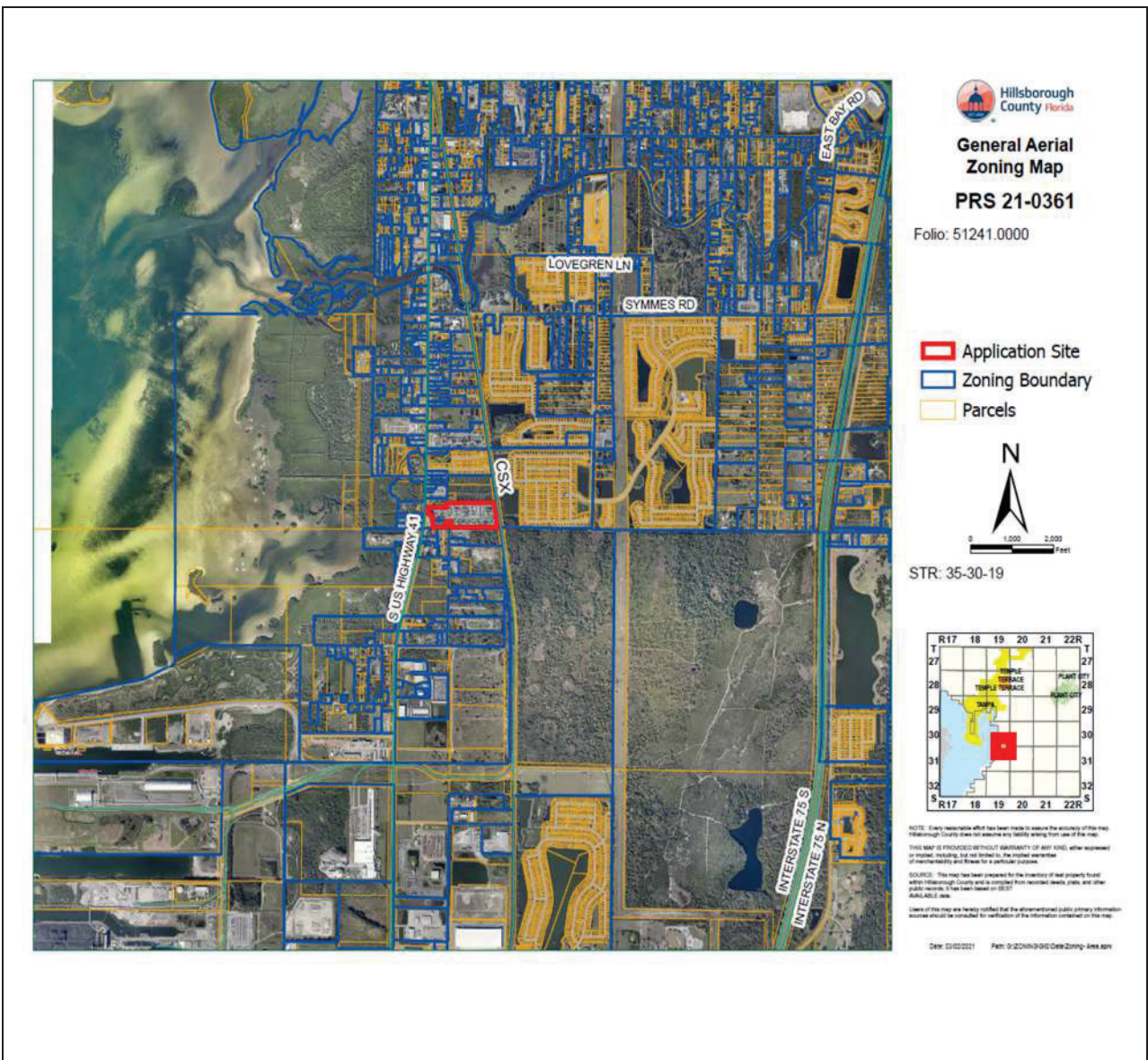




Hillsborough County Florida

STAFF REPORT

SUBJECT:	PRS 21-0361	PLANNING AREA:	Gibsonton
REQUEST:	Minor Modification to Planned Development (PD) 83-0204	SECTOR:	South
APPLICANT:	Eastwood MHC LLC		
Existing Zoning District: Planned Development (PD) 83-0204 and Commercial, Neighborhood (CN)		Future Land Use Category: Residential-6 (RES-6)	





Hillsborough County Florida

SM

STAFF REPORT



Project Location Map

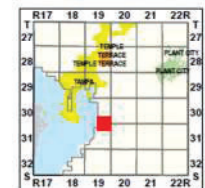
PRS 21-0361

Folio: 51241.0000

- Application Site
- Parcels



STR: 35-30-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of new property found within Hillsborough County and is compiled from historical deeds, plats, and other public records. It has been based on BEST AVAILABLE DATA.

Users of this map are hereby notified that the aforementioned public information resource should be consulted for verification of the information contained on this map.

Date: 02/10/2021 File: S:\2021\02\010\DrawSite.aprx

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to modify Planned Development (PD) 83-0204 associated with one parcel totaling approximately 18.59 acres to re-designate an area of the existing site plan from a percolation pond area to a mobile home spaces area (an increase in an area allocated to mobile home use by 2.16%) to permit the development of four additional mobile home dwelling units. The site is located at the northeast corner of the South US Highway 41 and Ohio Street intersection. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the LDC are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

Specifically, the proposed amendments include the maximum number of mobile homes allowed on the subject property and the standard conditions indicating that the project is subject to all applicable regulations.

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Urban Service Area where potable water and wastewater services are provided by Hillsborough County. An 18-inch potable water main exists and is located adjacent to the site. A 4-inch wastewater force main exists and is located adjacent to the site. Therefore, the site is required to connect to the publicly owned and operated potable water and wastewater systems in accordance with the requirements of the LDC. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transit service is conveniently located to service this site. The closest transit stop is located approximately 150 feet away at the northeast corner of the South US Highway 41 and Ohio Street intersection.

The subject property is located adjacent to South US Highway 41, a divided 4-lane principal arterial roadway, and Ohio Street, an undivided 2-lane local roadway. Sidewalks, bicycle lanes, turn lanes, median, and paved shoulders are present on South US Highway 41. However, no sidewalks, bicycle lanes, turn lanes, gutters, median, and paved shoulders are present on Ohio street.

Transportation staff has reviewed the application and offers no objections. Their review notes that the request is to be considered a trip generation neutral request, as the underlying land use and approved intensity is not changing. The proposed change will have no impact on the adjacent transportation network.

The proposed request re-designating the existing percolation pond area for the use of additional mobile homes must demonstrate the project is still providing appropriate stormwater retention and is subject to compliance with the stormwater technical manual.

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) reviewed the request and finds that wetland and/or other surface water (OSW) areas exist on the site. Knowledge of the actual extent of the wetland and OSW areas are necessary in order to verify the avoidance of wetland and OSW areas impact pursuant to Chapter 1-11, Rules of the EPC. Prior to issuance of any building or land alteration permits or other development, the wetland and OSW areas must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.

1.6 Comprehensive Plan Consistency

The site is located within the RES-6 FLU category and the Gibsonton Community Plan Area. Planning Commission staff finds the request to be consistent with the Comprehensive Plan for Unincorporated Hillsborough County based on the understanding that established density of 163 mobile home units could be accomplished without a map amendment pursuant to Policy 9.4 of the Comprehensive Plan's Future Land Use Element.

1.7 Compatibility

The site is located in an area comprised of suburban scale neighborhood commercial and residential uses. A majority of the area is located within the RES-6 FLU category, which is suitable for low density residential development. The overall area is also within the Hillsborough County Urban Service Area.

As shown in Exhibit 2, the site is adjacent to properties zoned AR (to the north), PD (to the east and south), AS-1 and RSC-2 (to the south), CN (to the west), and ASC-1 (to the northwest).

Based on the above considerations, staff finds the proposed modification to PD 83-0204 compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

- Water Resource Services
- Environmental Protection Commission
- Transportation

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: General Development Plan

2.0 Recommendation

Based on the above considerations, staff recommends approval of the request.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general development plan received March 25, 2021.

1. The development shall:

APPLICATION: PRS 21-0361
ZHM HEARING DATE:
BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Kevie Defranc

Be restricted to a maximum of 163 mobile home dwelling units.

Prior to occupancy, all roads internal to the project shall be paved pursuant to county standards.

2. ~~The developer hereby complies:~~

~~Prior to the issuance of any permits authorizing development of the property, the developer shall submit a revised site plan complying with all the conditions outlined above.~~

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.

3. 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.

4. If the notes and/or graphic on the general development 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.

5. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the general development plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

6. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised general development plan for certification which confirms 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 and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.


Staff's Recommendation: Approvable, Subject to Conditions	
Zoning Administrator Sign-off:	 J. Brian Grady Fri Mar 26 2021 14:41:01

EXHIBIT 1



Project Location Map
PRS 21-0361

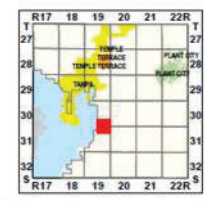
Folio: 51241.0000

- Application Site
- Parcels



0 330 660 Feet

STR: 35-30-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map.
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It has been based on 10/2017 data.
Users of this map are hereby notified that the aforementioned public property information sources should be consulted for verification of the information contained on this map.

Date: 02/15/2021 File: 3/20/2019 09:00:00 AM

EXHIBIT 2



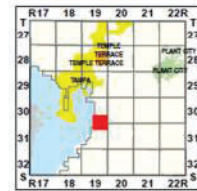
**Immediate Aerial
Zoning Map**
PRS 21-0361

Folio: 51241.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 35-30-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of the map.
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
SOURCE: This map has been prepared for the inventory of real property from aerial photography. Changes will be made from historical aerial photos and other public records if they have been dated on 08/21
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

APPLICATION: PRS 21-0361
ZHM HEARING DATE:
BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Kevie Defranc

EXHIBIT 3

SEE ATTACHED



Engineering Business Certificate of Authorization No. 002775
 Landscape-Architecture Certificate of Authorization LC0000287

PREPARED FOR:
EASTWOOD MHC LLC
 8800 BRONX AVE, FL 2ND
 SKOKIE, IL 60077-1804

PROJECT NAME:
EASTWOOD ESTATES

SHEET TITLE:
REZONING PLAN

NO.	DATE	DESCRIPTION

03-15-2021
 THIS PLAN WAS PREPARED BY THE ARCHITECT AND ENGINEER IN ACCORDANCE WITH THE PROFESSIONAL SEAL

SHEET:
1 of 1

VICINITY MAP



LEGAL DESCRIPTION

LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, AND LOT 23 AND LOT 24, GIBSON'S ARTESIAN LANDS, SECTION NO. 24, SUBDIVISION LYING IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 19 EAST, AS PER MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE PART OF BOOK 27, PAGE 15, THEREOF, WHICH IS THE PART OF PARCELS 18, 19, 20, 21, 22, AND 23, INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 303, PAGE 488.

LESS THE SOUTH 126.40 FEET OF THE WEST 122.00 FEET THEREOF OF SAID LOT 22;
 AND
 LESS AND EXCEPT THE FOLLOWING:

A TRACT OF LAND LYING IN TRACES 10, 20, AND 21, OF GIBSON'S ARTESIAN LANDS NO. 2, IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK 27, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT BEARING ALONG THE SOUTH BOUNDARY OF SAID LOT 21 A DISTANCE OF 292.72 FEET TO A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 21 A DISTANCE OF 80.00 ALONG SAID EAST RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 41 A DISTANCE OF 77.11 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT N74°30'00" E ALONG SAID RIGHT OF WAY BOUNDARY OF 245.92 FEET 05°10'35" EAST TO A POINT ON CURVE; THENCE SOUTH 89°44'25" EAST A DISTANCE OF 63.09 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 30.59 FEET; THENCE SOUTH 89°00'00" EAST A DISTANCE OF 80.00 FEET; THENCE 06°10'00" WEST 6.56 FEET; AND BEING OF 259.44 FEET TO THE POINT OF BEGINNING.

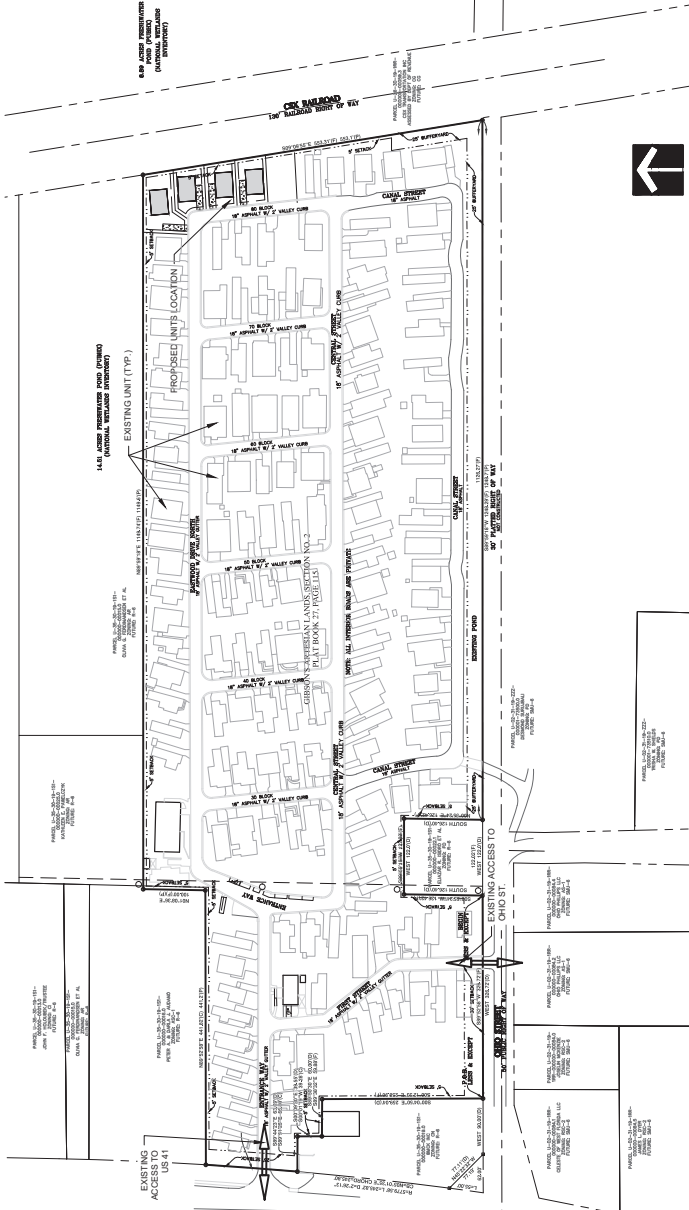
PROJECT DATA TABLE

PARCEL ID NUMBERS:	US-35-39-19-45-1-000000-00018.0	SEE TABLE
SECTION/TOWNSHIP/RANGE:	S15/T25/R2E	SEE TABLE
GROSS ACREAGE:	±18.51 AC	SEE TABLE
PLANNING DISTRICT:	RD (RD-3504)	SEE TABLE
UTURE LAND USE:	MOBILE HOME COMMUNITY	SEE TABLE
CURRENT USE:	MOBILE HOME COMMUNITY	SEE TABLE
PROPOSED UNIT TYPE:	1 STORY	SEE TABLE
UNIT HEIGHT:	1 STORY	SEE TABLE
BOBES OF WATER:	SEE PLAN	SEE TABLE
WATERS & SEWER CURRENTLY PROVIDED BY:	HILLSBOROUGH COUNTY PUBLIC UTILITIES	SEE TABLE
ROADS WITHIN THE PROJECT ARE PRIVATE		SEE TABLE
THE ADDITIONAL (4) DWELLING UNITS CONSTITUTE AN INCREASE IN AREA ALLOCATED TO MOBILE HOME DEVELOPMENT BY 2.16% (64,600 SQ. FT. AS 4.16%)		SEE TABLE

OWNER:
EASTWOOD MHC LLC
 8800 BRONX AVE, FL 2ND
 SKOKIE, IL 60077-1804

NOTES

1. DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, WITH ANY EXISTING AND/OR PROPOSED CULTURAL FACILITIES RECORDED, HISTORICAL OR HISTORIC ARCHITECTURE, AND/OR LANDMARKS OR ARCHITECTURAL SITES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT BEARING ALONG THE SOUTH BOUNDARY OF SAID LOT 21 A DISTANCE OF 292.72 FEET TO A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTHERN BOUNDARY OF SAID LOT 21 A DISTANCE OF 80.00 ALONG SAID EAST RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 41 A DISTANCE OF 77.11 FEET TO A POINT ON CURVE; THENCE ON A CURVE TO THE LEFT N74°30'00" E ALONG SAID RIGHT OF WAY BOUNDARY OF 245.92 FEET 05°10'35" EAST TO A POINT ON CURVE; THENCE SOUTH 89°44'25" EAST A DISTANCE OF 63.09 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 30.59 FEET; THENCE SOUTH 89°00'00" EAST A DISTANCE OF 80.00 FEET; THENCE 06°10'00" WEST 6.56 FEET; AND BEING OF 259.44 FEET TO THE POINT OF BEGINNING.
2. CONSERVATION AREAS, PRESERVATION AREAS, AND OTHER NATURAL PHYSICAL FEATURES ON THE SUBJECT SITE OTHER THAN THOSE GENERALLY DEPICTED ON THE LOCATIONS, SIZES AND CONFIGURATIONS OF STORMWATER RETENTION PONDS ARE ILLUSTRATIVE AND NOT TO BE CONSIDERED AS A CONDITION OF PROJECT ENGINEERING.
3. THE PROJECT MAY BE REQUIRED TO DEVELOP IN BUFFERING AND SCREENING SHALL BE PROVIDED PER THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
4. THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE DEVELOPMENT PLAN REQUIREMENTS, AND/OR OTHERS NOTED ON GENERAL DEVELOPMENT PLAN SHALL BE APPLIED TO THIS PROJECT AS APPROPRIATE.
5. EXISTING STRUCTURES AND DRIVEWAY LOCATIONS ARE APPROXIMATE.

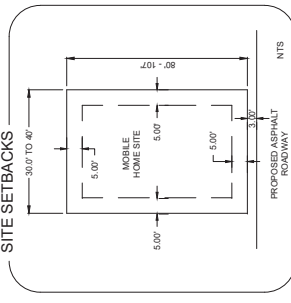


* EXISTING MOBILE HOME LOTS AND CONFIGURATIONS SHALL CONFORM TO THE TYPICAL LAYOUT REPRODUCED HEREIN.
 ** PROPOSED LOT SIZE SHALL BE: - 2,400 SF SINGLE-WIDE
 - 3,600 SF DOUBLE-WIDE

DEVELOPMENT SUMMARY

Parcels	Acres	Proposed Use	Minimum Building Footprint		Min. Bigg Min. Lot		Max. Units	Max. Bldg Area	Net FAD/Density
			Front	Rear	Width	Depth			
1	±18.51	Existing Mobile Homes	5'	5'	5'	30'	159	—	8.81 du./acre
		Proposed Mobile Homes	5'	5'	5'	30'	4	—	

MOBILE HOME SITE SETBACKS



FIRM CERTIFICATION: THE PROJECT IS SITUATED IN ZONE "AE" AS DESIGNATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12057C0484, DATED AUGUST 28, 2009.



**CURRENTLY
APPROVED**

COUNTY OF HILLSBOROUGH

P.O. BOX 1110 TAMPA, FLORIDA 33601



OFFICE OF THE COUNTY ADMINISTRATOR SITE PLAN REVIEW FORM

DATE: 7-22-86

TO: Joel Springer FROM: Leslie DeWitt

SUBJECT: Review of General Site Plan for compliance with final conditions of approval

Petition No. 83-204 Request: A to MHP/RVP

Approval Date: June 16, 1983

Applicant: W.O. VERDUIN Project Name: EASTWOOD ESTATES

General Site Plan Reflects All Final Conditions of Approval yes no

- 1) Conditions to be reviewed at Detailed Site Plan Stage

- 2) Conditions to be reviewed prior to issuance of Certificates of Occupancy
1
- 3) Conditions to be reviewed at Final Site Plan stage/commercial site plan review
1
- 4) Conditions to be reviewed prior to issuance of Zoning Compliance Permits:
N/A
- 5) Conditions to be reviewed prior to Certificates of Zoning Compliance
N/A
- 6) Plan is deficient in the following conditions:

Revised General Site Plan required yes no

Eighty (\$80) Review Fee Required yes no

Joel Springer An Affirmative Action - Equal Opportunity Employer
Signature

7-22-86
Date

HILLSBOROUGH COUNTY FLORIDA

ZONING REQUEST: MHP/RVP

PETITION FILE NUMBER: 83-204

PUBLIC HEARING DATE: 6-16-83

This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED AS SUBMITTED: APPROVED WITH CONDITIONS

AS NOTED: Per attached conditions

7-29-86
Date of Order

Richard L. Ake
Chairman,
Board of County Commissioners

7-29-86
Date

Edna S. Fitzpatrick
Attested to by: D. Clerk to
Board of County Commissioners

CONDITIONS OF APPROVAL ON PETITION 83-204

1. Prior to occupancy, all roads internal to the project shall be paved pursuant to County standards.
2. Prior to the issuance of any permits authorizing development of the property, the developer shall submit a revised site plan complying with all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/23/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Gibsonton (GB)

PETITION NO: PRS 21-0361

- | | |
|----------|---|
| | This agency has no comments. |
| X | 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 OVERVIEW AND CONCLUSIONS

The applicant is proposing a minor modification to PD 83-0204. The site is approved for a 163-unit mobile home park. Only 159 of the 163 approved mobile home spaces have been developed. The applicant is requesting approval to re-designate an area of the existing site plan from “percolation pond area” to mobile home use to allow for the development of all 163 units approved. Transportation Review Section staff considers this to be a trip generation neutral request, as the underlying land use and approved intensity is not changing.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn "Gwen" W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 4/13/2021</p> <p>PETITION NO.: 21-0361</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p>	<p>COMMENT DATE: 3/10/2021</p> <p>PROPERTY ADDRESS: 12130 US Hwy 41 S, Gibsonton, FL 33534</p> <p>FOLIO #: 051241-0000</p> <p>STR: 35-30S-19E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>3/9/2021</p>
<p>WETLAND LINE VALIDITY</p>	<p>None</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>OSW along southern portion of property</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 	

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

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

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

INFORMATIONAL COMMENTS:

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

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

Cl/mst

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

PETITION NO.: PD21-0361 REVIEWED BY: Randy Rochelle DATE: 2/16/2021

FOLIO NO.: 51241.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 18 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of S. US Highway 41 .
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of S. US Highway 41 .
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.