shall front on Lake Faye, and only one lot shall front on Dead Lady Lake.
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8. A public boat ramp/boat launch on Mound Lake shall be prohibited. No public access facility or lakefront park shall occur on any lake.
9. Dock/dock access construction shall be restricted as follows:
 - 9.1 Five foot maximum boardwalk width and built to EPC requirements.
 - 9.2 Maximum of five docks on Mound Lake, three on Lake Faye, 1 on Dead Lady Lake.
 - 9.3 Size of covered platforms to be no larger than 240 square feet. Covered boat lifts are permitted.
10. No internal combustion engines shall be permitted on Lake Faye or Dead Lady Lake. No jet skis shall be permitted on any lake.
11. Buffering shall be provided on the southern, eastern and western boundaries of the site in accordance with the requirements of the Land Development Code. Buffering along the northern property line contiguous to Rodgers Road shall be as follows:

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 05-0558 KE (97-69)
BOCC MEETING DATE: May 24, 2005
DATE TYPED: May 26, 2005

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- 11.1 A 75 foot buffer shall be provided on the northern property boundary adjacent to Rodgers Road. No paved road shall be constructed into this buffer. The developer shall protect existing trees where possible and supplement existing trees with evergreen trees a minimum 10 foot height and spaced on minimum 15 foot centers upon planting. In addition to the tree requirement, in areas with no vegetation the developer shall plant evergreen shrubs measuring 36" in height at time of planting, planted on four foot centers within five feet of the property line. The intent of the planting scheme is to provide a tree lined canopy contiguous to Rodgers Road. The applicant may submit, at time of Site Development Plan approval, an alternative buffering plan (i.e., berm/planting combination) to meet this intent. No additional landscaping as stated above shall be required to be planted in the wildlife corridor described below.
- 11.2 Lots fronting Lake Faye shall provide a minimum 50 foot setback measured off the wetland jurisdiction line.
12. There shall be no development on the southern 200 feet of the project. This area shall be designated as a wildlife corridor and shall be depicted on the revised General Site Development Plan. In addition, a 100 foot wildlife corridor shall be designated in the northwest corner of the property, starting at the western boundary and extending 250 feet east.
13. The location and number of access points and/or cross access connections shall be as shown on the General Site Plan. The design and construction of curb cuts are subject to approval by the Hillsborough County Engineering Department. Final design may include left and right turn lanes, acceleration lanes, and deceleration lanes.
-
- 13.1 Cross access shall be allowed for the southern boundary of Lot 14 only for the purpose of developing the adjacent properties (folios 875.0000,875.2000, 877.0000) as part of Lot 14.
14. Project roads shall utilize a non-curb design (rural swale section having a pavement stop with no elevation change) with minimum 80 feet of right-of-way. Sidewalks along the rights-of-way shall not be allowed. A bridal path in the right-of-way shall be required. Said bridal path shall be a minimum 3,000 feet in length. Standard curb may be utilized to save trees as determined necessary by the Natural Resources Team of the Planning and Growth Management Department.
15. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials.
16. Conventional streetlights shall not be permitted. However, up to eight low-height, classical style streetlights may be permitted if deemed important for traffic safety. Further, individual lot owners are permitted to install low projection security lighting.
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20. The project shall provide effluent disposal (take back) at least equal to the amount of wastewater generated. The project shall be required to construct on-site and off-site reclaimed water facilities, execute a "Reclaimed Water Agreement" with the County, and submit a "Reclaimed Water Master Plan" for review and approval. In lieu of constructing the reclaimed water facilities, the developer/owner shall obtain an assignment of wastewater treatment capacity and/or effluent disposal capacity from the Van Dyke Resource Preservation Venture. Proof of assignment will fulfill the reclaimed water take-back requirement. No private wells for irrigation shall be allowed except on lots 2.5 acres or larger in size.
21. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
22. The developer shall retain the wetland setback areas of this subdivision in a natural, unaltered state over the entire project. This would prohibit filling, sodding, grubbing, clearing, etc...within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings unless otherwise approved by the regulating agencies.
 - 22.1 As to Lot 14, approval of this application 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.
24. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 24.1 Ground Signs shall be limited to Monument Signs.
 - 24.2 Billboards, pennants and banners shall be prohibited.
25. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
26. 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.
27. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, emulations and ordinances of Hillsborough County.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 05-0558 KE (97-69)
BOCC MEETING DATE: Mary 24, 2005
DATE TYPED: May 26, 2005

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

 29. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
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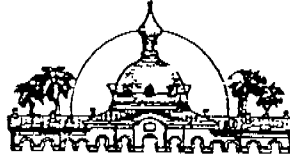
HILLSBOROUGH COUNTY

Florida

Office of the County Administrator
Daniel A. Kleman

BOARD OF COUNTY COMMISSIONERS

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Thomas Scott
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Deputy County Administrator
Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel

September 29, 1997

Scott Luttrell
M L Development Co
15310 Amberly Drive, Ste. 205
Tampa FL 33647

RE: PETITION NO. RZ 97-0069-KE

Dear Mr. Luttrell:

At the regularly scheduled public meeting on September 23, 1997, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to Development Services, 19th floor of the County Center, 601 E. Kennedy Blvd. For information concerning the certification process, please contact Rosa Suescun at 272-5920.

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

Sincerely,

- Sr -
Paula M. Harvey
Manager, Land Use/Zoning Section
PLANNING AND GROWTH
MANAGEMENT DEPARTMENT

Attachments
xc: Judith L. James

FILED

OCT 06 1997

Approval - Approval of the request, subject to conditions listed below, is based on the general site plan submitted September 22, 1997.

EXHIBIT B

1. The project shall be permitted a maximum of 48 single family conventional dwelling homes on minimum one-acre parcels that shall conform with the ASC-1 area, height, bulk, and placement regulations, except as otherwise stated herein. Only custom built homes shall be developed in the project.
2. Maximum building height shall not exceed one story within the northern 100 feet of the project.
3. A variation in lot sizes shall be provided. A minimum of six lots shall be greater than 3.5 acres in size and a minimum of eight additional lots shall be greater than 2.5 acres in size.
4. Maximum building coverage shall not exceed 25 percent on any individual lot.
5. Adjoining lots situated along linear portions of project roadways shall provide front yard setbacks which differ by no less than ten feet; the minimum front yard setback shall be 40 feet.
6. All lots fronting Mound Lake, Lake Faye and Dead Lady Lake shall maintain a minimum of 200 lineal feet of shoreline measured at mean high water line. A maximum of nine lots shall front on Mound Lake; a maximum of four lots shall front on Lake Faye, and only one lot shall front on Dead Lady Lake.
7. A community recreation area (e.g., clubhouse, pool, tennis courts, stables) shall be permitted on a parcel internal to the development.
8. A public boat ramp/boat launch on Mound Lake shall be prohibited. No public access facility or lakefront park shall occur on any lake.
9. Dock/dock access construction shall be restricted as follows:
 - 9.1 Five foot maximum boardwalk width and built to EPC requirements.
 - 9.2 Maximum of five docks on Mound Lake, three on Lake Faye, 1 on Dead Lady Lake.
 - 9.3 Size of covered platforms to be no larger than 240 square feet. Covered boat lifts are permitted.
10. No internal combustion engines shall be permitted on Lake Faye or Dead Lady Lake. No jet skis shall be permitted on any lake.
11. Buffering shall be provided on the southern, eastern and western boundaries of the site in accordance with the requirements of the Land Development Code. Buffering along the northern property line contiguous to Rodgers Road shall be as follows:

- 11.1 A 75 foot buffer shall be provided on the northern property boundary adjacent to Rodgers Road. No paved road shall be constructed into this buffer. The developer shall protect existing trees where possible and supplement existing trees with evergreen trees a minimum 10 foot height and spaced on minimum 15 foot centers upon planting. In addition to the tree requirement, in areas with no vegetation the developer shall plant evergreen shrubs measuring 36" in height at time of planting, planted on four foot centers within five feet of the property line. The intent of the planting scheme is to provide a tree lined canopy contiguous to Rodgers Road. The applicant may submit, at time of Site Development Plan approval, an alternative buffering plan (i.e., berm/planting combination) to meet this intent. No additional landscaping as stated above shall be required to be planted in the wildlife corridor described below.
- 11.2 Lots fronting Lake Faye shall provide a minimum 50 foot setback measured off the wetland jurisdiction line.
12. There shall be no development on the southern 200 feet of the project. This area shall be designated as a wildlife corridor and shall be depicted on the revised General Site Development Plan. In addition, a 100 foot wildlife corridor shall be designated in the northwest corner of the property, starting at the western boundary and extending 250 feet east.
13. The location and number of access points shall be as shown on the General Site Plan received August 13, 1997. The design and construction of curb cuts are subject to approval by the Hillsborough County Engineering Department. Final design may include left and right turn lanes, acceleration lanes, and deceleration lanes.
14. Project roads shall utilize a non-curb design (rural swale section having a pavement stop with no elevation change) with minimum 80 feet of right-of-way. Sidewalks along the rights-of-way shall not be allowed. A bridal path in the right-of-way shall be required. Said bridal path shall be a minimum 3,000 feet in length. Standard curb may be utilized to save trees as determined necessary by the Natural Resources Team of the Planning and Growth Management Department.
15. Cul-de-sacs shall minimize pavement area by providing one-way traffic at the cul-de-sac terminus and an internal median, planted with native landscape materials.
16. Conventional streetlights shall not be permitted. However, up to eight low-height, classical style streetlights may be permitted if deemed important for traffic safety. Further, individual lot owners are permitted to install low projection security lighting.
17. The applicant shall provide a non-paved pedestrian and emergency vehicular access to Rodgers Road. Construction traffic for development of the project shall not access Rodgers Road.
18. Individual access to lots may be accomplished by shared driveways or flag lots as well as direct driveway connection to the public right-of-way.

19. The development shall utilize public water and wastewater service. The developer shall pay all costs for service delivery.
- EXHIBIT B
20. The project shall provide effluent disposal (take back) at least equal to the amount of wastewater generated. The project shall be required to construct on-site and off-site reclaimed water facilities, execute a "Reclaimed Water Agreement" with the County, and submit a "Reclaimed Water Master Plan" for review and approval. In lieu of constructing the reclaimed water facilities, the developer/owner shall obtain an assignment of wastewater treatment capacity and/or effluent disposal capacity from the Van Dyke Resource Preservation Venture. Proof of assignment will fulfill the reclaimed water take-back requirement. No private wells for irrigation shall be allowed except on lots 2.5 acres or larger in size.
 21. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
 22. The developer shall retain the wetland setback areas of this subdivision in a natural, unaltered state over the entire project. This would prohibit filling, sodding, grubbing, clearing, etc...within these setbacks with the exception of nuisance/exotic vegetation removal, or enhancement through native plantings unless otherwise approved by the regulating agencies.
 23. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, emulations and ordinances of Hillsborough County.
 24. Within ninety days of approval of RZ 97-0069-KE by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification which shall reflect all the conditions outlined above.
 25. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

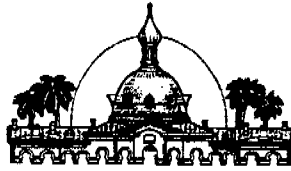
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Patricia Bean

Assistant County Administrators
Edwin Hunzeker
Jimmie Keel

May 20, 1997

CERTIFIED MAIL NO. P 145 458 007
Return Receipt Requested

Scott Luttrell
ML Development Co.
Suite 205
15310 Amberly Drive
Tampa FL 33647

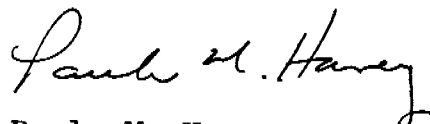
RE: PETITION NO. RZ 97-0069-KE

Dear Applicant:

At a special meeting on May 19, 1997, the Board of County Commissioners denied your request for rezoning the tract of land described in your application.

If we may be of assistance to you in the future, feel free to contact me at 272-5920.

Sincerely,



Paula M. Harvey
Manager, Land Use/Zoning Section
PLANNING AND GROWTH
MANAGEMENT DEPARTMENT

rs
xc: Judith L. James



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/15/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: KO/NW

PETITION NO: PRS 22-0340

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance to modify PD 97-0069, approved for 48 single family dwelling units with a clubhouse and tennis court, to allow one (1) additional single-family dwelling unit. If approved, the applicant intends to split an existing 2.37-acre lot that encompasses the existing clubhouse and tennis courts into two lots; and then convert the clubhouse into a single-family dwelling unit.

Staff notes that the existing subdivision is built out.

Staff prepared an analysis of the potential trips, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing zoning designation in comparison with the proposed change utilizing a generalized worst-case scenario.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 48 Single Family Detached Dwelling Units (ITE LUC 210)	226	36	48

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 49 Single Family Detached Dwelling Units (ITE LUC 210)	232	36	49

The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel by 6 daily trips and 1 PM peak hour trip.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Still Wood Dr. is a 2-lane, private local roadway characterized by +/- 24-feet of pavement in good condition with curb and gutter. There is +/-5-foot wide sidewalk on the east side of the roadway and no bicycle facilities.

Lutz Lake Fern Rd. is a 2-lane, undivided, County arterial roadway characterized by +/- 25-feet of pavement in average condition, lying within +/- 64 to 86 ft. of right-of-way. There is +/- 460 feet of sidewalks along Lutz Lake Fern Rd. with in the vicinity of the project and no bicycle facilities.

SITE ACCESS AND CONNECTIVITY

The existing subdivision is accessed via Still Wood Dr., a private road, at Lutz Lake Fern Rd. The intersection is served by an existing westbound left turn lane and eastbound right turn lane from Lutz Lake Fern Rd. to Still Wood Dr.

ROADWAY LEVEL OF SERVICE

Still Wood Dr. is not a regulated roadway.

Generalized Level of Service				
ROADWAY	FROM	TO	LOS	
			STANDARD	PK HR
Lutz Lake Fern Rd.	Suncoast Pkwy	Angel Ln.	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
Lutz Lake Fern Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Still Wood Dr.	Private	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

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	226	36	48
Proposed	232	36	49
Difference (+/-)	+6	0	+1

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Pat Kemp VICE-CHAIR
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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 8, 2022</p> <p>PETITION NO.: 22-0340</p> <p>EPC REVIEWER: Sarah Hartshorn</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1237</p> <p>EMAIL: hartshorns@epchc.org</p>	<p>COMMENT DATE: February 9, 2022</p> <p>PROPERTY ADDRESS: 7799 Still Lakes Dr, Odessa, FL</p> <p>FOLIO #: 000887-5098</p> <p>STR: 11-27S-17E</p>
<p>REQUESTED ZONING: Minor Mod to RES-1</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>2/9/2022</p>
<p>WETLAND LINE VALIDITY</p>	<p>Expired</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetland located on southern portion of property per site inspection</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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

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

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

INFORMATIONAL COMMENTS:

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

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

Sjh/mst