

PD Modification Application: PRS 22-0022

Zoning Hearing Master Date:

BOCC Land Use Meeting Date: December 14, 2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Samuel Chappelle of Chapelle Development Company (a Michigan corporation d/b/a Strathmore Real Estate Group)

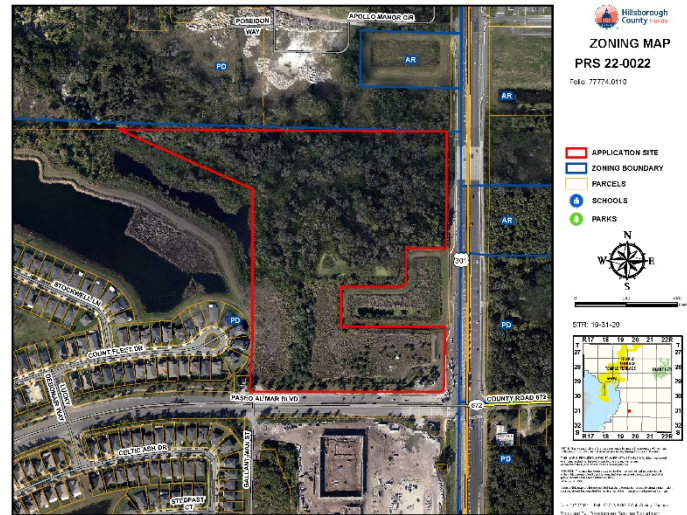
FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 25.38 acres

Community Plan Area: Apollo Beach

Overlay: None



Introduction Summary:

The applicant requests a modification to allow for an additional right in/out driveway connection to US 301, for access to Parcel "F" north of Paseo Al Mar Boulevard. PD 04-0558, as most recently modified by PRS 15-1152, was approved in 2015 to allow for a maximum of 2,260 dwelling units and a mixture of commercial and cultural/institutional uses. Specifically, 1,600 single-family conventional detached dwelling units, 600 townhouses (apartments and single-family attached options), 150,000-square foot shopping center (commercial, neighborhood (CN) uses permitted) including a maximum 80,000-square foot mini warehouse facility, child care center (300 children), public school, county park and pocket parks, pedestrian trail, and community center.

Existing Approval(s):	Proposed Modification(s):
<p>Approved condition 24. States: The Developer shall be restricted to two direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.</p>	<p>The Developer shall be restricted to two<u>three</u> direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.</p>
<p>The approved general site development plan demonstrates two access points onto US 301. Specifically, one right in / right out egress and ingress access point and one vehicular egress and ingress access point onto US 301.</p>	<p>The proposed general site development plan demonstrates an additional right in / right out egress and ingress access point onto US 301.</p>
Additional Information:	
<p>PD Variation(s):</p>	<p>None Requested as part of this application</p>
<p>Waiver(s) to the Land Development Code:</p>	<p>N/A</p>

APPLICATION NUMBER: PRS 22-0022

ZHM HEARING DATE:

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Kevie Defranc

Planning Commission Recommendation:

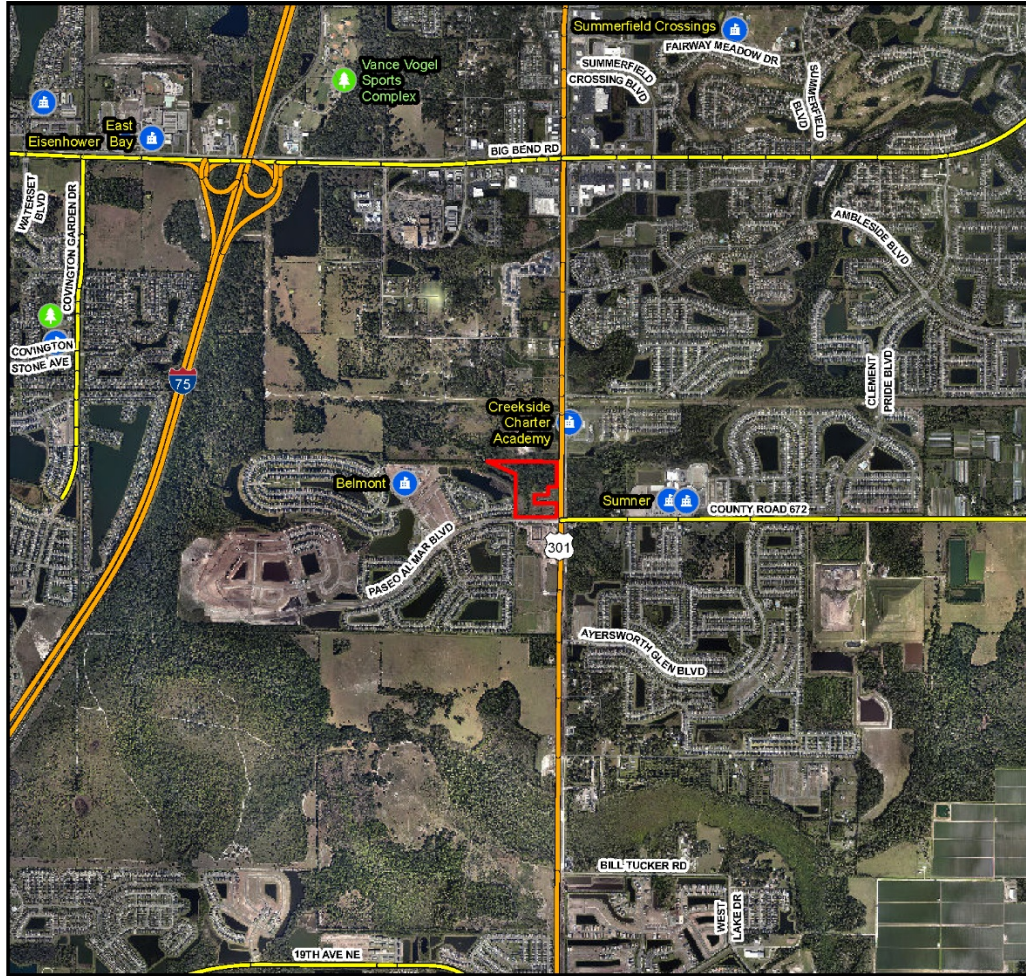
N/A

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



VICINITY MAP

PRS 22-0022

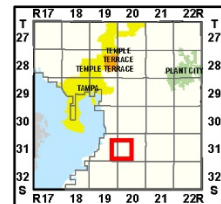
Folio: 77774.0110

- APPLICATION SITE
- + RAILROADS
- ♫ SCHOOLS
- ♫ PARKS



0 2,000 4,000 Feet

STR: 19-31-20



NOTE: DATA PROVIDED BY OTHER SOURCES MAY BE SUBJECT TO DISCREPANCIES AND SHOULD BE USED AS A GENERAL REFERENCE ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

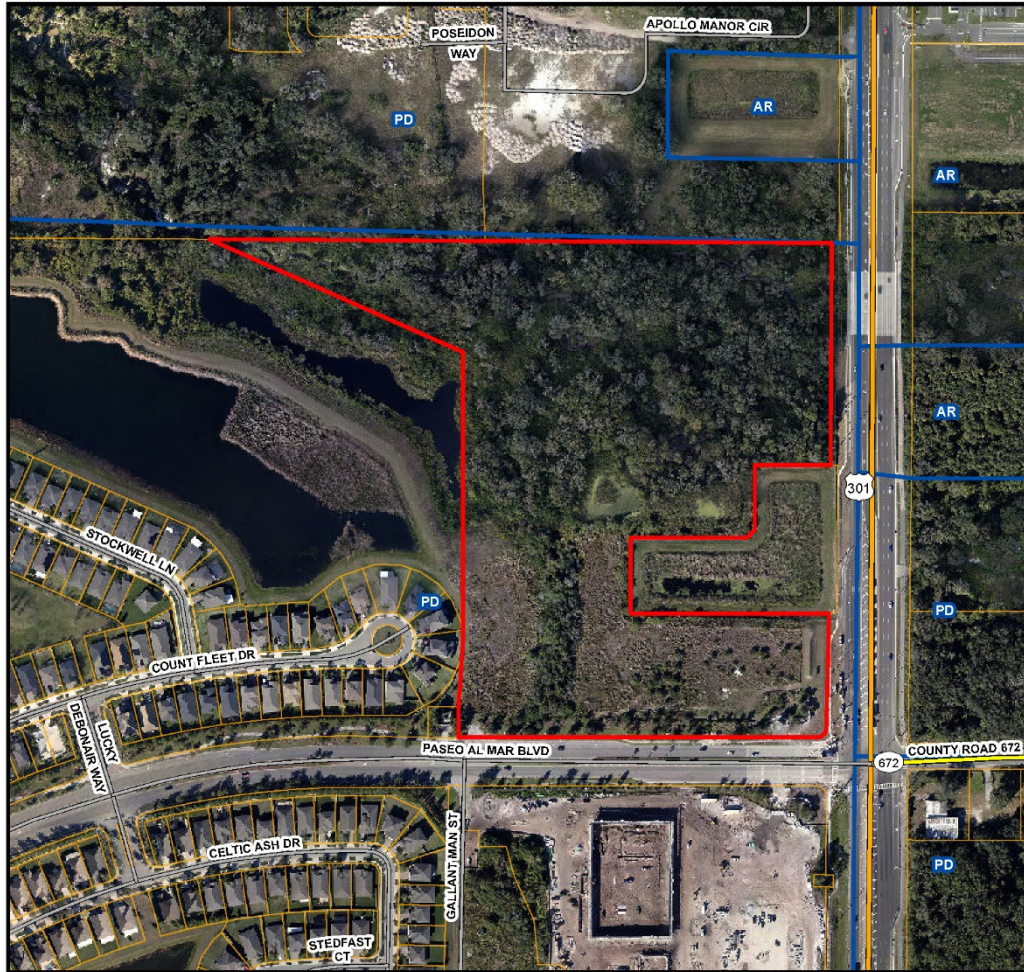
Date: 10/13/2021 Path: G:\ZONING\GISData\Vicinity_Map.aprx
Produced By: Development Services Department

Context of Surrounding Area:

Existing land uses within the area include industrial (warehouse), commercial (shopping center), public service facility (utility and retention ponds), cultural/institutional (private school and day care center), and residential (single family residential lots) uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Hillsborough County Florida

ZONING MAP
PRS 22-0022
Folio: 77774.0110

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 240 480 Feet

STR: 19-31-20

NOTE: Every responsible official has made to secure 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. DISCLAIMER: This map has been prepared by the County's third-party provider, Hillsborough County, and is compiled from recorded deeds, plat, and other public records. It is not intended as a survey. DATE: 10/13/2021 Path: C:\D:\NWD\GIS\Dev\Zoning_Maps Produced by: Development Services Department

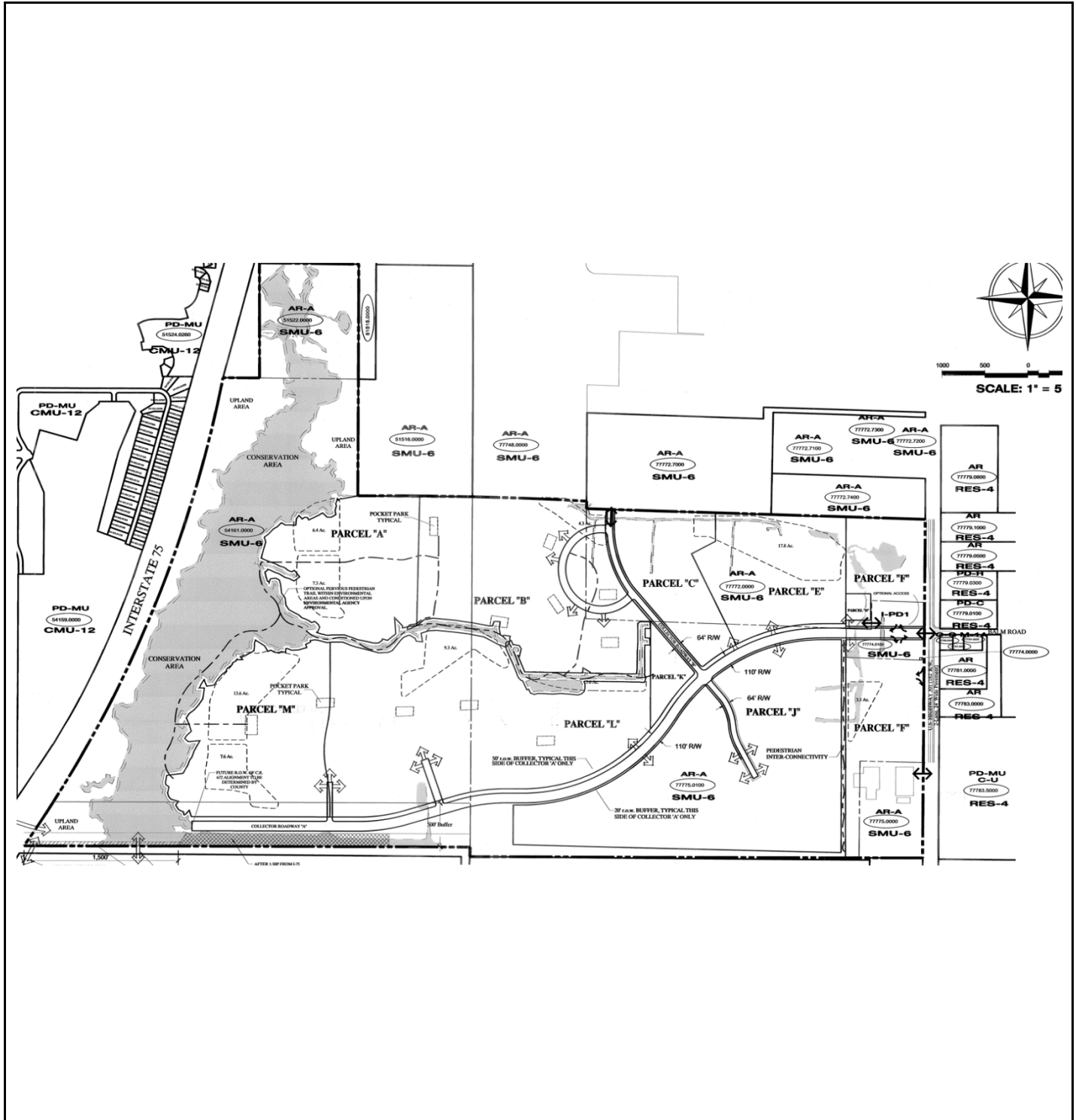
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	6 units per acre (maximum of 628 residential units) and F.A.R. of 0.23	Retail/commercial, multi-family residential, single-family residential (detached and attached), and agricultural uses in accordance with the approved conditions and site plan of PD 19-0445	Vacant

South	PD	Maximum of 2,260 dwelling units and F.A.R. of 0.35	Agricultural (interim), Residential (single-family conventional dwelling units and townhouses (apartments and single-family attached options)), Shopping Center (CN uses permitted), Child Care Center, Public School, County Park and Pocket Parks, Pedestrian Trail, and Community Center uses in accordance with the approved conditions and site plan of PD 04-0558	Paseo Al Mar Boulevard right-of-way and Shopping Center
East	AR and PD	AR – Minimum 217,800 square feet (5 acres) per dwelling unit and N/A PD - Maximum of 2,260 dwelling units and F.A.R. of 0.35	Agricultural (interim), Residential (single-family conventional dwelling units and townhouses (apartments and single-family attached options)), Shopping Center (CN uses permitted), Child Care Center, Public School, County Park and Pocket Parks, Pedestrian Trail, and Community Center uses in accordance with the approved conditions and site plan of PD 04-0558	S US Highway 301 right-of-way, Retention Pond, and Vacant
West	PD	Maximum of 150,000 square feet (CG zoning district uses)	CG (Commercial General) zoning district uses in accordance with the approved conditions and site plan of PD 20-1270	Utility, Retention Pond, and Single-Family Residences

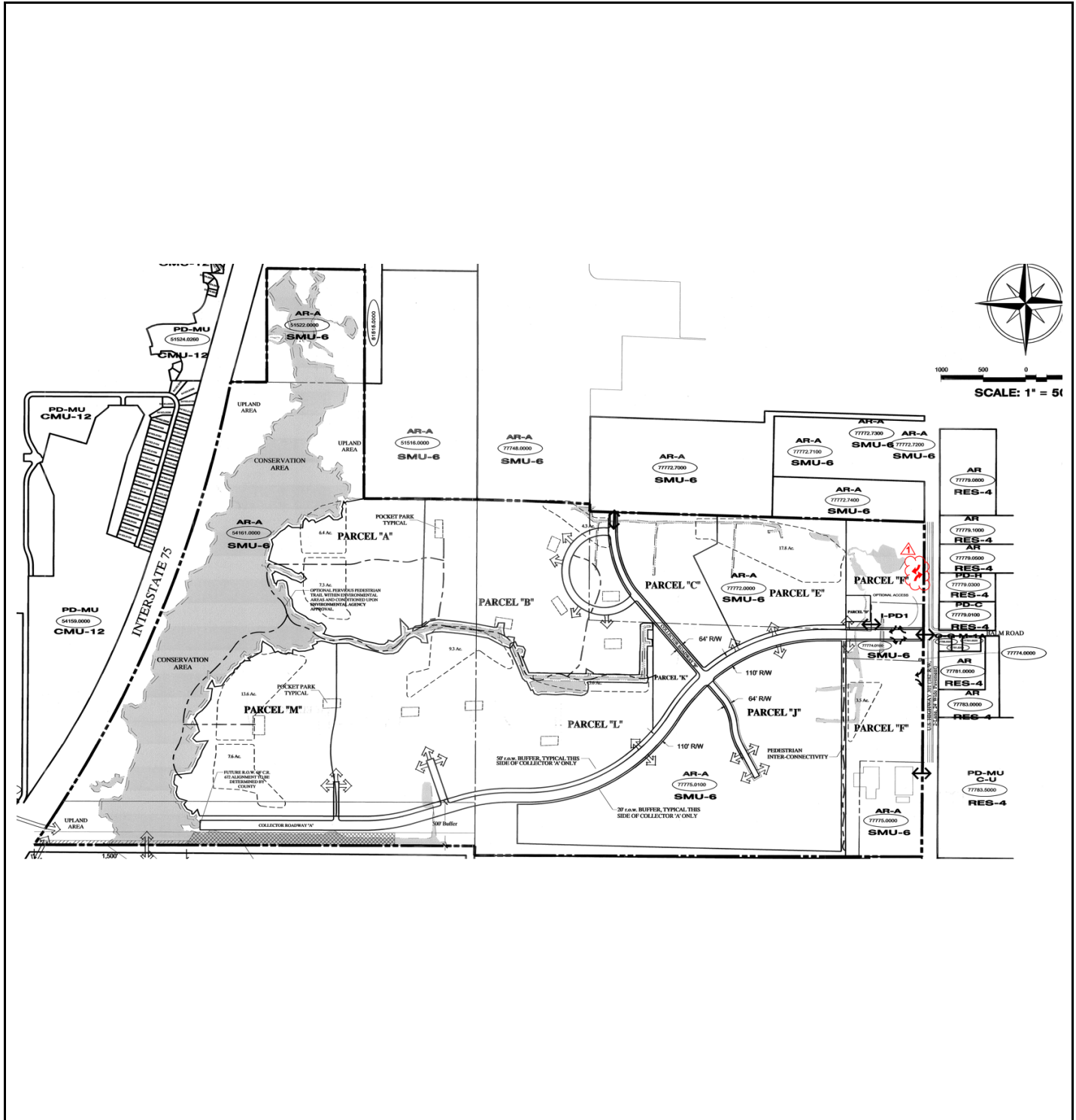
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 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
US HWY 301	FDOT Principal Arterial - Rural	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Paseo Al Mar Blvd.	County Collector - Urban	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			
Proposed			
Difference (+/-)			

*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		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes: N/A				

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: N/A		

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	Conditions requested are as follow: a) 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. b) 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, which has been received, 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.

				<p>c) Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).</p> <p>d) 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.</p>
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	
<p>Check if Applicable:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <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 </div> <div style="width: 45%;"> <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ </div> </div>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested	<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	See Staff Report.

<input type="checkbox"/> Off-site Improvements Provided				
Service Area/ Water & Wastewater <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	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.
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 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 type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed modification to PD 04-0558 compatible with the existing zoning districts and development pattern in the area.

Transportation Review and FDOT do not object to the additional access point as requested, subject to revised conditions.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site development plan received October 4, 2021.

1. The project is permitted a maximum of 2,260 dwelling units and a mixture of commercial and cultural/institutional uses. The specific approved uses are as follows:

- 1,660 single-family conventional detached dwelling units,
- 600 townhouses (apartments and single-family attached options),
- 150,000-square-foot shopping center (Commercial, Neighborhood (CN) uses permitted), which includes a maximum 80,000-square-foot mini warehouse facility,
- Child care center (300 children),
- Public school,
- County park and pocket parks,
- Pedestrian trail, and
- Community center

2. Interim agricultural uses are permitted during the development of the project.

3. The commercial and cultural institutional uses are subject to the Land Development Code (LDC) Commercial, Neighborhood (CN) development standards, unless otherwise referenced herein. The commercial and cultural institutional development shall be a maximum height of 35 feet. The combined development of the mini-warehouse facility and/or the shopping center shall not exceed a Floor Area Ratio (FAR) of 0.35 percent, 70 percent impervious surface. In addition, the child care center and the mini-warehouse facility and are subject to the LDC Sections 6.11.24 and 6.11.60, respectively, design standards.

3.1 The commercial portions of the site shall have fully shielded lighting.

4. The town houses/apartments are subject to the RMC-16 development standards. Town house parcels may be developed as single-family, apartments or a combination of residential uses pursuant to the transportation trade-off if approved by the Transportation Review Section staff at the time of development (see Condition 33).

5. The single-family conventional dwelling units are subject to the following development standards:

Minimum lot size:	4,400 square feet
Minimum lot width:	40 feet
Front yard setback:	20 feet
Rear yard setback:	20 feet
Side yard setback:	5 feet
Maximum height:	35 feet
Maximum lot coverage:	40 percent

6. A maximum of 35 percent of lots within the development shall consist of a 40-foot-wide lot product.

7. The applicant shall provide a minimum of eleven pocket parks conceptually as located on the site plan. A paved/pervious community wide pedestrian trail system shall be provided, if approved by Development Services Natural Resources and Environmental Protection Commission staff, as proposed on the site plan.

8. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.

9. 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, which has been received, 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.

10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

11. 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.

912. The location of the access road shown on the site plan is subject to change, as the associated wetland impacts to Bullfrog Creek, Little Bullfrog Creek, or the tributaries has not received approval by the Executive Director of the EPC. In addition, there is no reliance that any wetland impacts will be authorized by the EPC.

103. As required by the County's Upland Wildlife Habitat Ordinance, a compatibility plan was submitted. The plan must address issues related to how the development will ensure compatibility with the Bullfrog Creek Nature Preserve, such as access, prescribed fire, and landscaping. The requirements of the compatibility plan may influence the final site design. The east-west roadway shall be a minimum of 150 feet from the southern property line adjacent to the Florida Fish and Wildlife Conservation Commission (FWC) managed portion of the ELAPP site, except along that portion of the southern property boundary which is within 1,500 feet of the Interstate 75 (I-75) right-of-way. Said portion shall be located a minimum of 50 feet from the property boundary. The alignment of the roadway within the 1,500 foot area shall be determined such that, to the maximum extent feasible, the length of the roadway located within 50 feet of the property boundary is minimized. Additionally, there shall be no residential lot development located within 500 feet of the FWC managed portion of the Bullfrog Creek ELAPP site. Uses within this 500-foot buffer may include passive recreation, roadways, open space, landscaping, storm water ponds and floodplain compensation ponds.

144. The developer shall dedicate up to a 40-foot wide ingress, egress and construction easement in favor of Hillsborough County and the FWC, subject to the approval of the Southwest Florida Water Management District (SWFWMD), Hillsborough Environmental Protection Commission, Hillsborough County, and any other applicable permitting agencies. The easement shall connect the east-west roadway with the southern property boundary. Additionally, the developer shall dedicate up to a 25-foot wide ingress and egress easement in favor of Hillsborough County, generally along the property's western boundary. These two easement locations are conceptually shown on the General Site Plan, but may be shifted as necessary to accommodate roadway safety and design or to lessen potential environmental impacts. Hillsborough County shall be responsible for the design, permitting, construction and maintenance of this facility.

125. The Bullfrog Creek Scrub contains bald eagle nest HL-009. The bald eagle is listed as threatened by both the United States Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission. Nest HL-009 may be close enough that the secondary protection zone around the nest will extend onto the development. Development of

the project shall proceed in accordance with applicable regulations and adjustments in the site design shall be permitted if it is determined during site development that the secondary zone extends into the project.

136. There is mapped Significant Wildlife Habitat (SWH) on the western portion of the proposed development. It is noted that most of this has been labeled as a conservation area on the site plan. Three areas also mapped as SWH in this area are labeled upland area and would be required to be preserved as described in LDC Article IV.

147. The project indicates the construction of 2,260 dwelling units (1,660 single-family detached and 600 multifamily units) in the south area of the County. Using the persons per household multipliers of 2.582 and 1.602 (blended), respectively, the applicant is required to provide 17.84 acres of centrally located, useable, high and dry park land on a single site to the County. Said park, and the required acreage, shall be located adjacent to the proposed school, unless otherwise approved by the Parks Department. Notwithstanding the above, upon written acknowledgement from the Parks Department that park impact fees may continue to be paid in lieu of dedication of the park site, the Developer may pay park impact fees in lieu of the 17.84 acre dedication requirement. If the impact fee option is chosen, lands within Parcel C may revert to open space, retention, residential, daycare, schools or amenity uses as elected by the Developer and reflected on the Preliminary Plan submitted as to such area.

158. Mail box clustering shall be provided in parcels that permit 40-foot-wide lots.

169. A 50-foot right-of-way buffer (not to be platted as part of the lots) shall be provided outside the north side of Collector Road "A" right-of-way, where adjacent to residential lot development. A 10-foot-wide meandering sidewalk shall be provided along the north side of Collector Road "A". The right-of-way buffer on the south side of Collector Road "A", where adjacent to residential lot development, and both sides of Collector Road "B" shall be 20 feet wide. Where adjacent to development, the collector roadway buffers will consist of any combination of the following: earthen berm, canopy trees, continuous shrub hedge, and masonry wall. All proposed plant materials shall conform to the Hillsborough County LDC standards.

1720. The developer shall provide a 30-foot-wide buffer adjacent to U.S. Hwy 301 for residential uses. The buffer shall contain a 4-foot-high berm with 2-foot-high shrubs planted on top (spacing shall be approved by Natural Resources staff per plant type), unless otherwise referenced herein. If the developer provides a 6-foot-high masonry wall, only a 20-foot buffer will be required. The developer shall provide within the 20-foot buffer a 2-foot-high berm with 2-foot-high shrubs planted on top. The developer shall comply with LDC landscaping requirements for all other types of development along U.S. Hwy 301.

1821. Any commercial uses located within Parcel "F" as shown on the site plan, shall be surrounded by a 20-foot buffer with class B screening, unless acquired by the petitioner.

1922. Billboards, pole signs, banners and pennants shall be prohibited.

203. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

23.1 All development parcels within Parcel F shall be provided access to either US 301 or Paseo Al Mar Boulevard.

~~203.42~~ The right-in/out driveway on Paseo Al Mar Boulevard from Parcel F, may be approved if the applicant can provide substantial evidence through a traffic study showing that this driveway can operate safely, at the time of Site/Subdivision review for Parcel F.

~~214.~~ Prior to or concurrent with plat/site/construction plan submittal, the Developer shall provide an analysis, evaluating the need (in any) for site access improvements in accordance with the thresholds provided for Land Development Code. Any turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer shall construct, at his its expense, the following turn lanes:

~~214.1~~ Intersection improvements at US 301 & CR 672 (Balm);

~~214.2~~ Construct northbound left and southbound right turn lanes on US 301 @ project entrance(s), at the time of development of the parcels served by the access; and,

~~214.3~~ Construct needed intersection improvements at CR 672 (Balm) Extension & north-south collector.

~~225.~~ Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site.

~~236.~~ The Developer shall provide internal vehicular cross-access between uses within Parcel "F" along US 301. The roadway shall connect with the CR 672 (Balm Rd) extension. Pedestrian crossings across collector roadway "A" shall be striped crossings with warning lights and signage, unless otherwise approved by the Hillsborough County Public Works Department.

~~247.~~ The Developer shall be restricted to ~~two~~ three direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.

~~258.~~ Prior to Final Plat Approval, the Developer shall dedicate up to five (5) acres of land for the dedication of a pond site for the widening of US 301 or provide an easement for joint use pond(s) within the development. The option of dedicating right of way or providing joint use pond(s) shall be at the developer's discretion.

~~269.~~ Prior to Final Plat Approval, the Developer shall dedicate up to eighteen (18) feet of right of way on US 301. The right of way shall be dedicated to allow for a consistent 100 feet of right of way from the centerline of the right of way of US 301 to provide for a total of 200' of right of way along US 301. US 301 is identified in the 2040 MPO LRTP as a six (6) lane divided roadway.

~~2730.~~ Prior to Final Plat Approval, the Developer shall dedicate up to 110 feet and reserve an additional 14 feet of right of way on CR 672 (Balm Rd) Extension. The right of way shall be dedicated to allow for the construction of a four (4) lane divided roadway. The right-of-way shall extend from US 301 to I-75. The Developer shall also provide the needed drainage facilities and/or drainage rights to accommodate a four (4) lane divided roadway, and cooperate with the County's efforts to modify the SWFWMD conservation easement to adjust the location of the right-of-way.

The alignment of the right-of-way dedication through the conservation area, adjacent to I-75, shall be determined at Preliminary Site Plan Review. The alignment shall be provided in such a manner as to not align with any existing development on the west side of I-75. The right-of-way width through the conservation area shall be up to 124 feet.

~~2831~~. Prior to Final Plat Approval, the Developer shall dedicate up to 64 feet of right of way along the north-south roadway (Collector Roadway "B") as identified on the General Site Development Plan. The right of way shall be dedicated to allow for the construction of a two (2) lane undivided roadway. The roadway may eventually extend north to Big Bend Road.

~~2932~~. The Developer shall design (as a 4-lane divided roadway) the extension of CR 672 from US 301 westward to the lesser of: a) the setback from the delineated wetland on the west side of the site; or, b) to the easternmost terminus of the County's design for the I-75 flyover bridge, and as may be specified in a "Flyover Agreement" between the County and NNP-Southbend II, LLC (developer of Waterset).

The developer shall construct the extension of CR 672 from US 301 to Collector Road "B" as a 4-lane divided roadway, and from Collector Road "B" to the westernmost subdivision access as a 2-lane divided roadway. The 2-lane portion of the roadway shall be constructed such that future widening will occur to the inside of the two lanes. The construction of the extension of CR 672 may be phased such that the developer may construct that portion of CR 672 up to the subdivision access in which construction plan approval is being requested. Notwithstanding the above, a minimum of 2 lanes shall be completed within 180 days of receiving written notice from the County that the substantial completion of construction of the I-75 flyover bridge (Apollo Beach Blvd. Extension) and easternmost terminus of the County's construction responsibility is anticipated to occur within such 180 day period.

~~303~~. The developer shall install a traffic signal, when warranted and approved by FDOT & Hillsborough County, at the intersection of US 301 @ CR 672 (Balm Rd). The developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the developer chooses to install the signal the developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval for residential development in excess of six hundred (600) units, the developer shall submit 60% signal design plans. The developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or FDOT.

~~314~~. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. Where CR 672 is adjacent to a preserve area, a ten (10) foot multi-use path shall be provided on the north side of the roadway, with no sidewalk to be constructed along the south side of the roadway.

~~325~~. Bicycle lanes shall be provided on all internal collector roadways. The bicycle lanes shall be designed to County Standards.

~~336~~. The Developer shall be allowed to trade-off between single-family, townhomes, apartments, and neighborhood commercial within Parcel "F". The trade-off shall be restricted based on the maximum trip generation potential (net trips) of 150,000 square feet shopping center, 300 apartment units, and 300 townhome units combined based on the most current edition of the ITE Trip Generation Manual.

~~347~~. Should the School District of Hillsborough County not require a school site in Parcel C or otherwise does not modify the location, any remaining lands within Parcel C shall revert to open space, retention, residential, daycare or


amenity uses as elected by the Developer and reflected on the Preliminary Plat submitted by the Developer as to such area.

358. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks permits to actually develop.

369. 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.

3740. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

41. 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 Site 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.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Nov 24 2021 10:06:23</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

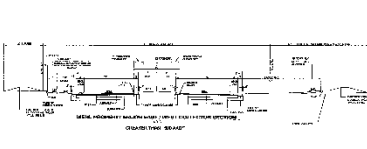
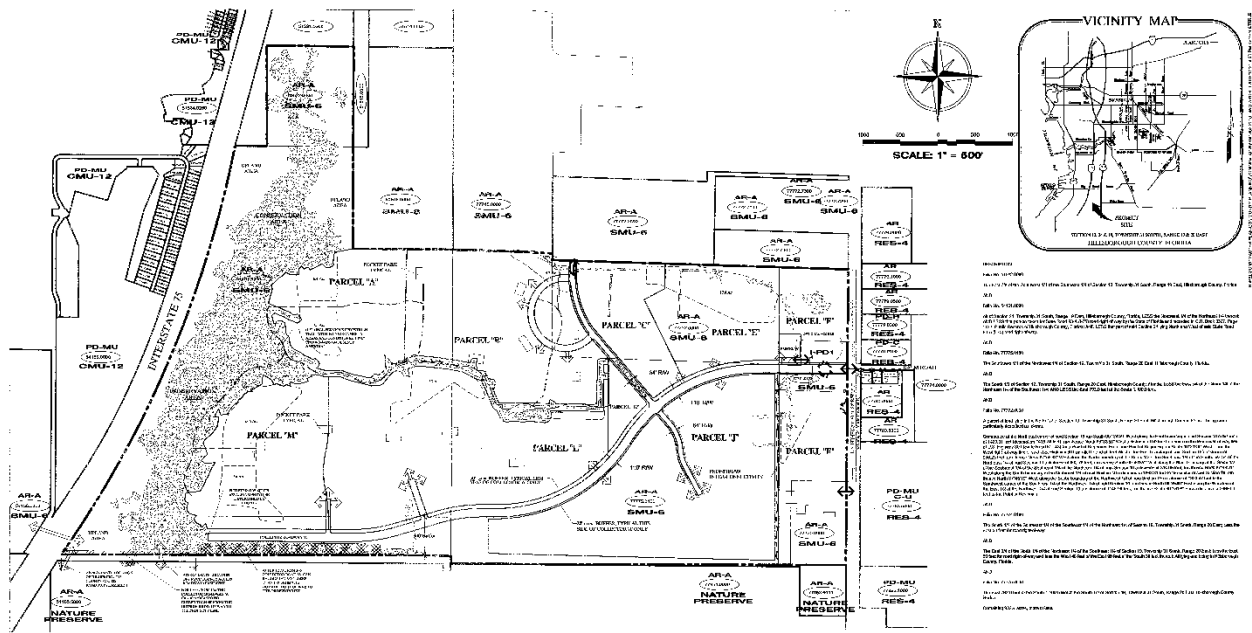
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

The Florida Department of Transportation (FDOT) provided a memorandum associated with the subject project. The memorandum states, "this project is on a state road, US 301. This site was reviewed at a Pre-application meeting with FDOT on 6/22/21." The FDOT Pre-Application Finding is attached."

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



LEGEND

- REGULAN BORDER
- CURRENT ZONING
- LAND USE DESIGNATION
- UNIMATED LAND USE PARCEL LINE
- RIGHT-OF-WAY
- VEHICLE ACCESS POINT
- VEHICLE ACCESS POINT AND ADDRESS
- OPTIONAL (REGULAN BOUNDARY)
- TORRES & DIMENSIONS
- FORMER FLOODPLAIN TREAT.

PARCEL	AREA	TYPE	SUBJECT	REMARK
1A	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1B	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1C	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1D	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1E	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1F	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1G	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1H	1.00	RESIDENTIAL	RESIDENTIAL	1.00
1I	1.00	RESIDENTIAL	RESIDENTIAL	1.00

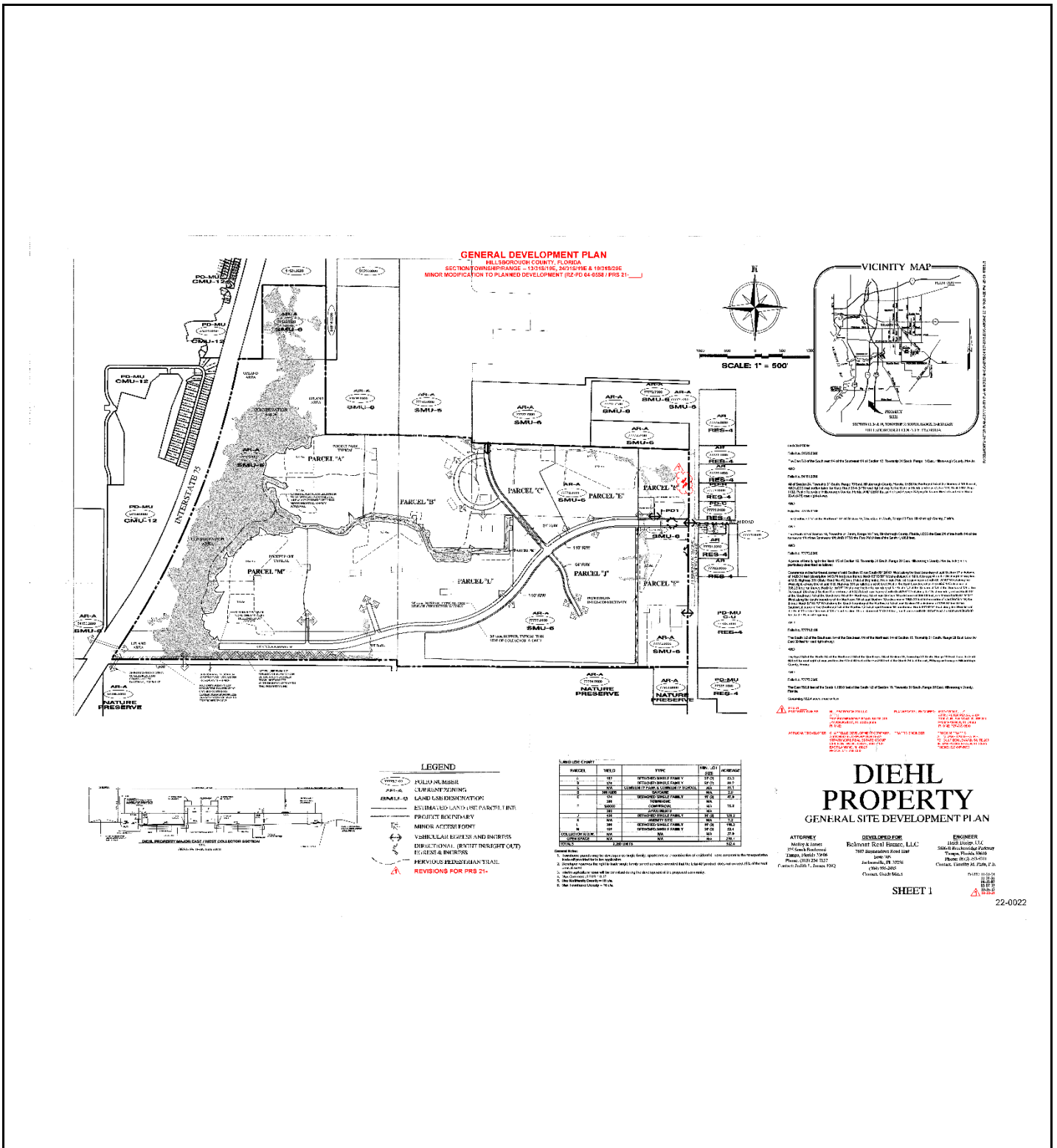
DIEHL PROPERTY
GENERAL SITE DEVELOPMENT PLAN

APP # PRS 15-1152 ABP
CLERK DOC # 15-1127
PAGE 1 OF 2

RECEIVED
15-1152
15-1127

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: APB/South

DATE: 11/24/2021
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-0022

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

REPORT SUMMARY AND CONCLUSIONS

- The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 15-1152 to add a directional access on US Hwy 301 to Parcel F.
- Transportation Review Section staff has no objection to this request, subject to the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

New Condition

- All development parcels within Parcel F shall be provided access to either US 301 or Paseo Al Mar Boulevard.

Revised Condition

24. The Developer shall be restricted to ~~two~~ **three** direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.

[PRS 22-0022 proposes an additional access on US 301, totaling three access points.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 15-1152 to add a directional access on US Hwy 301 to Parcel F. No changes to the entitlements are being requested. Transportation Review Section staff has no objection to this request, subject to the listed or attached condition.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 301 is a 6-lane, divided, FDOT maintained Principle Arterial roadway. Paseo Al Mar Blvd. is a 4-lane divided, Hillsborough County maintained collector roadway. In the vicinity of the proposed project, Paseo Al Mar Blvd. is characterized by +/- 12-foot travel lanes with sidewalks and bike lanes on both sides.

SITE ACCESS

The proposed PRS is limited to a directional access on US Hwy 301 to access Parcel F. In addition to the proposed access in PRS 22-0022, Parcel F has two additional access points on US Hwy 301 and two on Paseo Al Mar Blvd. Pedestrian and vehicular access to Parcel F are from US Hwy 301 and Paseo Al Mar Blvd.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	BALM RD	RHODINE RD	D	C
PASEO AL MAR BLVD.	N/A*	N/A*	N/A*	N/A*

**Paseo Al Mar Blvd. was not included in the Level of Service Report.*

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US HWY 301	FDOT Principal Arterial - Rural	6 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
Paseo Al Mar Blvd.	County Collector - Urban	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			
Proposed			
Difference (+/-)			

*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		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: N/A				

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: N/A		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



**CURRENTLY
APPROVED**



Development Services

November 18, 2015

Reference: PRS 15-1152 ABP

**Board of County
Commissioners**

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

County Administrator

Michael S. Merrill

County Administrator

Executive Team

Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor

Peggy Caskey

County Attorney

Chip Fletcher

Development Services

PO Box 1110
Tampa, FL 33601-1110

Belmont Real Estate, LLC
ATTN: Rick Harcrow
7807 Baymeadows Rd., E.
Ste. 205
Jacksonville, FL 32256

Dear Applicant:

At the regularly scheduled public meeting on November 10, 2015, the Board of County Commissioners approved your request for a minor modification to PD 04-0558, with the attached amended final conditions.

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

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5600.

Sincerely,

Joseph Moreda, AICP,
Zoning Administrator

JM/ml

Attachments

cc: Judy James – Molloy & James

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 15-1152 ABP
MEETING DATE: November 10, 2015
DATE TYPED: November 17, 2015

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 22, 2015.

1. The project is permitted a maximum of 2,260 dwelling units and a mixture of commercial and cultural/institutional uses. The specific approved uses are as follows:
 - 1,660 single-family conventional detached dwelling units,
 - 600 townhouses (apartments and single-family attached options),
 - 150,000-square-foot shopping center (Commercial, Neighborhood (CN) uses permitted), which includes a maximum 80,000-square-foot mini warehouse facility,
 - Child care center (300 children),
 - Public school,
 - County park and pocket parks,
 - Pedestrian trail, and
 - Community center
2. Interim agricultural uses are permitted during the development of the project.
3. The commercial and cultural institutional uses are subject to the Land Development Code (LDC) Commercial, Neighborhood (CN) development standards, unless otherwise referenced herein. The commercial and cultural institutional development shall be a maximum height of 35 feet. The combined development of the mini-warehouse facility and/or the shopping center shall not exceed a Floor Area Ratio (FAR) of 0.35 percent, 70 percent impervious surface. In addition, the child care center and the mini-warehouse facility and are subject to the LDC Sections 6.11.24 and 6.11.60, respectively, design standards.
 - 3.1 The commercial portions of the site shall have fully shielded lighting.
4. The town houses/apartments are subject to the RMC-16 development standards. Town house parcels may be developed as single-family, apartments or a combination of residential uses pursuant to the transportation trade-off if approved by the Transportation Review Section staff at the time of development (see Condition 33).
5. The single-family conventional dwelling units are subject to the following development standards:

Minimum lot size:	4,400 square feet
Minimum lot width:	40 feet
Front yard setback:	20 feet
Rear yard setback:	20 feet
Side yard setback:	5 feet
Maximum height:	35 feet
Maximum lot coverage:	40 percent
6. A maximum of 35 percent of lots within the development shall consist of a 40-foot-wide lot product.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 15-1152 ABP
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7. The applicant shall provide a minimum of eleven pocket parks conceptually as located on the site plan. A paved/pervious community wide pedestrian trail system shall be provided, if approved by Development Services Natural Resources and Environmental Protection Commission staff, as proposed on the site plan.
8. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
9. The location of the access road shown on the site plan is subject to change, as the associated wetland impacts to Bullfrog Creek, Little Bullfrog Creek, or the tributaries has not received approval by the Executive Director of the EPC. In addition, there is no reliance that any wetland impacts will be authorized by the EPC.
10. As required by the County's Upland Wildlife Habitat Ordinance, a compatibility plan was submitted. The plan must address issues related to how the development will ensure compatibility with the Bullfrog Creek Nature Preserve, such as access, prescribed fire, and landscaping. The requirements of the compatibility plan may influence the final site design. The east-west roadway shall be a minimum of 150 feet from the southern property line adjacent to the Florida Fish and Wildlife Conservation Commission (FWC) managed portion of the ELAPP site, except along that portion of the southern property boundary which is within 1,500 feet of the Interstate 75 (I-75) right-of-way. Said portion shall be located a minimum of 50 feet from the property boundary. The alignment of the roadway within the 1,500 foot area shall be determined such that, to the maximum extent feasible, the length of the roadway located within 50 feet of the property boundary is minimized. Additionally, there shall be no residential lot development located within 500 feet of the FWC managed portion of the Bullfrog Creek ELAPP site. Uses within this 500-foot buffer may include passive recreation, roadways, open space, landscaping, stormwater ponds and floodplain compensation ponds.
11. The developer shall dedicate up to a 40-foot wide ingress, egress and construction easement in favor of Hillsborough County and the FWC, subject to the approval of the Southwest Florida Water Management District (SWFWMD), Hillsborough Environmental Protection Commission, Hillsborough County, and any other applicable permitting agencies. The easement shall connect the east-west roadway with the southern property boundary. Additionally, the developer shall dedicate up to a 25-foot wide ingress and egress easement in favor of Hillsborough County, generally along the property's western boundary. These two easement locations are conceptually shown on the General Site Plan, but may be shifted as necessary to accommodate roadway safety and design or to lessen potential environmental impacts. Hillsborough County shall be responsible for the design, permitting, construction and maintenance of this facility.
12. The Bullfrog Creek Scrub contains bald eagle nest HL-009. The bald eagle is listed as threatened by both the United States Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission. Nest HL-009 may be close enough that the secondary protection zone around the nest will extend onto the development. Development of the project shall proceed in accordance with applicable regulations and adjustments in the site design shall be permitted if it is determined during site development that the secondary zone extends into the project.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 15-1152 ABP
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13. There is mapped Significant Wildlife Habitat (SWH) on the western portion of the proposed development. It is noted that most of this has been labeled as a conservation area on the site plan. Three areas also mapped as SWH in this area are labeled upland area and would be required to be preserved as described in LDC Article IV.
14. The project indicates the construction of 2,260 dwelling units (1,660 single-family detached and 600 multifamily units) in the south area of the County. Using the persons per household multipliers of 2.582 and 1.602 (blended), respectively, the applicant is required to provide 17.84 acres of centrally located, useable, high and dry park land on a single site to the County. Said park, and the required acreage, shall be located adjacent to the proposed school, unless otherwise approved by the Parks Department. Notwithstanding the above, upon written acknowledgement from the Parks Department that park impact fees may continue to be paid in lieu of dedication of the park site, the Developer may pay park impact fees in lieu of the 17.84 acre dedication requirement. If the impact fee option is chosen, lands within Parcel C may revert to open space, retention, residential, daycare, schools or amenity uses as elected by the Developer and reflected on the Preliminary Plan submitted as to such area.
15. Mail box clustering shall be provided in parcels that permit 40-foot-wide lots.
16. A 50-foot right-of-way buffer (not to be platted as part of the lots) shall be provided outside the north side of Collector Road "A" right-of-way, where adjacent to residential lot development. A 10-foot-wide meandering sidewalk shall be provided along the north side of Collector Road "A". The right-of-way buffer on the south side of Collector Road "A", where adjacent to residential lot development, and both sides of Collector Road "B" shall be 20 feet wide. Where adjacent to development, the collector roadway buffers will consist of any combination of the following: earthen berm, canopy trees, continuous shrub hedge, and masonry wall. All proposed plant materials shall conform to the Hillsborough County LDC standards.
17. The developer shall provide a 30-foot-wide buffer adjacent to U.S. Hwy 301 for residential uses. The buffer shall contain a 4-foot-high berm with 2-foot-high shrubs planted on top (spacing shall be approved by Natural Resources staff per plant type), unless otherwise referenced herein. If the developer provides a 6-foot-high masonry wall, only a 20-foot buffer will be required. The developer shall provide within the 20-foot buffer a 2-foot-high berm with 2-foot-high shrubs planted on top. The developer shall comply with LDC landscaping requirements for all other types of development along U.S. Hwy 301.
18. Any commercial uses located within Parcel "F" as shown on the site plan, shall be surrounded by a 20-foot buffer with class B screening, unless acquired by the petitioner.
19. Billboards, pole signs, banners and pennants shall be prohibited.
20. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left

turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

- 20.1 The right-in/out driveway on Paseo Al Mar Boulevard from Parcel F, may be approved if the applicant can provide substantial evidence through a traffic study showing that this driveway can operate safely, at the time of Site/Subdivision review for Parcel F.
21. Prior to or concurrent with plat/site/construction plan submittal, the Developer shall provide an analysis, evaluating the need (in any) for site access improvements in accordance with the thresholds provided for Land Development Code. Any turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer shall construct, at his its expense, the following turn lanes:
 - 21.1 Intersection improvements at US 301 & CR 672 (Balm);
 - 21.2 Construct northbound left and southbound right turn lanes on US 301 @ project entrance(s), at the time of development of the parcels served by the access; and,
 - 21.3 Construct needed intersection improvements at CR 672 (Balm) Extension & north-south collector.
22. Based on the projected trip generation to the site, access onto the public road would be via “Type III” Minor Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the “throat”) to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site.
23. The Developer shall provide internal vehicular cross-access between uses within Parcel “F” along US 301. The roadway shall connect with the CR 672 (Balm Rd) extension. Pedestrian crossings across collector roadway "A" shall be striped crossings with warning lights and signage, unless otherwise approved by the Hillsborough County Public Works Department.
24. The Developer shall be restricted to two direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.
25. Prior to Final Plat Approval, the Developer shall dedicate up to five (5) acres of land for the dedication of a pond site for the widening of US 301 or provide an easement for joint use pond(s) within the development. The option of dedicating right of way or providing joint use pond(s) shall be at the developer’s discretion.
26. Prior to Final Plat Approval, the Developer shall dedicate up to eighteen (18) feet of right of way on US 301. The right of way shall be dedicated to allow for a consistent 100 feet of right of way

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 15-1152 ABP
MEETING DATE: November 10, 2015
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from the centerline of the right of way of US 301 to provide for a total of 200' of right of way along US 301. US 301 is identified in the 2040 MPO LRTP as a six (6) lane divided roadway.

27. Prior to Final Plat Approval, the Developer shall dedicate up to 110 feet and reserve an additional 14 feet of right of way on CR 672 (Balm Rd) Extension. The right of way shall be dedicated to allow for the construction of a four (4) lane divided roadway. The right-of-way shall extend from US 301 to I-75. The Developer shall also provide the needed drainage facilities and/or drainage rights to accommodate a four (4) lane divided roadway, and cooperate with the County's efforts to modify the SWFWMD conservation easement to adjust the location of the right-of-way.

The alignment of the right-of-way dedication through the conservation area, adjacent to I-75, shall be determined at Preliminary Site Plan Review. The alignment shall be provided in such a manner as to not align with any existing development on the west side of I-75. The right-of-way width through the conservation area shall be up to 124 feet.

28. Prior to Final Plat Approval, the Developer shall dedicate up to 64 feet of right of way along the north-south roadway (Collector Roadway "B") as identified on the General Site Plan. The right of way shall be dedicated to allow for the construction of a two (2) lane undivided roadway. The roadway may eventually extend north to Big Bend Road.
29. The Developer shall design (as a 4-lane divided roadway) the extension of CR 672 from US 301 westward to the lesser of : a) the setback from the delineated wetland on the west side of the site; or, b) to the easternmost terminus of the County's design for the I-75 flyover bridge, and as may be specified in a "Flyover Agreement" between the County and NNP-Southbend II, LLC (developer of Waterset).

The developer shall construct the extension of CR 672 from US 301 to Collector Road "B" as a 4-lane divided roadway, and from Collector Road "B" to the westernmost subdivision access as a 2-lane divided roadway. The 2-lane portion of the roadway shall be constructed such that future widening will occur to the inside of the two lanes. The construction of the extension of CR 672 may be phased such that the developer may construct that portion of CR 672 up to the subdivision access in which construction plan approval is being requested. Notwithstanding the above, a minimum of 2 lanes shall be completed within 180 days of receiving written notice from the County that the substantial completion of construction of the I-75 flyover bridge (Apollo Beach Blvd. Extension) and easternmost terminus of the County's construction responsibility is anticipated to occur within such 180 day period.

30. The developer shall install a traffic signal, when warranted and approved by FDOT & Hillsborough County, at the intersection of US 301 @ CR 672 (Balm Rd). The developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the developer chooses to install the signal the developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval for residential development in excess of six hundred (600) units, the developer shall submit 60% signal design plans. The developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect

with adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or FDOT.

31. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. Where CR 672 is adjacent to a preserve area, a ten (10) foot multi-use path shall be provided on the north side of the roadway, with no sidewalk to be constructed along the south side of the roadway.
32. Bicycle lanes shall be provided on all internal collector roadways. The bicycle lanes shall be designed to County Standards.
33. The Developer shall be allowed to trade-off between single-family, townhomes, apartments, and neighborhood commercial within Parcel "F". The trade-off shall be restricted based on the maximum trip generation potential (net trips) of 150,000 square feet shopping center, 300 apartment units, and 300 townhome units combined based on the most current edition of the ITE Trip Generation Manual.
34. Should the School District of Hillsborough County not require a school site in Parcel C or otherwise does not modify the location, any remaining lands within Parcel C shall revert to open space, retention, residential, daycare or amenity uses as elected by the Developer and reflected on the Preliminary Plat submitted by the Developer as to such area.
35. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
36. 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.
37. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20th Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

INSTRUCTIONS

ROLLED copies of the general site plan must be provided.

DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.

Certification Submittal Check List:

- 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) rolled copies** of the General Site Plan.
- 2. Personal Appearance (PRS) application: **Three (3) rolled copies** of the General Site Plan.

NOTE: If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Marylou Laycock, Development Services Department, Community Development Section, 601 E. Kennedy Blvd., Tampa, FL 33602 or email to laycockm@hillsboroughcounty.org.

REVIEW AND PROCESSING SCHEDULES

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
 - 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
 - 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION**

To Be Completed by Applicant or Representative

Rezoning File No. RZ _____

Related File Number (if applicable): MM _____ PRS _____

BOCC Land Use Date: _____

Project Name: _____

Check the appropriate box(es):

The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

As required by PGM Staff: _____

As required by the Zoning Hearing Master: _____

Applying for Oral Argument? Yes No

Applicant: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

Representative: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

Signature of Applicant or Authorized Representative

Date



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: APB/South

DATE: 11/24/2021
AGENCY/DEPT: Transportation
PETITION NO: PRS 22-0022

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

REPORT SUMMARY AND CONCLUSIONS

- The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 15-1152 to add a directional access on US Hwy 301 to Parcel F.
- Transportation Review Section staff has no objection to this request, subject to the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

New Condition

- All development parcels within Parcel F shall be provided access to either US 301 or Paseo Al Mar Boulevard.

Revised Condition

24. The Developer shall be restricted to ~~two~~ **three** direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.

[PRS 22-0022 proposes an additional access on US 301, totaling three access points.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 15-1152 to add a directional access on US Hwy 301 to Parcel F. No changes to the entitlements are being requested. Transportation Review Section staff has no objection to this request, subject to the listed or attached condition.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 301 is a 6-lane, divided, FDOT maintained Principle Arterial roadway. Paseo Al Mar Blvd. is a 4-lane divided, Hillsborough County maintained collector roadway. In the vicinity of the proposed project, Paseo Al Mar Blvd. is characterized by +/- 12-foot travel lanes with sidewalks and bike lanes on both sides.

SITE ACCESS

The proposed PRS is limited to a directional access on US Hwy 301 to access Parcel F. In addition to the proposed access in PRS 22-0022, Parcel F has two additional access points on US Hwy 301 and two on Paseo Al Mar Blvd. Pedestrian and vehicular access to Parcel F are from US Hwy 301 and Paseo Al Mar Blvd.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	BALM RD	RHODINE RD	D	C
PASEO AL MAR BLVD.	N/A*	N/A*	N/A*	N/A*

**Paseo Al Mar Blvd. was not included in the Level of Service Report.*

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US HWY 301	FDOT Principal Arterial - Rural	6 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
Paseo Al Mar Blvd.	County Collector - Urban	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			
Proposed			
Difference (+/-)			

*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		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: N/A				

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: N/A		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT,
P.E. SECRETARY

MEMORANDUM

DATE: October 15, 2021

TO: Bianca Vazquez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Richard Perez, Hillsborough County
Daniel Santos, FDOT
Joel Provenzano, FDOT
Mecale' Roth, FDOT
Peter Pensa, AVID Group

SUBJECT: PRS 22-0022, 14281 S 301 Hwy

This project is on a state road, US 301. This site was reviewed at a Pre-application meeting with FDOT on 6/22/21. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

June 22, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER
12/22/2021.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Project Name: Paseo Al Mar Wash Fuel& Food	State Road: 41
Location: NWC US 301 & Paseo Al Mar Blvd	Section Id: 10 010 000
Applicant: Rick Joudrey	Mile Post: 9.76
County: Hillsborough	Road Class: 3
Permit Category: TBD	Posted Speed Limit: 45 MPH
Folio: 77774-0110	

Dear Mr. Joudrey

The Pre-application review of the subject project was conducted by your request. The purpose of the Pre-application review is to educate both the applicant and the Department of the project, the scope of work being proposed, and the requirements to obtain a permit for allowed development or modification to connections within the state Right of Way. After discussing the project and doing a thorough review of the documentation presented, the following comments are to be considered in the final design and we have determined that

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance

Committee.

Conditions and Comments:

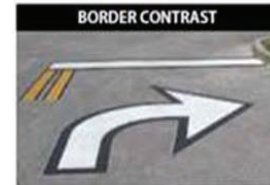
This project proposes access to SR, a class 3 roadway, with a posted speed limit of 55 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

- We are prepared to continue the review of the concept as presented with the following considerations.

FDOT Recommendations,

1. Proposed site plan includes a SB right-turn lane on US-301. Right-turn lane would encroach into the FDOT pond north of the site. Plan proposes that the pond be reconfigured and would also propose to use the pond for their retention.
2. Developer has proposed to take over maintenance of the pond. To be discussed further. Will require coordination with FDOT R/W and Environmental offices.
3. Current PD does not show an access point on US-301.
4. Department requested shifting driveway as far north as possible to achieve a conforming spacing from Paseo Al Mar Blvd.
5. Existing SB left-turn lane onto Balm Road will need to be evaluated to see if it needs to be lengthened to account for new traffic from this development.
6. Because of the bridge north of the site, a design variance may be required to construct a substandard turn lane. Based on the speed of US-301, minimum length is 405'.
7. Hillsborough County TTM will require sod separation between curb and sidewalk. Plan should show a 5' sidewalk and 6' sod.
8. Sidewalk connection will need to be installed in conjunction with driveway connection to the state road.
9. Sidewalk connection must serve all businesses within the site.
10. Paved shoulder needs to be wrapped around driveway radius up to R/W.
11. Minimum driveway throat width of 30'. Can be as wide as 36'.
12. If lighting needs to be relocated is should be behind the sidewalk; permittee will need to coordinate with TECO. New lighting location needs to be shown on the plans. Minimum offset from the EOTL needs to be 14' (distance can be reduced can if they are using breakaway bases).
13. If light pole relocations are determined to be prohibitive, driveway on US-301 can be removed from the project; this will require that the intersection at Paseo Al Mar be evaluated and possibly improved to account for handling all new traffic.
14. Separate drainage permit and utility permits will be required for this development.
15. Any jack & bore utilities under US-301 will require Level A SUE locates to be submitted as part of the utility permit.
16. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)

17. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.
 - h. All markings on concrete are to be high contrast (white with black border).
 - i. All striping within and approaching FDOT R/W shall be thermoplastic.



18. **Make a note in the plans** stating that vegetation control, maintenance and restoration is the responsibility of the UAO or Contractor for the duration of the work being done in the ROW for six months after after work is complete or until restored vegetation is well established per UAM sections 3.17 and 13.18
19. **Include a copy of this letter in the application submittal.**
20. **Plans shall be per the current Standard Plans and FDM.**
21. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
22. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
23. Any project that falls within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
24. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #'s)**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
25. All Plans and Documents submitted in OSP need to be **signed and sealed.**
26. The following FDOT Permits may additionally be required:
 - a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption
 - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would be denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

Holly Champion

Permit Coordinator I
Tampa Operations
Office - 813-612-3365
Cell- 813-255-3678

Meeting Attendees:

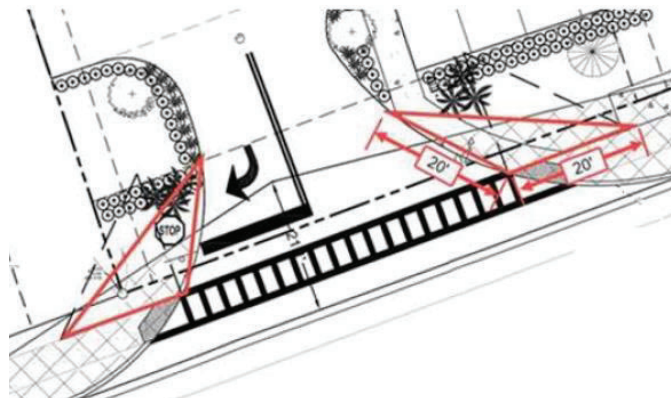
Guests- Rick Joudrey
Peter Pensa

Terry Benton

FDOT- Matt Campbell matthew.campbell@dot.state.fl.us
Todd Crosby douglas.crosby@dot.state.fl.us
Mecale' Roth mecale.roth@dot.state.fl.us
Holly Champion holly.champion@dot.state.fl.us
Joel Provenzano joel.provenzano@dot.state.fl.us
Ryan Bogan ryan.bogan@dot.state.fl.us
Lindsey Mineer lindsey.miner@dot.state.fl.us
Dan Santos daniel.santos@dot.state.fl.us
Holly Champion holly.champion@dot.state.fl.us
William Gardner william.gardner@dot.state.fl.us
Antonius Lebrun antonius.lebrun@dot.state.fl.us
Amanda Serra amanda.serra@dot.state.fl.us
Ahmad Chehab ahmad.chehab@dot.state.fl.us
Andrew Perez Andrew.perez#greshamsmith.com

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)



COMMISSION

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 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: December 14, 2021 PETITION NO.: 22-0022 EPC REVIEWER: Jackie Perry Cahanin CONTACT INFORMATION: (813) 627-2600 X 1241 EMAIL: cahaninj@epchc.org	COMMENT DATE: November 15, 2021 PROPERTY ADDRESS: 14281 US-301, Ruskin, FL FOLIO #: 077774-0110 STR: 19-31S-20E
REQUESTED ZONING: Minor Mod. to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	11/15/21
WETLAND LINE VALIDITY	NO
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands/OSWs located throughout Parcel F and more extensive than depicted on the PD plan. Surveys expired 9/12/2010
<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/ 	

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

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 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.

Jpc/mst

cc: Peter.Pensa@avidgroup.com

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

PETITION NO.: PRS22-0022 REVIEWED BY: Randy Rochelle DATE: 11/5/2021

FOLIO NO.: 77774.0110

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of Paseo Al Mar Boulevard. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022, 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 8 inch wastewater gravity main exists (adjacent to the site), (approximately _ feet from the site) and is located within the north Right-of-Way of Paseo Al Mar Boulevard. 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

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended during such dry season.