

**PD Modification Application: PRS 25-0420****Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** May 13, 2025**Hillsborough  
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Florida Home Development**FLU Category:** Residential-6 (RES-6)**Service Area:** Urban**Site Acreage:** 6.54 MOL**Community Plan Area:** Wimauma, SouthShore Areawide Systems**Overlay:** Wimauma Downtown**Introduction Summary:**

The subject site is located within Area N of PD 92-0367. PD 92-0367 consists of several, non-contiguous parcels approved for residential, residential support, and recreational uses approved during Zoning Conformance. Parcel N is approved for recreational uses. This Minor Modification is related to PD 25-0140, which requests to remove three parcels from Area N and rezone to PD 25-0140.

**Existing Approval(s):**

Area N consists of Folios 79383.0000, 79384.0400, 79384.0100, 79384.0500 and 79384.0000

**Proposed Modification(s):**

Remove folios 79384.0400, 79384.0100 and 79383.0000 from Area N/PD 92-0367

**Additional Information:****PD Variation(s):**

None Requested as part of this application

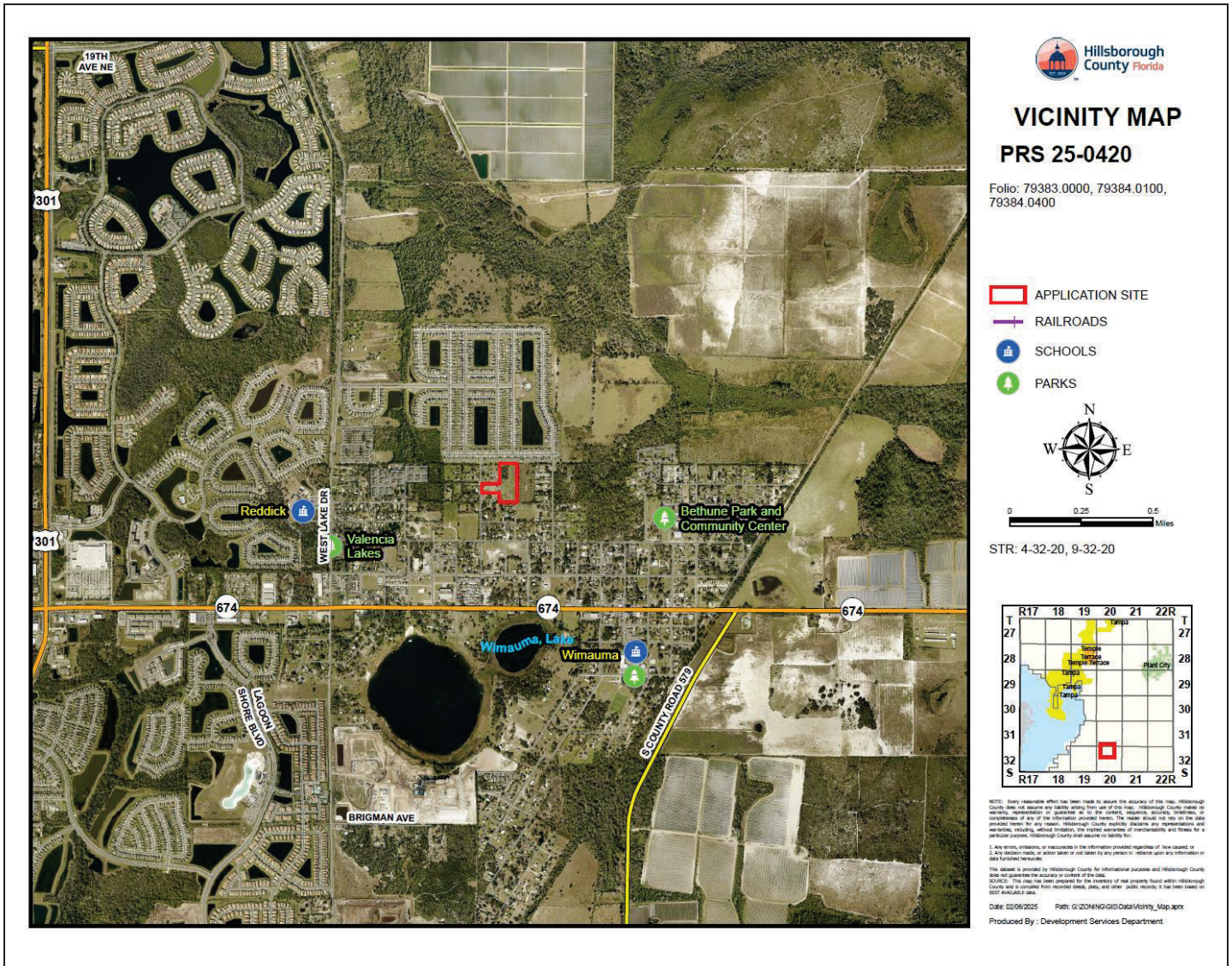
**Waiver(s) to the Land Development Code:**

None Requested as part of this application

**Planning Commission Recommendation:**  
N/A**Development Services Recommendation:**  
Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



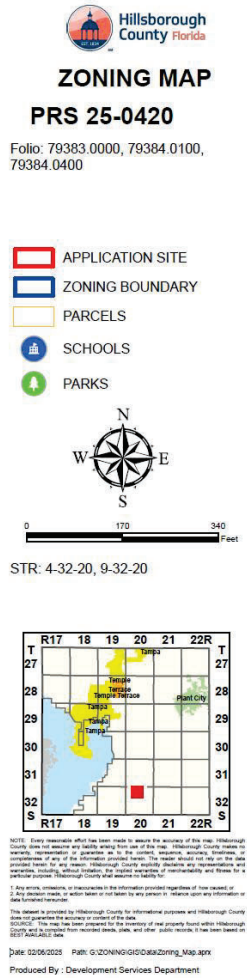
### Context of Surrounding Area:

The area consists of single-family residential. Adjacent to the north is single-family residential zoned PD 19-0093 and RSC-2 (MH). Adjacent to the east is a vacant parcel zoned AR. Adjacent to the south is single-family residential zoned RSC-2 (MH) and a vacant property zoned PD 92-0367. Adjacent to the west is single-family residential zoned RSC-6, RSC-2 (MH) and vacant property zoned PD 92-0367. Across 9th Street to the west are single-family residential lots zoned RSC-2 (MH) & AS-1.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

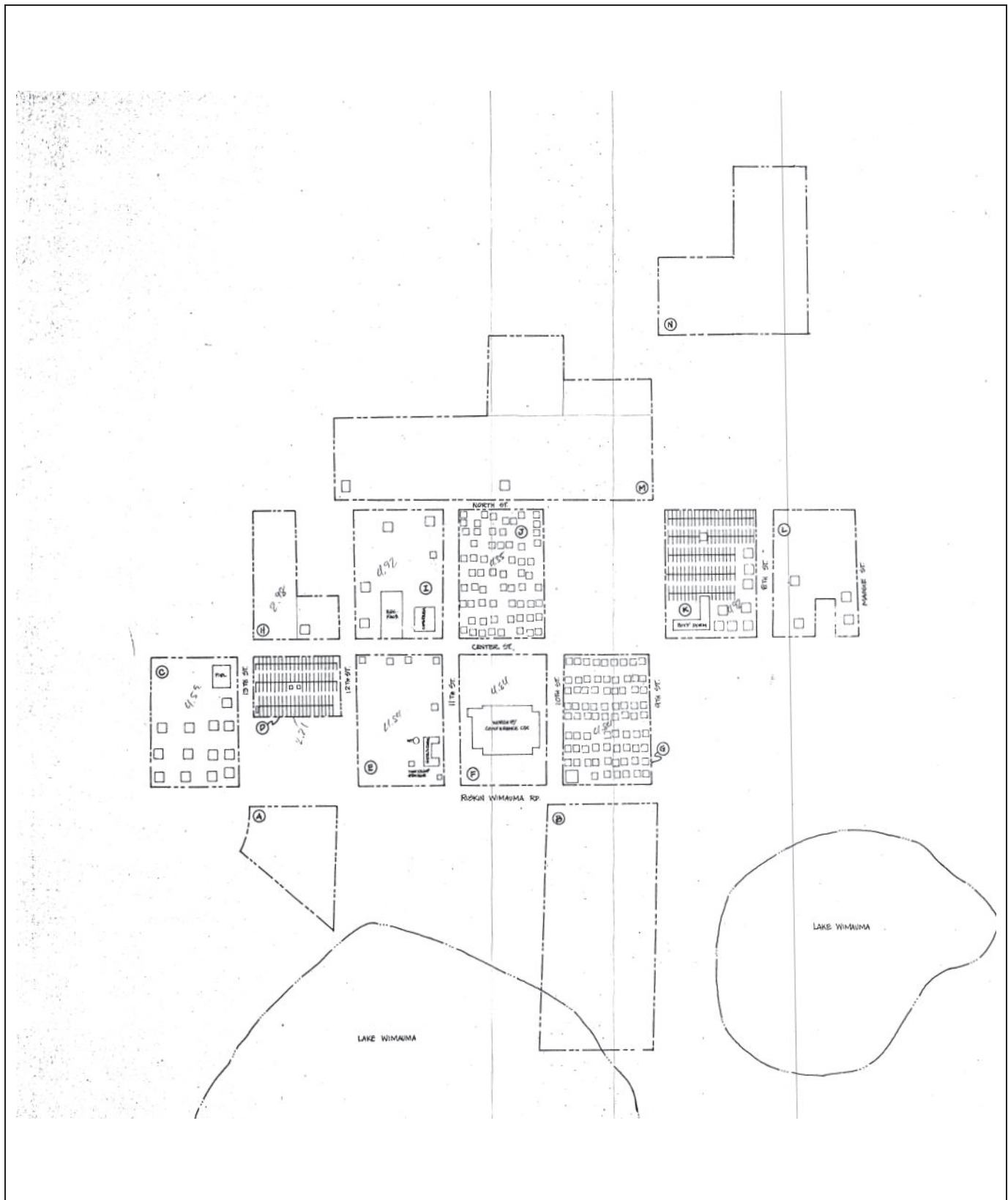


#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 19-0093, RSC-2 (MH)	3.16 du/ga, 2 du/ga	Single-Family Residential Conventional, SFR (Conventional/Mobile Home)	Single-Family Residential, SFR
South	PD 92-0367, RSC-2 (MH)	n/a, 2 du/ga	Recreation Area, SFR (Conventional/Mobile Home)	Vacant, Single-Family Residential
East	AR	1 du/5 ga	Single-Family Residential/Agricultural	Vacant
West	RSC-6, RSC-2 (MH), PD 92-0367, AS-1	6 du/ga, 2 du/ga, n/a, 1 du/ga	SFR (Conventional), SFR (Conventional/Mobile Home), Recreation Area, SFR	Single-Family Residential, SFR, Vacant, SFR

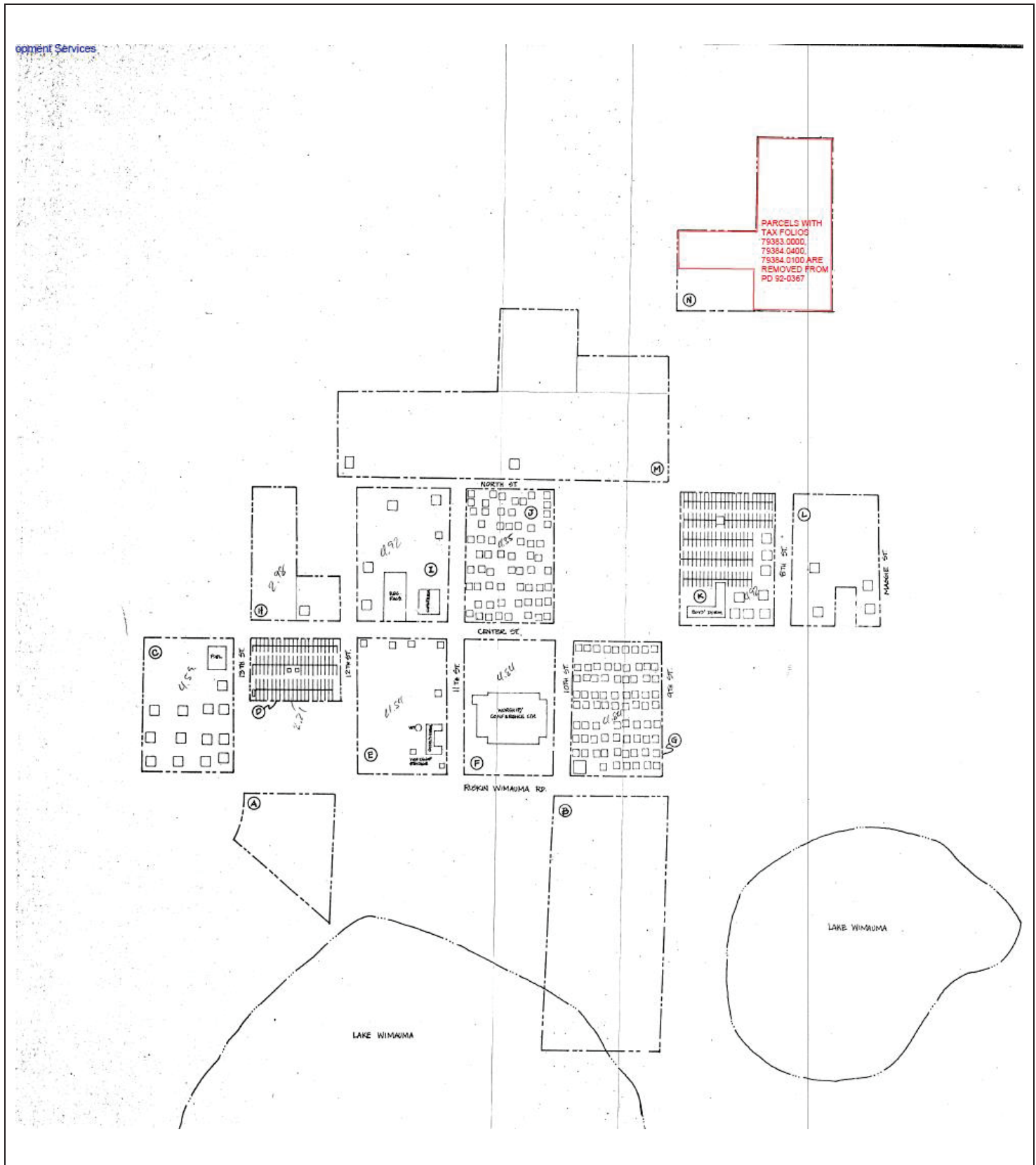
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)





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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
9 <sup>TH</sup> St	County Local - 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 checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	*420	33	42
Proposed	*60	5	6
Difference (+/-)	-360	-28	-36

\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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	Wetlands Present
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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	
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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input 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
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input 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	An individual permit will be required.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

### **5.1 Compatibility**

The subject application involves the adjustment of an approved PD to recognize the removal of acreage into another PD. No changes to the remaining uses in the PD are proposed. The new property lines will continue to provide for the allowed use of the parcel. Staff has not identified any compatibility issues related to the request.

### **5.2 Recommendation**

The proposed PD modification will allow the remaining parcels to continue to utilize the approved uses. Therefore, staff recommends approval subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

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

1. The maximum density or intensity of any use on the north side of State Road 674 must not exceed that of the Low Urban Density Residential (LDR) land use category (6 dwelling units/gross acre and maximum .25 FAR). The maximum density or intensity of any use on the south side of State Road 674 must not exceed that of the Suburban Density Residential (SDR) land use category (4 dwelling units/gross acre and maximum .25 FAR). Maximum densities or intensities of any use shall be that of the Land Development Code, as amended.
2. Permitted uses are the following:
  - a. Church/Synagogue and support facilities including auditoriums and cafeterias (limited to a .25 FAR);
  - b. Youth Camp including dormitories (@2.5 residents = 1 du);
  - c. Recreational Vehicle Park limited to 302 spaces (@2 RV's = 1 du);
  - d. Camp Cottages limited to 161 units (@ 2.0 cottages = 1 du);
  - e. Conventional Single Family Units. Areas north of SR 674 are subject to the requirements of the RSC-6 zoning district. Single family conventional unit development on parcels south of SR 674 (Area "A" on the General Development Site Plan) shall be limited to the density, minimum lot size, lot width and other restrictions of the RSC-2 zoning district, (Area "B" on the General Development Site Plan) shall be limited to the density, minimum lot size, lot width and other restrictions of the ASC-1 zoning district;
  - f. Community Residential Home Type A;
  - g. Non-lighted parks;
  - h. Boat docks subject to applicable restrictions;
  - i. Remaining permitted uses shall be that of the RSC-2 zoning district.

Permissible uses with the appropriate review process in parentheses are:

- a. Cemetery and Mausoleum (Limited Notice Use)
- b. Adult care Facility (Special Use)
- c. Community Residential Home Type C (Special Use)
- d. Professional Residential Facilities – Recovery Home B (Special Use)
- e. Professional Residential Facilities – Recovery Home C (Special Use)
- f. Nursing/Convalescent/Extended Care Facilities (Special Use)
- g. Remaining permissible uses shall be that of the RSC-2 zoning district.

All permissible uses must meet all requirements, regulations and notification provisions of the Land Development Code, as amended.

3. Except for Recreational Vehicle Parks, all new development on the north side of State Road 674 shall be in accordance with the RSC-6 zoning district lot size, height, bulk, and placement regulations. All new development on the south side of State Road 674 within Area "A" shall be in accordance with the RSC-2 zoning district lot size, height, bulk, and placement regulations and all new development

on the south side of State Road 674 within Area "B" shall be in accordance with the ASC-1 zoning district lot size, height, bulk, and placement regulations. Expansions to the existing Recreational Vehicle Parks shall meet the development standards of the Land Development Code, as amended.

4. Required buffering of all new development shall meet the requirements of Buffers and Screening, as set forth in the Hillsborough County Land Development Code, as amended.
5. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990 and that 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.
6. Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the Department of Planning and Development Management, seven copies of a site plan for certification reflecting all the conditions mentioned above.

**Zoning Administrator Sign Off:**

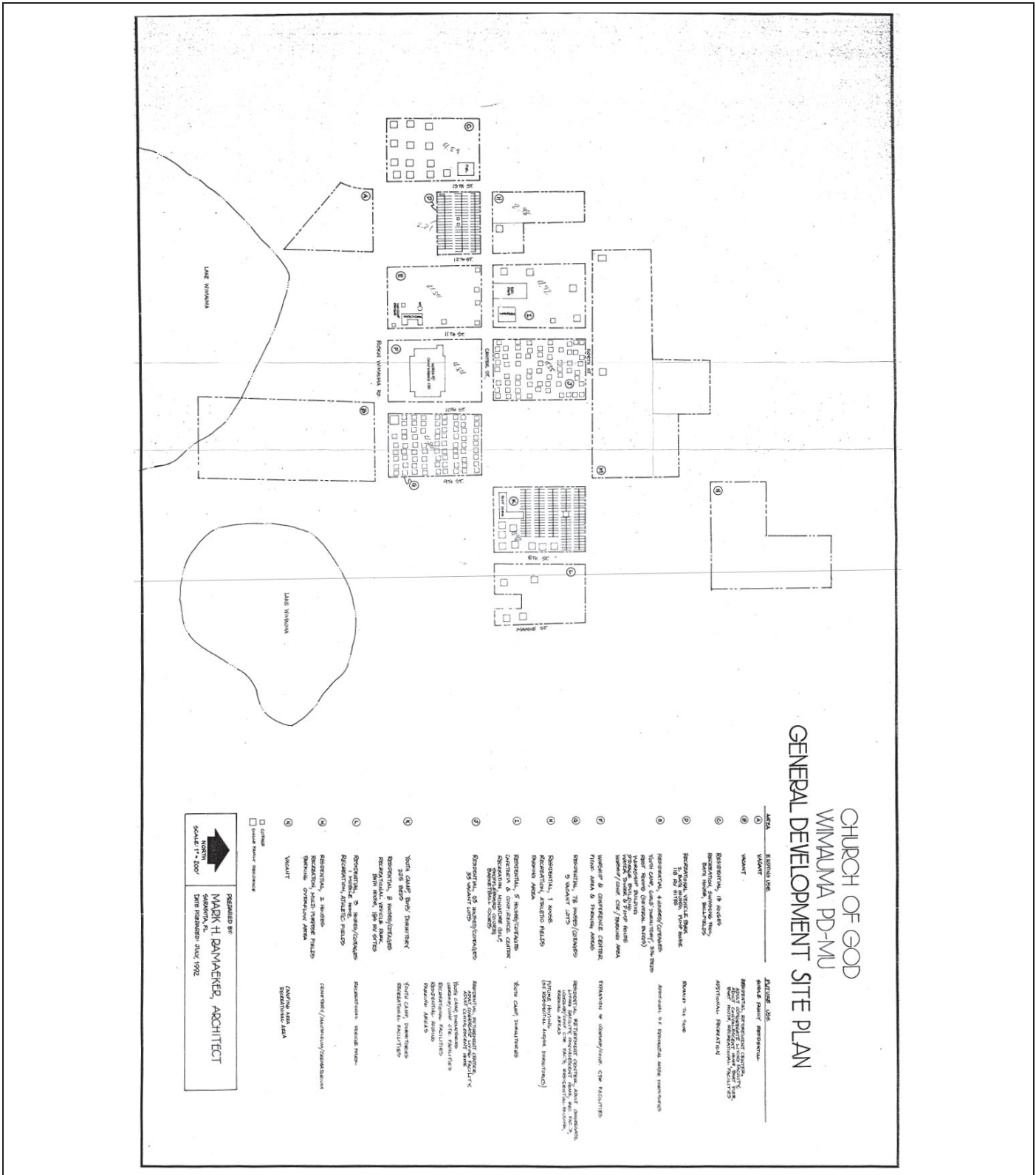
*J. Brian Grady*

**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 SITE PLANS (FULL)

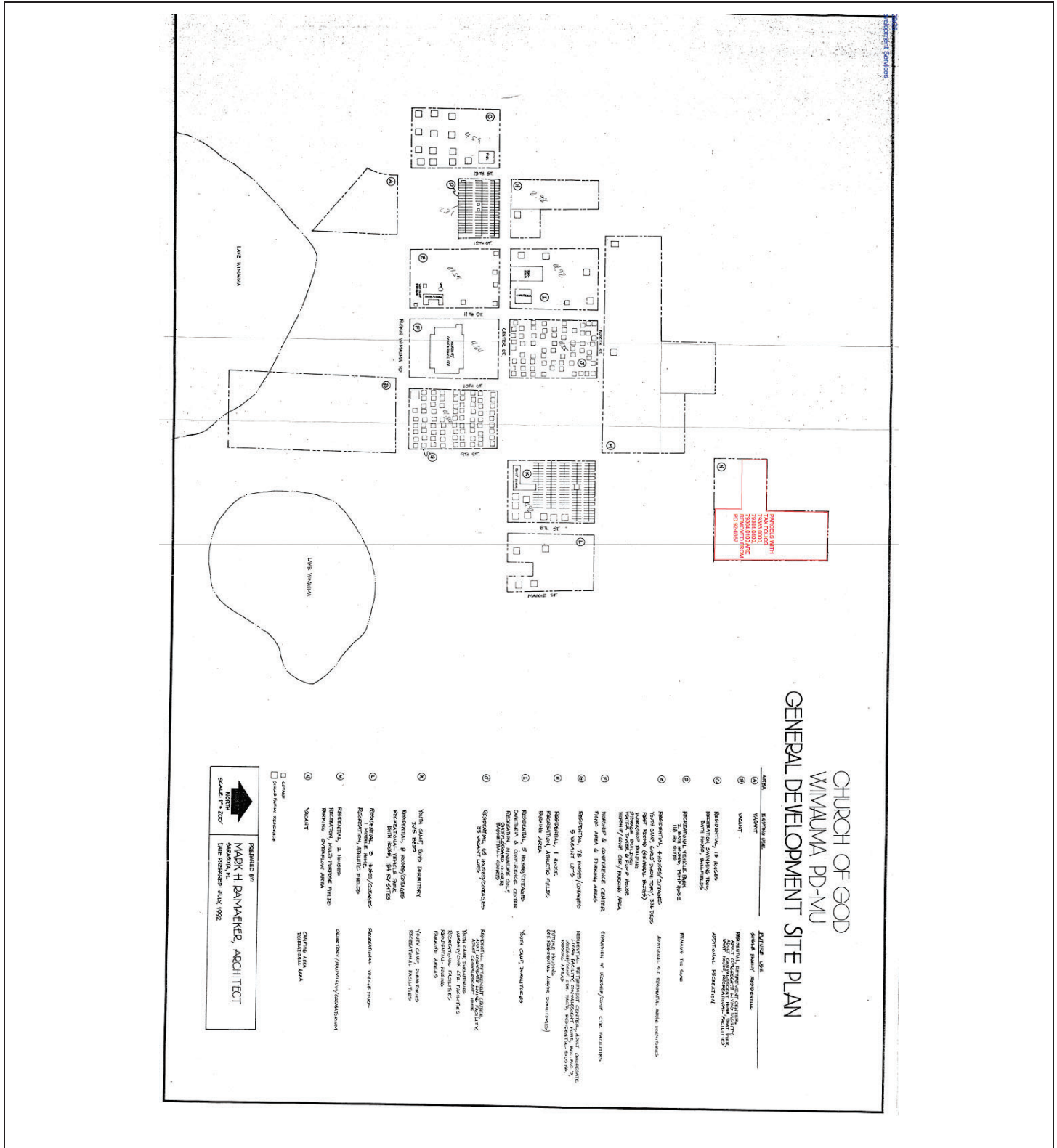
### 7.1 Approved Site Plan (Full)





## 7.0 SITE PLANS (FULL)

### 7.2 Proposed Site Plan (Full)



## 8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/20/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Wimauma

PETITION NO: RZ 25-0420

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) #92-0367. With this modification the applicant is proposing to remove Folio #79383.0000, Folio #79384.0400, and Folio #79384.0100 referred to as "Parcel N" from the existing Planning Development. Under the currently approved PD, Parcel N is approved for a campground and outdoor recreational uses to RSC-2 standards as outlined in condition 2.I. The future land use is Residential - 6 (R-6).

A companion Planned Development application (RZ 05-0140 PD) has been filed, requesting to rezone the subject parcels under the existing Planned Development (PD) and the adjacent parcel to the west under Folio #79381.0000 currently zoned Agricultural Rural to Planned Development. The proposed Planned Development is seeking approval for 40 single family detached units at 3.4 units per acre. Transportation staff did find the companion Planned Development application (RZ 25-0140 PD) approvable.

*Trip Generation Analysis*

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 92-0367).

As outlined in the conditions of approval for the currently approved Planned Development, Parcel N is to be built to RSC-2 standards. Additionally, as outlined in section 6.11.20 of the Land

Development Code which addresses campground uses, every ten campers shall constitute one dwelling unit. As the subject parcels which make up "Parcel N" of the currently approved Planned Development equal +/- 7.74 acres, a total of 15.5 dwelling units would be permitted under the RSC-2 standard. With ten campers constituting one dwelling unit the subject parcels which fall within Parcel N of the currently approved Planned Development would permit a total of 154 campers. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved PD Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD – Parcel N, Campground (ITE Code 416) 154 Campers	*420	33	42

\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use.

Proposed Modification to Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD – Parcel N, Campground (ITE Code 416) 20 Campers	*60	5	6

\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-360	-28	-36

## TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 9<sup>TH</sup> St. 9<sup>TH</sup> St is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 30 ft of the right of way.

## SITE ACCESS

It is anticipated that the site will have access to 9<sup>TH</sup> St.



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

9<sup>th</sup> St is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

9<sup>th</sup> St is a roadway that connects to State Road 674. The roadway level of service provided for State Road 674 is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
State Road 674	US HWY 301	CR 579	D	C

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

**CURRENTLY  
APPROVED**

20.

**CHURCH OF GOD PLANNED DISTRICT  
ZONING CONFORMANCE AREA NINE**

MEETING OF: County Commissioners  
MEETING DATE: August 13, 1992  
PETITION NUMBER: PD-MU 92-367  
SEC.TWP.RNG.: 9/32/20

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

1. The maximum density or intensity of any use on the north side of State Road 674 must not exceed that of the Low Urban Density Residential (LDR) land use category (6 dwelling units/gross acre and maximum .25 FAR). The maximum density or intensity of any use on the south side of State Road 674 must not exceed that of the Suburban Density Residential (SDR) land use category (4 dwelling units/gross acre and maximum .25 FAR). Maximum densities or intensities of any use shall be that of the Land Development Code, as amended.
2. Permitted uses are the following:
  - a. Church/Synagogue and support facilities including auditoriums and cafeterias (limited to a .25 FAR);
  - b. Youth Camp including dormitories (@ 2.5 residents = 1 du);
  - c. Recreational Vehicle Park limited to 302 spaces (@ 2 RV's = 1 du);
  - d. Camp Cottages limited to 161 units (@ 2.0 cottages = 1 du);
  - e. Conventional Single Family Units. Areas north of SR 674 are subject to the requirements of the RSC-6 zoning district. Single family conventional unit development on parcels south of SR 674 (Area "A" on the General Development Site Plan) shall be limited to the density, minimum lot size, lot width and other restrictions of the RSC-2 zoning district, (Area "B" on the General Development Site Plan) shall be limited to the density, minimum lot size, lot width and other restrictions of the ASC-1 zoning district;
  - f. Community Residential Home Type A;
  - g. Non-lighted parks;
  - h. Boat docks subject to applicable restrictions;
  - i. Remaining permitted uses shall be that of the RSC-2 zoning district.

Permissible uses with the appropriate review process in parentheses are:

- a. Cemetery and Mausoleum (Limited Notice Use)
- b. Adult Care Facility (Special Use)
- c. Community Residential Home Type C (Special Use)
- d. Professional Residential Facilities - Recovery Home B (Special Use)
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- f. Nursing/ Convalescent/ Extended Care Facilities (Special Use)
- g. Remaining permissible uses shall be that of the RSC-2 zoning district.

All permissible uses must meet all requirements, regulations and notification provisions of the Land Development Code, as amended.

3. Except for Recreational Vehicle Parks, all new development on the north side of State Road 674 shall be in accordance with the RSC-6 zoning district lot size, height, bulk, and placement regulations. All new development on the south side of State Road 674 within Area "A" shall be in accordance with the RSC-2 zoning district lot size, height, bulk, and placement regulations and all new development on the south side of State Road 674 within Area "B" shall be in accordance with the ASC-1 zoning district lot size, height, bulk, and placement regulations. Expansions to the existing Recreational Vehicle Parks shall meet the development standards of the Land Development Code, as amended.
4. Required buffering of all new development shall meet the requirements of Buffers and Screening, as set forth in the Hillsborough County Land Development Code, as amended.
5. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990 and that 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.
6. Within ninety (90) days of the zoning conformance zoning approval by the Hillsborough County Board of County Commissioners, the owners shall submit to the Department of Planning and Development Management, seven copies of a site plan for certification reflecting all the conditions mentioned above.





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/20/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: S/Wimauma

PETITION NO: RZ 25-0420

☐

This agency has no comments.

☒

This agency has no objection.

☐

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

☐

This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to approved Planned Development (PD) #92-0367. With this modification the applicant is proposing to remove Folio #79383.0000, Folio #79384.0400, and Folio #79384.0100 referred to as "Parcel N" from the existing Planning Development. Under the currently approved PD, Parcel N is approved for a campground and outdoor recreational uses to RSC-2 standards as outlined in condition 2.I. The future land use is Residential - 6 (R-6).

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### ***Trip Generation Analysis***

As the proposed modification would not result in any new entitlements, the applicant was granted a request to waive traffic study. The proposed modification would not result in any change to the trip generation. For information purposes, the following trip generation analysis is from the original PD rezoning approval (PD 92-0367).

As outlined in the conditions of approval for the currently approved Planned Development, Parcel N is to be built to RSC-2 standards. Additionally, as outlined in section 6.11.20 of the Land

Development Code which addresses campground uses, every ten campers shall constitute one dwelling unit. As the subject parcels which make up “Parcel N” of the currently approved Planned Development equal +/- 7.74 acres, a total of 15.5 dwelling units would be permitted under the RSC-2 standard. With ten campers constituting one dwelling unit the subject parcels which fall within Parcel N of the currently approved Planned Development would permit a total of 154 campers. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved PD Entitlements:

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		AM	PM
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**\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use.**

Proposed Modification to Entitlements:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD – Parcel N, Campground (ITE Code 416) 20 Campers	*60	5	6

**\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use.**

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-360</b>	<b>-28</b>	<b>-36</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on 9<sup>TH</sup> St. 9<sup>TH</sup> St is a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 19 ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 30 ft of the right of way.

## **SITE ACCESS**

It is anticipated that the site will have access to 9<sup>TH</sup> St.



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

9<sup>th</sup> St is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

9<sup>th</sup> St is a roadway that connects to State Road 674. The roadway level of service provided for State Road 674 is for information purposes only.

<b>FDOT Generalized Level of Service</b>				
<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hr. Directional LOS</b>
State Road 674	US HWY 301	CR 579	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
9 <sup>TH</sup> St	County Local - 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 checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	*420	33	42
Proposed	*60	5	6
Difference (+/-)	<b>-360</b>	<b>-28</b>	<b>-36</b>

\*Estimated by Staff. ITE Trip Generation Manual 11<sup>th</sup> Edition does not provide 24 trip counts for this use

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

#### 4.0 Additional Site Information & Agency Comments Summary

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

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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 4/8/2025	<b>COMMENT DATE:</b> 2/24/2025
<b>PETITION NO.:</b> 25-0420	<b>PROPERTY ADDRESS:</b> E of 9 <sup>th</sup> St, Wimauma, FL 33598
<b>EPC REVIEWER:</b> Melissa Yanez	<b>FOLIO #:</b> 0793830000, 0793840100, and 0793840400
<b>CONTACT INFORMATION:</b> (813) 627-2600 x1360	<b>STR:</b> 09-31S-20E and 09-30S-20E
<b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a>	
<b>REQUESTED ZONING:</b> Remove subject folios from PD 92-0367	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Desktop Review – Aerial review, soil survey and EPC file search
<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"><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 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.</li><li>• 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</li></ul>	

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wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

- The subject property may contain 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.

My/cb  
ec:

[ialbert@half.com](mailto:ialbert@half.com) / [chad@flhome.org](mailto:chad@flhome.org)



## AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 03/06/2025

**Agency:** Natural Resources **Petition #:** 25-0420

☐ 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. 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.
2. 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.
3. 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.



## **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:** 1/31/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 2/14/2025

**PROPERTY OWNER:** Fabian Martinez      **PID:** 25-0420

**APPLICANT:** Florida Home Development, Inc

**LOCATION:** East of 9th Street Wimauma, FL 33598

**FOLIO NO.:** 79384.0400, 79384.0100, 79383.0000

### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no objections to the applicant's request.

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

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PETITION NO.: PRS 25-0420      REVIEWED BY: Clay Walker, E.I.    DATE: 2/4/2025

FOLIO NO.: 79384.0400, 79384.0100, 79383.0000

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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 6 inch water main exists ☐ (approximately \_\_\_ feet from the site), ☒ (adjacent to the site), and is located west of the subject property within the east Right-of-Way of 9<sup>th</sup> Street. 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 4 inch wastewater forcemain exists ☒ (approximately 2,750 feet from the project site), ☐ (adjacent to the site) and is located southeast of the subject property within the west Right-of-Way of 6<sup>th</sup> Street. 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 rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.