

PD Modification Application PRS 21-0826

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: July 20, 2021



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Engineering Analysis Group LLC

FLU Category: OC-20, R-6

Service Area: Urban

Site Acreage 13.09 AC Approx.

Community Plan Area: Gibsonton

Overlay: None

Request Minor Modification to PD



Existing Approvals:

The current PD 06-0713 allows the following two development options:

- Option 1: 75 townhouses and 28,000 square feet of office/retail uses (excluding convenience stores/gas stations, fast food restaurants, package stores, and adult uses, or
- Option 2: 100 townhouses and a community clubhouse and pool.

Proposed Modifications:

The applicant is requesting a Minor Modification to PD 06-0713 to allow the following changes:

1. Eliminate the mixed-use (commercial and residential) development option (Option 1).
2. Relocation of access connection on US Hwy 41.
3. Replacing vehicular cross access connections to pedestrian only.
4. New lot layout and internal roads design.
5. New retention pond layout.
6. Changes to the Community recreational area: Replace the clubhouse building and swimming Pool with alternative amenities such as a fire pit, walking/exercise trail/areas, a gazebo, tot lot with playground, etc.

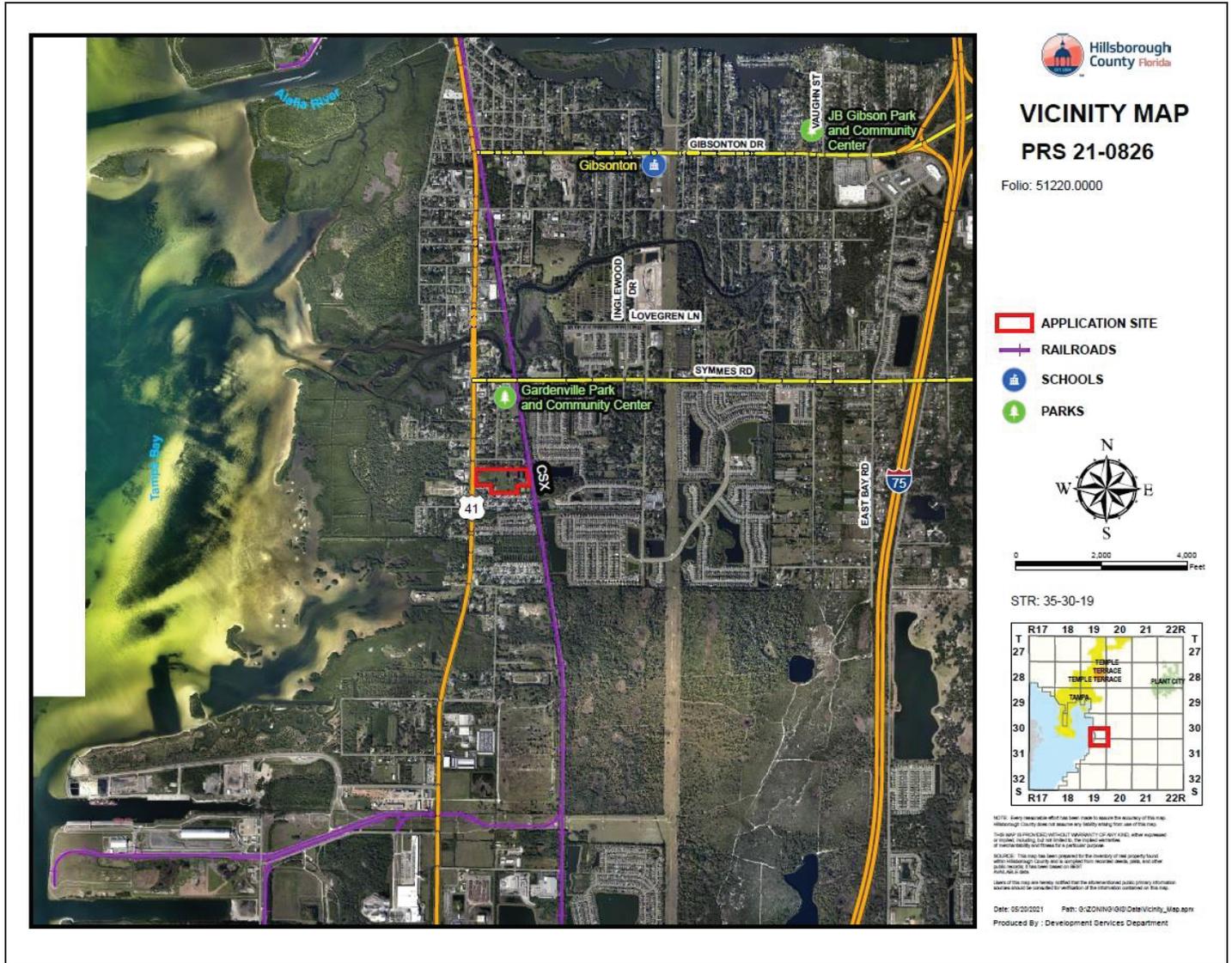
No increase in density is proposed.

Additional Information:

PD Variations	None requested
Waivers	None requested
Planning Commission Recommendation	Not applicable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



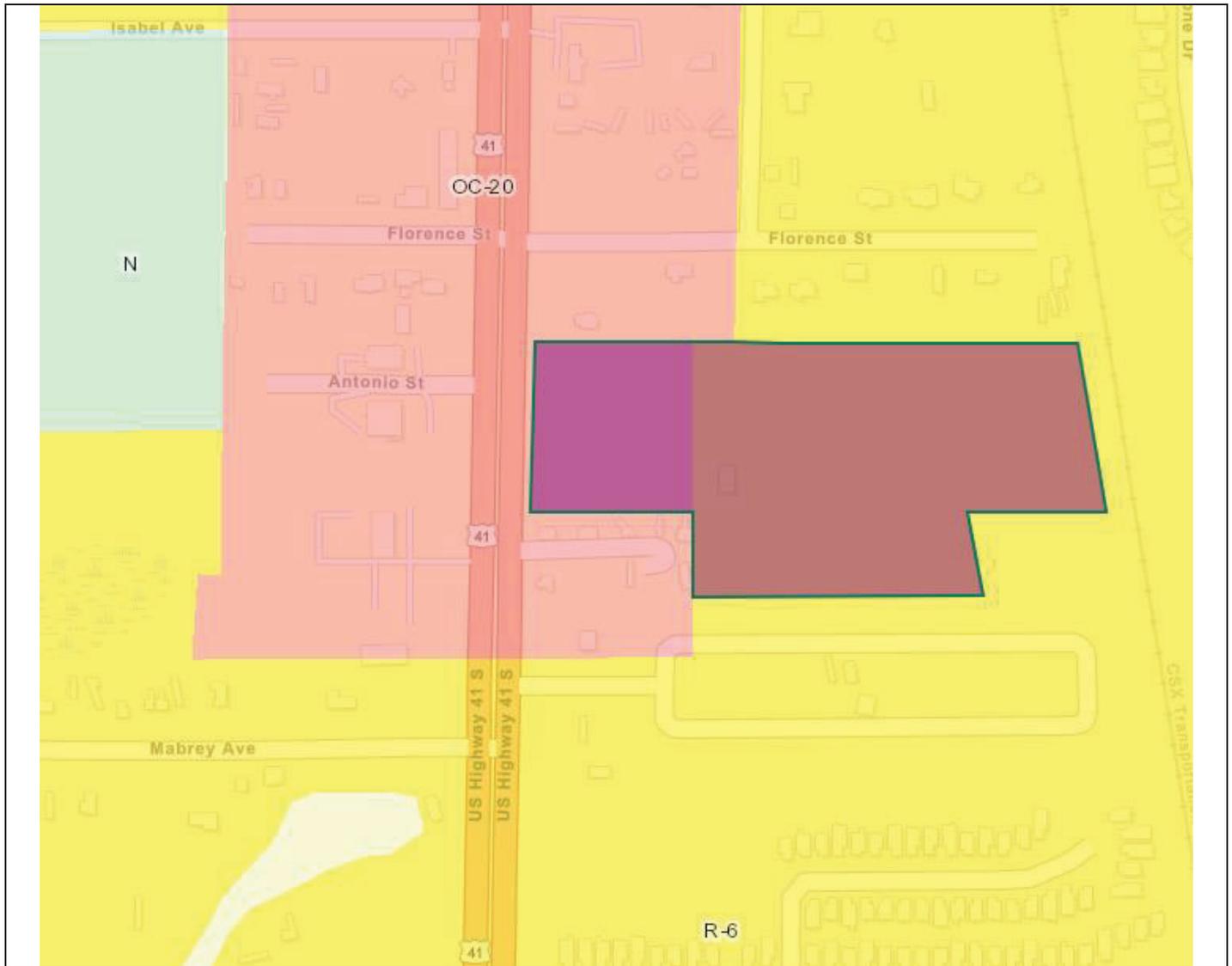
Context of Surrounding Area:

The subject property is on US 41, a commercial corridor. The surrounding land uses encompass light industrial uses, and commercial general uses such as a commercial plaza, neighborhood Retail, Car dealership, and motel. The immediate area to the west of US 41 Hwy. is occupied with single-family conventional and mobile homes, including single-family subdivisions and a mobile home park.

A CSX railroad abuts the lot to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

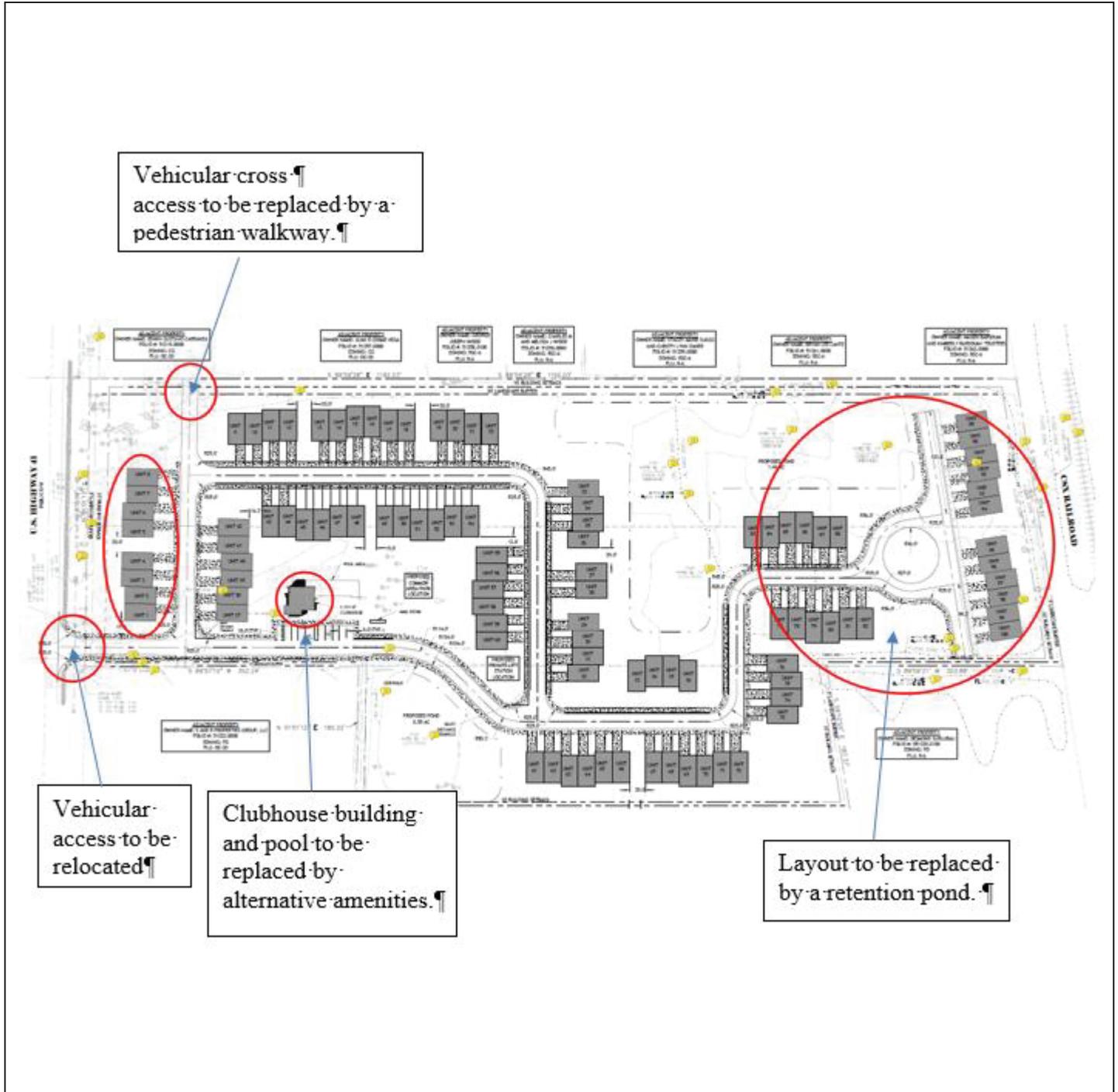
The property is in the OC-20 (Office Commercial-20) and the R-6 (Residential-6) FLU category.

The maximum FAR in the OC-20 is 0.75, in the R-6 is 0.25.

The maximum density in the OC-20 is 20 DU/GA, while in the R-6 is 6 DU/GA

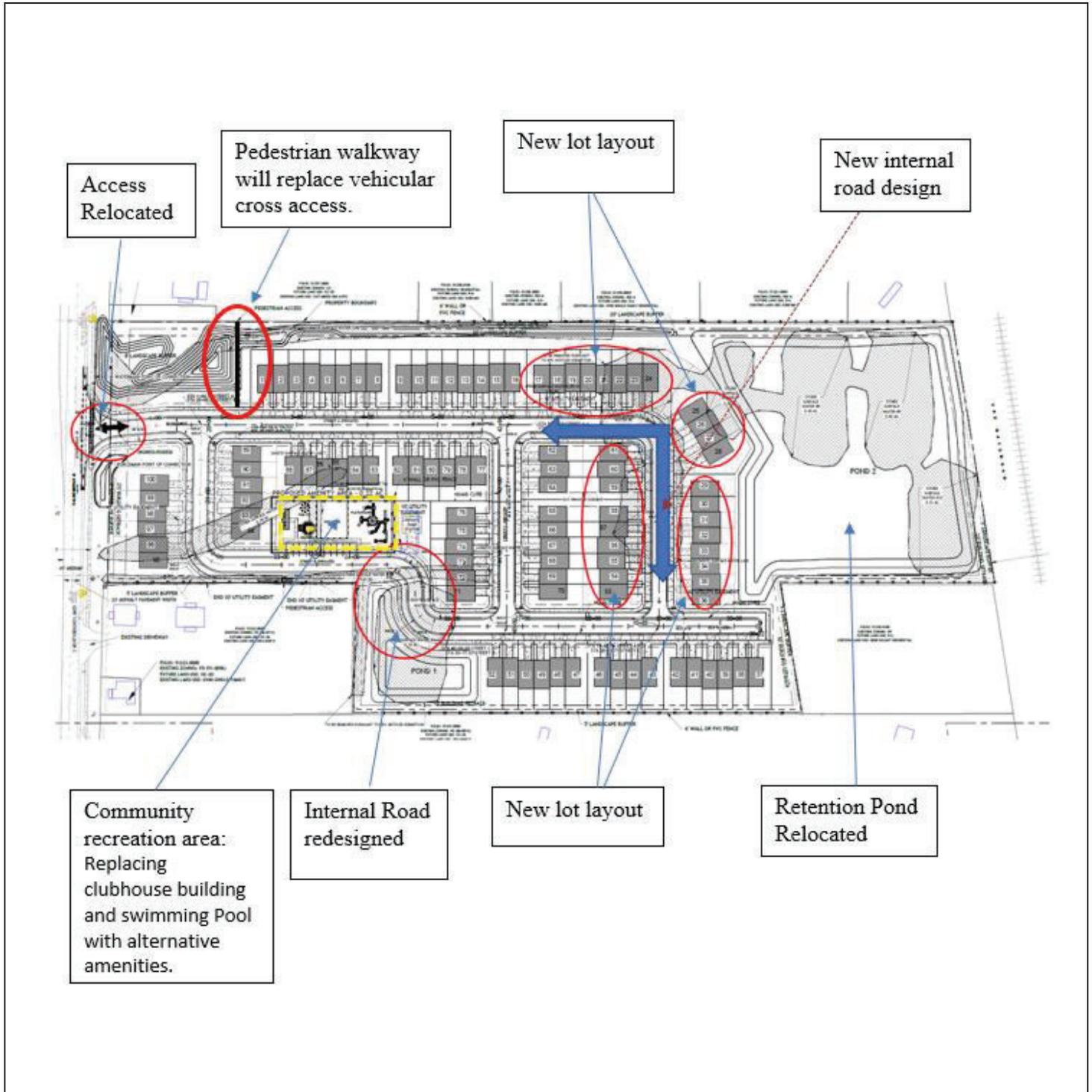
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input type="checkbox"/> Proposed Vehicular Access <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,629	166	124
Proposed	732	46	56
Difference (+/-)	(-) 2,987	(-) 120	(-) 68

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Pedestrian	Meets LDC
South		None	Pedestrian	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exceptions/Administrative Variance Not applicable for this request

Road Name	Type	Finding
	Design Exception Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

Cross Access Not applicable for this request

Type of Cross Access	Required	If Yes, Location(s)	If Yes, Proposed by Applicant
Vehicular and Pedestrian Cross Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance
Pedestrian Only Cross Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, see above for Adm. Variance

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Other _____			
Public Facilities:			
Transportation			
<input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities 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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees			
NA			
Comprehensive Plan:			
Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The proposed modification would eliminate the mixed-use development option, modify the community recreational area. It would also relocate the access connection on US Hwy 41, and replace vehicular cross access connections to pedestrian-only. Additionally, a new lot layout and internal roads design would allow the proposed retention pond relocation. No additional density is proposed and commercial entitlements are been removed. The proposed change will result in a decrease in the maximum trip generation potential of the subject property.

According to FDOT comments on the proposed access connection the access connection shall be restricted to a right-in/right-out and the applicant is required to construct a southbound left turn lane at the median opening immediately south of the project site on US Hwy 41. Additionally, the PD modification proposes to change the vehicular and pedestrian cross access points to the north and south to pedestrian only consistent with LDC minimum requirements. Pedestrian cross access is required per LDC, Sec. 6.04.03. Q. when a site fronts an arterial or collector roadway (Class 1-6) and has a commercial or office land use designation in order to reduce the necessity to use the public street system to move between adjacent and complementary land uses where such vehicular or pedestrian trips are likely to occur whether currently or in the future. Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

Staff finds the proposed changes will have no effect on the general character of the subject PD or compatibility with neighboring properties compared to existing development entitlements. Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~April 4, 2006.~~ June 18, 2021.

Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to replace all references to streets internal to the project site with "private driveway".

- 1. The project shall be limited to ~~permitted the following two development options:~~
 - ~~Option 1—75 townhouses and 28,000 square feet of office/retail uses (excluding convenience stores/gas stations, fast food restaurants, package stores, and adult uses, or~~
 - ~~Option 2—1 0 0 townhouses and a community gathering area~~
 - ~~A clubhouse/pool shall be provided internal to the site~~

- 1.1 The project may be permitted a maximum of 75 or 100 Townhomes (depending on Option) dwelling units and/or 28,000 square feet of the above-referenced uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final

calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

2. The project shall be subject to the following development standards, unless otherwise referenced herein:

~~Office/retail uses: CN standards~~

~~Retail shall be limited to the first floor only Buffering/screening shall be provided between the commercial and residential use, subject to staff approval~~

Townhouses: RMC-6 standards

Maximum 6-unit buildings shall be provided along the southern property boundary (off-set as shown on the site plan)

A solid, 6-foot-high fence shall be provided along the southern property boundary

Minimum 6-foot-high trees shall be planted along the southern property boundary subject to staff approval

A minimum 6-foot-high wall or PVC fence shall be placed along the northern property boundary adjacent to residential.

3. Natural Resources staff identified a number of significant trees on the site. The developer shall meet with staff prior to submittal of the preliminary site plan to design the site around these trees. The site plan may be modified to avoid tree removal.
4. The developer shall be required to provide mitigation funds to offset impacts of the project on hurricane evacuation shelter space. The mitigation offset shall be based on a mitigation formula as established by the Hillsborough County Emergency Management Office. The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purposes of the emergency shelter program, within one year from the date of approval or prior to the issuance of the first building permit, whichever comes first.
5. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:

Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or The applicant has provided adequate mitigation to

offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County. The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

~~6.~~ 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 Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management 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.

~~7.~~ Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway and median cuts north and south of the site. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If warranted, the Developer shall construct the following turn lanes at his expense:

~~7.1~~ Add additional left turn lane storage at median cuts north and south of the site on us 41.

~~7.2~~ A northbound right turn lane into the site.

6. The Developer shall construct a southbound left turn lane at the median cut immediately south of the site on US 41 at their expense.

~~8.7.~~ Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 -1500 trip ends per day), LDC 6.04.01.E. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.

~~9.8.~~ The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and, where possible, to adjacent parcels.

~~10.9.~~ The Developer shall provide cross access to adjacent parcels per Section 6.04.03 (Q) of the Land Development Code.

~~11.10.~~ The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

~~11.1~~ 10.1 If there are problems with the stormwater from the site, the applicant shall be responsible for correcting the problem.

~~11.2~~ 10.2 The developer shall deepen, widen and clean out the existing ditch along the north property line, contingent upon SWFWMD approval.

~~12~~ 11. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

~~12.1~~ 11.1- Ground Signs shall be limited to Monument Signs.

~~12.2~~ 12.2 Billboards, pennants and banners shall be prohibited.

~~13~~ 12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

~~14~~ 13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

~~15~~ 14. 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.

~~16~~ 15. 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.

~~17~~ 16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~18~~ 17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH 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.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jul 6 2021 11:08:44

7.0 ADDITIONAL INFORMATION

No additional Information is attached.

8.0 FULL TRANSPORTATION REPORT

See attached.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/28/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GB/South

PETITION NO: PRS 21-0826

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed change will result in a decrease in the maximum trip generation potential of the subject property.
- The proposed change will eliminate one of two existing development options, relocate the proposed access connection and replace vehicular cross access with pedestrian cross access.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions:

~~#6. 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 Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management 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.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval.]

~~#7. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway and median cuts north and south of the site. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If warranted, the Developer shall construct the following turn lanes at his expense:~~

~~7.1 Add additional left turn lane storage at median cuts north and south of the site on US 41.~~

~~7.2 A northbound right turn lane into the site.~~

The Developer shall construct a southbound left turn lane at the median cut immediately south of the site on US 41 at their expense.

Other Conditions:

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to replace all references to streets internal to the project site with “private driveway”.

[Staff recommends this revision to clarify that the references to streets within the proposed PD site plan (e.g. Street A, Street B, Street C) are not public or private streets as they not consistent with the Hillsborough County Transportation Technical Manual typical section for private residential roads.]

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to modify the existing Planned Development (PD 06-0713) to eliminate the mixed-use (commercial and residential) development option and make changes to the residential amenities. Additionally, the applicant is changing the location of access connection on US Hwy 41 and replacing vehicular cross access connections to pedestrian only. The PD is encompassed in a single 13.1-acre parcel with split Office Commercial (OC-20) and Residential (RES 6) future land use designations.

This PD 06-0713 was approved in 2006 two development options:

Development Option 1: Mixed-Use

- 75 townhomes, and
- 28,000 s.f. of office/retail (excluding convenience stores/gas stations, fast food restaurants, package stores and adult uses)

Development Option 2: Residential

- 100 attached townhomes with a clubhouse and pool.

As provided for in the Development Review Procedures Manual (DRPM), the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed Development Option 1 (as it is the most intense development option) utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 75 Multi-Family Low Rise (ITE Code 220)	549	35	42
PD: 20,000 SF Pharmacy with Drive Thru (ITE Code 881)	2,183	77	206
PD: 8,000 SF High Turnover (sit-down) Restaurant (ITE Code 932)	897	80	78
Total Trips Generated	3,629	192	326
Internal Capture	N/A *	26	104
Passerby Trips	N/A *	0	98
Net Trips	3,629	166	124

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 75 Multi-Family Low Rise (ITE Code 220)	732	46	56

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 2,897	(-) 120	(-) 68

Note: * ITE does not provide 24 Hour internal capture and passerby trip generation for the proposed use scenario.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is located on the east side of US Hwy 41, approximately 2,000 feet south of Symmes Rd.

US Hwy 41 is a 4-lane, divided, arterial roadway characterized by +/- 12-foot lanes and is under FDOT jurisdiction. There are sidewalks and paved shoulders on both sides of the roadway and no curb and gutter. The roadway lies within an +/- 182-foot right of way. The pavement condition is average. This segment of US Hwy 41 is on the Hillsborough Corridor preservation plan for future 6-lane improvements. Per the 2016 FDOT PD&E (WPI Seg. No. 430056-1) Preliminary Engineering Report for the segment of US Hwy 41, from Kracker Ave. to south of SR 676 (Causeway Blvd.), the future 6-lane section will be accommodated within the existing right of way. Therefore, no additional ROW preservation is required.

SITE ACCESS AND CONNECTIVITY

PD 06-0713 was approved with a single access connection to US Hwy 41. The proposed changes to the location of the access connection on US Hwy 41 shall be permitted by FDOT. According to FDOT comments on the proposed access connection the access connection shall be restricted to a right-in/right-out and the applicant is required to construct a southbound left turn lane at the median opening immediately south of the project site on US Hwy 41.

Additionally, the PD modification proposes to change the vehicular and pedestrian cross access points to the north and south to pedestrian only consistent with LDC minimum requirements. Pedestrian cross access is required per LDC, Sec. 6.04.03. Q. when a site fronts an arterial or collector roadway (Class 1-6) and has a commercial or office land use designation in order to reduce the necessity to use the public street system to move between adjacent and complementary land uses where such vehicular or pedestrian trips are likely to occur whether currently or in the future.

ROADWAY LEVEL OF SERVICE

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US Hwy 41	Symmes Rd.	Big Bend Rd.	D	C

Source: [2019 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 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,629	166	124
Proposed	732	46	56
Difference (+/-)	(-) 2,987	(-) 120	(-) 68

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

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

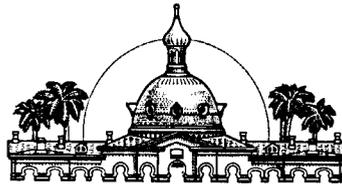
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

August 1, 2006

Reference: RZ 06-0713 GB

BOARD OF COUNTY COMMISSIONERS

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

Deputy County Administrator
Wally Hill

Assistant County Administrators
Kenneth C. Griffin
Carl S. Harness
Manus J. O' Donnell

Michael D. Horner
Michael D. Horner & Assoc., Inc.
14502 N. Dale Mabry Hwy., #200
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on July 25, 2006, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AR & ASC-1 to PD, with the attached conditions.

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

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

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

Sincerely,

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

ds
enc

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 4, 2006.

1. The project shall be permitted the following two development options:

Option 1 - 75 townhouses and 28,000 square feet of office/retail uses (excluding convenience stores/gas stations, fast food restaurants, package stores, and adult uses, or

Option 2 – 100 townhouses

A clubhouse/pool shall be provided internal to the site

- 1.1 The project may be permitted a maximum of 75 or 100 Townhomes (depending on Option) dwelling units and/or 28,000 square feet of the above-referenced uses, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

2. The project shall be subject to the following development standards, unless otherwise referenced herein:

Office/retail uses	CN standards Retail shall be limited to the first floor only Buffering/screening shall be provided between the commercial and residential use, subject to staff approval
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Townhouses	RMC-6 standards Maximum 6-unit buildings shall be provided along the southern property boundary (off-set as shown on the site plan) A solid, 6-foot-high fence shall be provided along the southern property boundary Minimum 6-foot-high trees shall be planted along the southern property boundary subject to staff approval A minimum 6-foot-high wall or PVC fence shall be placed along the northern property boundary adjacent to residential zoning
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3. Natural Resources staff identified a number of significant trees on the site. The developer shall meet with staff prior to submittal of the preliminary site plan to design the site around these trees. The site plan may be modified to avoid tree removal.

4. The developer shall be required to provide mitigation funds to offset impacts of the project on hurricane evacuation shelter space. The mitigation offset shall be based on a mitigation formula as established by the Hillsborough County Emergency Management Office. The mitigation offset shall be applied and conveyed to the School District of Hillsborough County for the purposes of the emergency shelter program, within one year from the date of approval or prior to the issuance of the first building permit, whichever comes first.

5. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:

Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
or
Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
or
The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

6. 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 Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

7. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway and median cuts north and south of the site. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If warranted, the Developer shall construct the following turn lanes at his expense:
 - 7.1 Add additional left turn lane storage at median cuts north and south of the site on US 41.
 - 7.2 A northbound right turn lane into the site.

8. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 – 1500 trip ends per day), LDC 6.04.01.E. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
9. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and, where possible, to adjacent parcels.
10. The Developer shall provide cross access to adjacent parcels per Section 6.04.03 (Q) of the Land Development Code.
11. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
 - 11.1 If there are problems with the stormwater from the site, the applicant shall be responsible for correcting the problem.
 - 11.2 The developer shall deepen, widen and clean out the existing ditch along the north property line, contingent upon SWFWMD approval.
12. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 12.1 Ground Signs shall be limited to Monument Signs.
 - 12.2 Billboards, pennants and banners shall be prohibited.
13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
14. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 06-0713 GB
MEETING DATE: July 25, 2006
DATE TYPED: July 27, 2006

15. 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.
16. 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.
17. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
18. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/28/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GB/South

PETITION NO: PRS 21-0826

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed change will result in a decrease in the maximum trip generation potential of the subject property.
- The proposed change will eliminate one of two existing development options, relocate the proposed access connection and replace vehicular cross access with pedestrian cross access.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions:

~~#6. 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 Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management 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.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval.]

~~#7. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway and median cuts north and south of the site. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If warranted, the Developer shall construct the following turn lanes at his expense:~~

~~7.1 Add additional left turn lane storage at median cuts north and south of the site on US 41.~~

~~7.2 A northbound right turn lane into the site.~~

The Developer shall construct a southbound left turn lane at the median cut immediately south of the site on US 41 at their expense.

Other Conditions:

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to replace all references to streets internal to the project site with “private driveway”.

[Staff recommends this revision to clarify that the references to streets within the proposed PD site plan (e.g. Street A, Street B, Street C) are not public or private streets as they not consistent with the Hillsborough County Transportation Technical Manual typical section for private residential roads.]

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to modify the existing Planned Development (PD 06-0713) to eliminate the mixed-use (commercial and residential) development option and make changes to the residential amenities. Additionally, the applicant is changing the location of access connection on US Hwy 41 and replacing vehicular cross access connections to pedestrian only. The PD is encompassed in a single 13.1-acre parcel with split Office Commercial (OC-20) and Residential (RES 6) future land use designations.

This PD 06-0713 was approved in 2006 two development options:

Development Option 1: Mixed-Use

- 75 townhomes, and
- 28,000 s.f. of office/retail (excluding convenience stores/gas stations, fast food restaurants, package stores and adult uses)

Development Option 2: Residential

- 100 attached townhomes with a clubhouse and pool.

As provided for in the Development Review Procedures Manual (DRPM), the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed Development Option 1 (as it is the most intense development option) utilizing a generalized worst-case scenario.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 75 Multi-Family Low Rise (ITE Code 220)	549	35	42
PD: 20,000 SF Pharmacy with Drive Thru (ITE Code 881)	2,183	77	206
PD: 8,000 SF High Turnover (sit-down) Restaurant (ITE Code 932)	897	80	78
Total Trips Generated	3,629	192	326
Internal Capture	N/A *	26	104
Passerby Trips	N/A *	0	98
Net Trips	3,629	166	124

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 75 Multi-Family Low Rise (ITE Code 220)	732	46	56

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 2,897	(-) 120	(-) 68

Note: * ITE does not provide 24 Hour internal capture and passerby trip generation for the proposed use scenario.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is located on the east side of US Hwy 41, approximately 2,000 feet south of Symmes Rd.

US Hwy 41 is a 4-lane, divided, arterial roadway characterized by +/- 12-foot lanes and is under FDOT jurisdiction. There are sidewalks and paved shoulders on both sides of the roadway and no curb and gutter. The roadway lies within an +/- 182-foot right of way. The pavement condition is average. This segment of US Hwy 41 is on the Hillsborough Corridor preservation plan for future 6-lane improvements. Per the 2016 FDOT PD&E (WPI Seg. No. 430056-1) Preliminary Engineering Report for the segment of US Hwy 41, from Kracker Ave. to south of SR 676 (Causeway Blvd.), the future 6-lane section will be accommodated within the existing right of way. Therefore, no additional ROW preservation is required.

SITE ACCESS AND CONNECTIVITY

PD 06-0713 was approved with a single access connection to US Hwy 41. The proposed changes to the location of the access connection on US Hwy 41 shall be permitted by FDOT. According to FDOT comments on the proposed access connection the access connection shall be restricted to a right-in/right-out and the applicant is required to construct a southbound left turn lane at the median opening immediately south of the project site on US Hwy 41.

Additionally, the PD modification proposes to change the vehicular and pedestrian cross access points to the north and south to pedestrian only consistent with LDC minimum requirements. Pedestrian cross access is required per LDC, Sec. 6.04.03. Q. when a site fronts an arterial or collector roadway (Class 1-6) and has a commercial or office land use designation in order to reduce the necessity to use the public street system to move between adjacent and complementary land uses where such vehicular or pedestrian trips are likely to occur whether currently or in the future.

ROADWAY LEVEL OF SERVICE

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US Hwy 41	Symmes Rd.	Big Bend Rd.	D	C

Source: [2019 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 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,629	166	124
Proposed	732	46	56
Difference (+/-)	(-) 2,987	(-) 120	(-) 68

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

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

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input 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: May 19, 2021

TO: Bianca Vazquez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Mecale' Roth, FDOT
Ryan Bogan, FDOT
Sheida Tirado, Hillsborough County
Michael D Horner

SUBJECT: PRS 21-0826, 11850 S 41 Hwy, Gibsonton

This project is on a state road, US 41. This site was reviewed at a Pre-application meeting with FDOT on 1/7/2020. The FDOT Pre-Application Finding is attached.

FDOT conducted a Project Development & Environment (PD&E) study to consider widening a portion of US 41 from Kracker Avenue to South of Causeway Blvd (SR 676). The concept page from the PD&E is attached.

Thank you for the opportunity to comment.

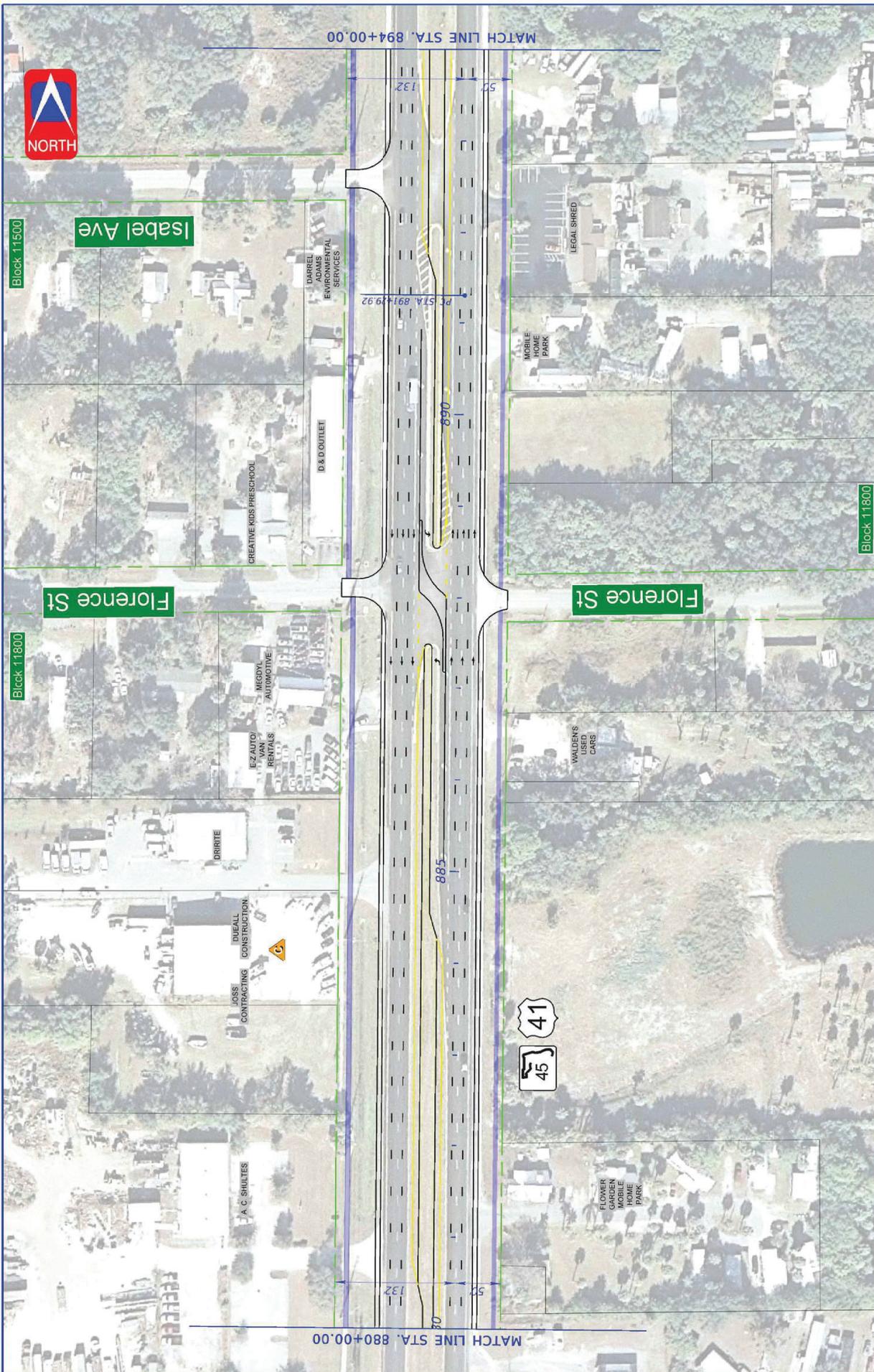
END OF MEMO

Attachments: FDOT Pre-Application Finding
Adopted PD&E Concept Page for US 41 at folio 51220.0000



MATCH LINE STA. 894+00.00

MATCH LINE STA. 880+00.00



LEGEND

- WETLANDS OR OTHER SURFACE
- WATERS BOUNDARY
- POTENTIAL BUSINESS RELOCATION
- POTENTIAL RELOCATIONS WITHIN PARCEL
- NUMBER OF RELOCATIONS WITHIN PARCEL
- POTENTIAL RESIDENTIAL RELOCATION
- NUMBER OF RELOCATIONS WITHIN PARCEL
- PROPERTY LINES
- EXISTING ROW
- PROPOSED ROW TO BE ACQUIRED
- POTENTIALLY CONTAMINATED SITE
- PROPOSED BRIDGEWALL
- CULVERT EXTENSION
- PROPOSED ROADWAY
- SIDEWALK / PATH

AMERICAN CONSULTING ENGINEERS OF FLORIDA, LLC
 2818 Cypress Ridge Blvd, Suite 200
 Wesley Chapel, Florida 33544
 Phone: (813) 435-2600 Fax: (813) 435-2602
 C. E. Jeffrey S. Novatny, P.E. No. 51083

US41 PD&E STUDY
 Kracker Ave to South of Causway Blvd (SR676)
 Concept Plans
 WPI SEGMENT No. 430056-1

7/27/2016 4:33:37 PM
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 DATE OF AERIAL: OCTOBER 2011

SHEET NO. 5

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 7/20/2021</p> <p>PETITION NO.: 21-0826</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 6/15/2021</p> <p>PROPERTY ADDRESS: 11850 US Hwy 41 S, Gibsonton, FL 33534</p> <p>FOLIO #: 051220-0000</p> <p>STR: 35-30S-19E</p>
<p>REQUESTED ZONING: Minor Modification to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>7/23/2020</p>
<p>WETLAND LINE VALIDITY</p>	<p>Valid through 8/4/2025</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Other Surface Water upland cut ditches and fish ponds throughout property</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC). • Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies. 	

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

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.

- 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.

dc/mst

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

PETITION NO.: PD21-0826 **REVIEWED BY:** Randy Rochelle **DATE:** 5/21/2021

FOLIO NO.: 51220.0000

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

WATER

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

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of S. US Highway 41.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

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