

# PD Modification Application: PRS 25-0584

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: May 13, 2025



**Hillsborough**  
**County** Florida

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Eisenhower Property Group, LLC

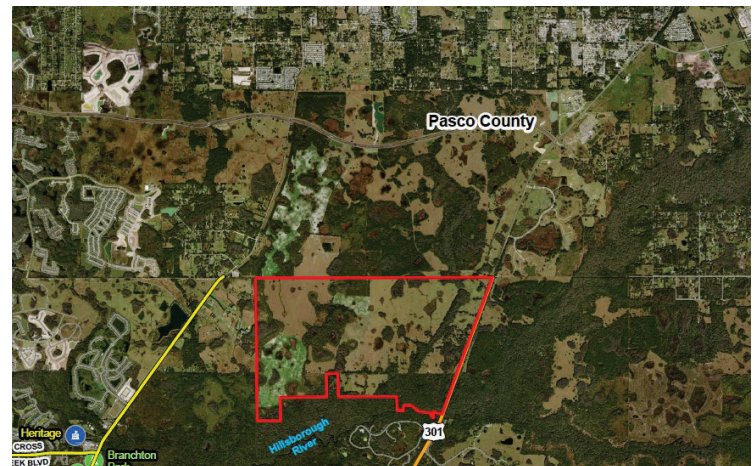
FLU Category: PEC (1 unit per 2 acres)

Service Area: Rural

Site Acreage: 1,948 +/-

Community  
Plan Area: None

Overlay: None



### Introduction Summary:

The subject site is zoned PD 07-1838, as most recently modified under PRS 24-0919. The PD is approved for 972 residential units, 45,000 square feet of Neighborhood Commercial uses, private equestrian facilities, trails and a private golf course. This Minor Modification is related to CPA 24-32 (approved by the BOCC on 4/10/25). The subject matter concerns the previously adopted PEC FLU policy requiring public access designations to regional resources.

### Existing Approval(s):

Provide a public viewpoint, and associated parking lot, of the Hillsborough River

### Proposed Modification(s):

Remove requirement for public viewpoint, and associated parking lot, of Hillsborough River

### Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

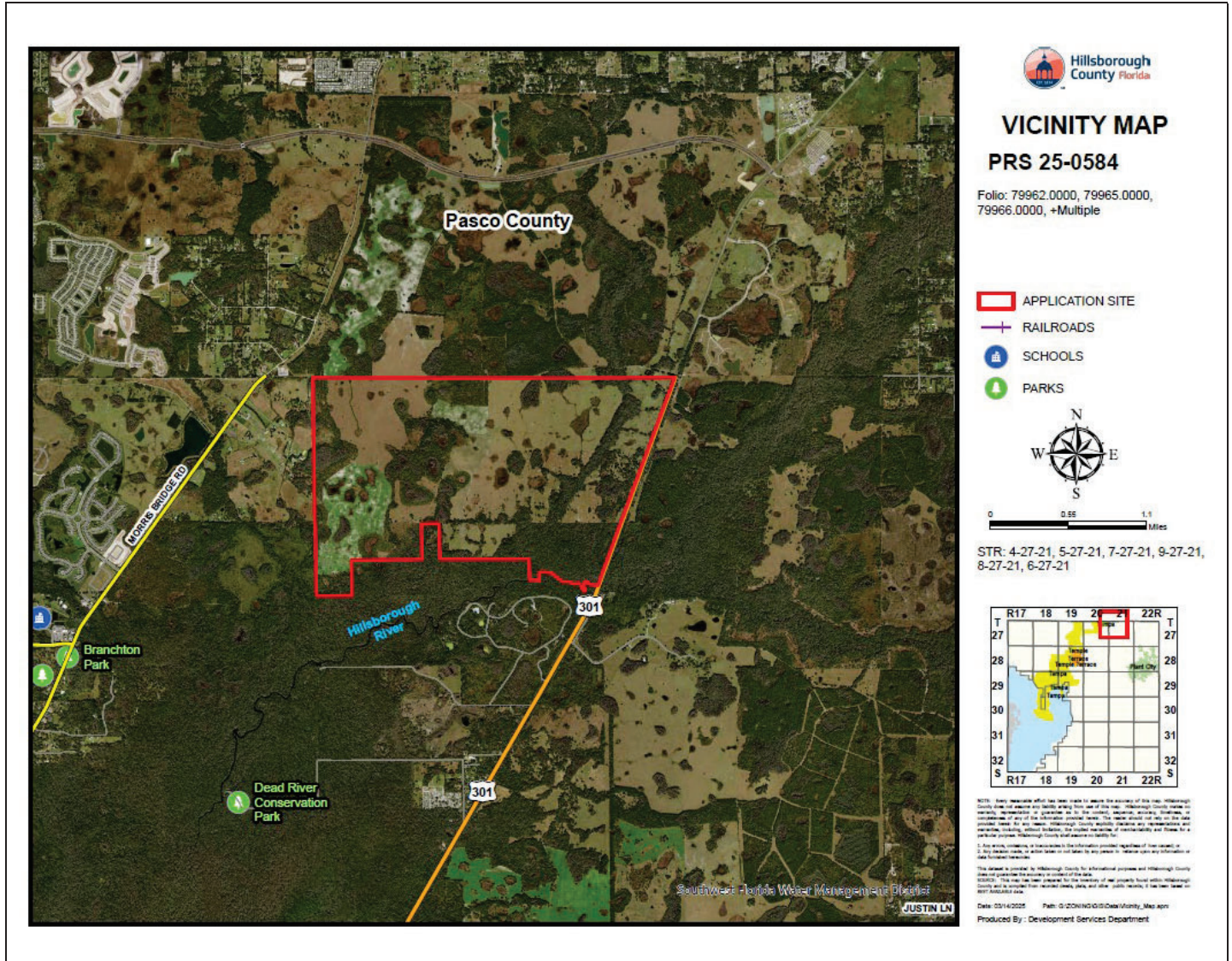
None Requested as part of this application

**Planning Commission Recommendation:**  
N/A

**Development Services Recommendation:**  
Approvable, Subject to Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



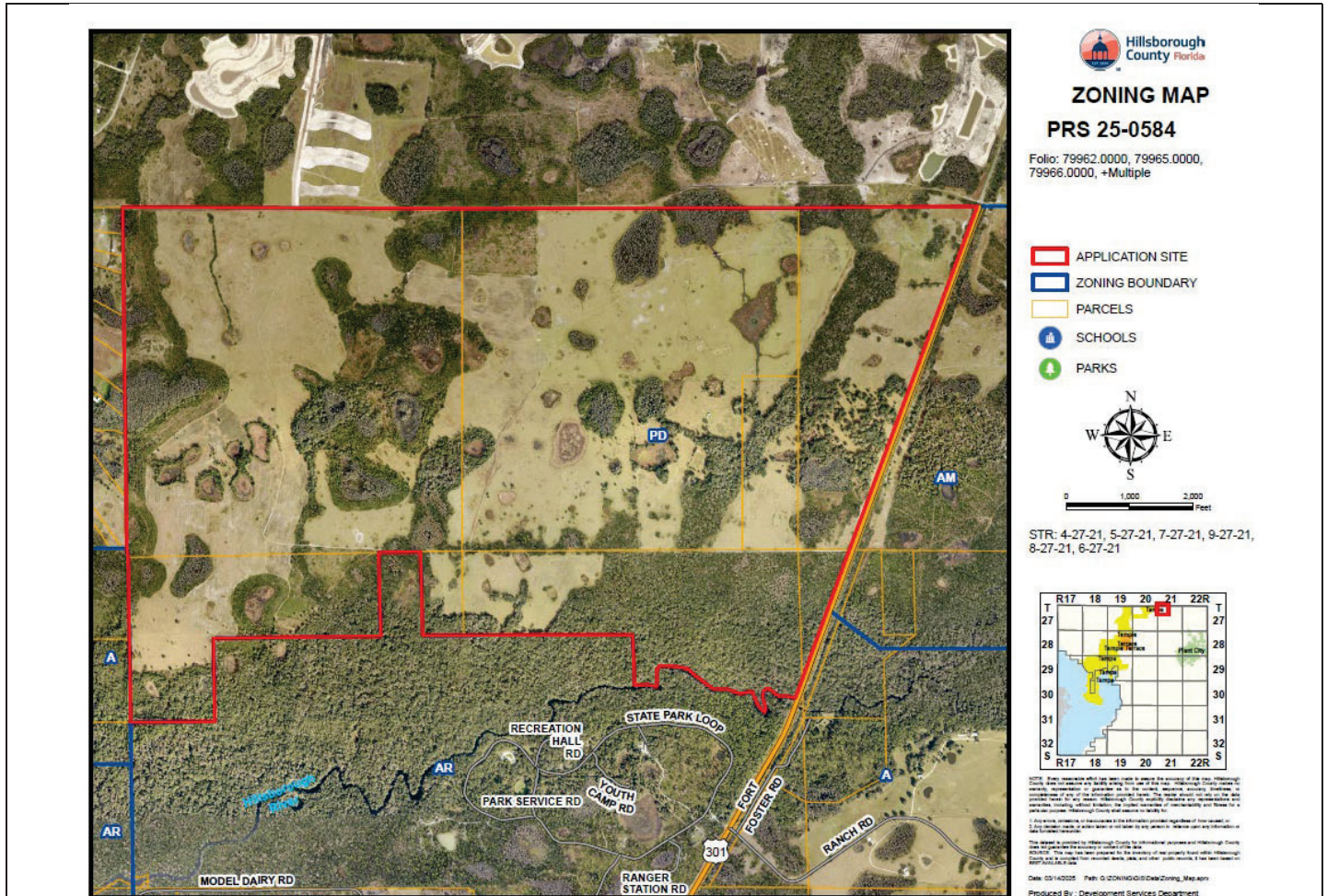
### Context of Surrounding Area:

The site is located in a rural area of eastern Hillsborough County. The area is characterized by agricultural uses, public park uses and large lot residential. Pasco County is located to the immediate north, which is undeveloped at this time. Area to the immediate west is located within the City of Tampa and is developed with low density residential and undeveloped parcels.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Immediate Area Map

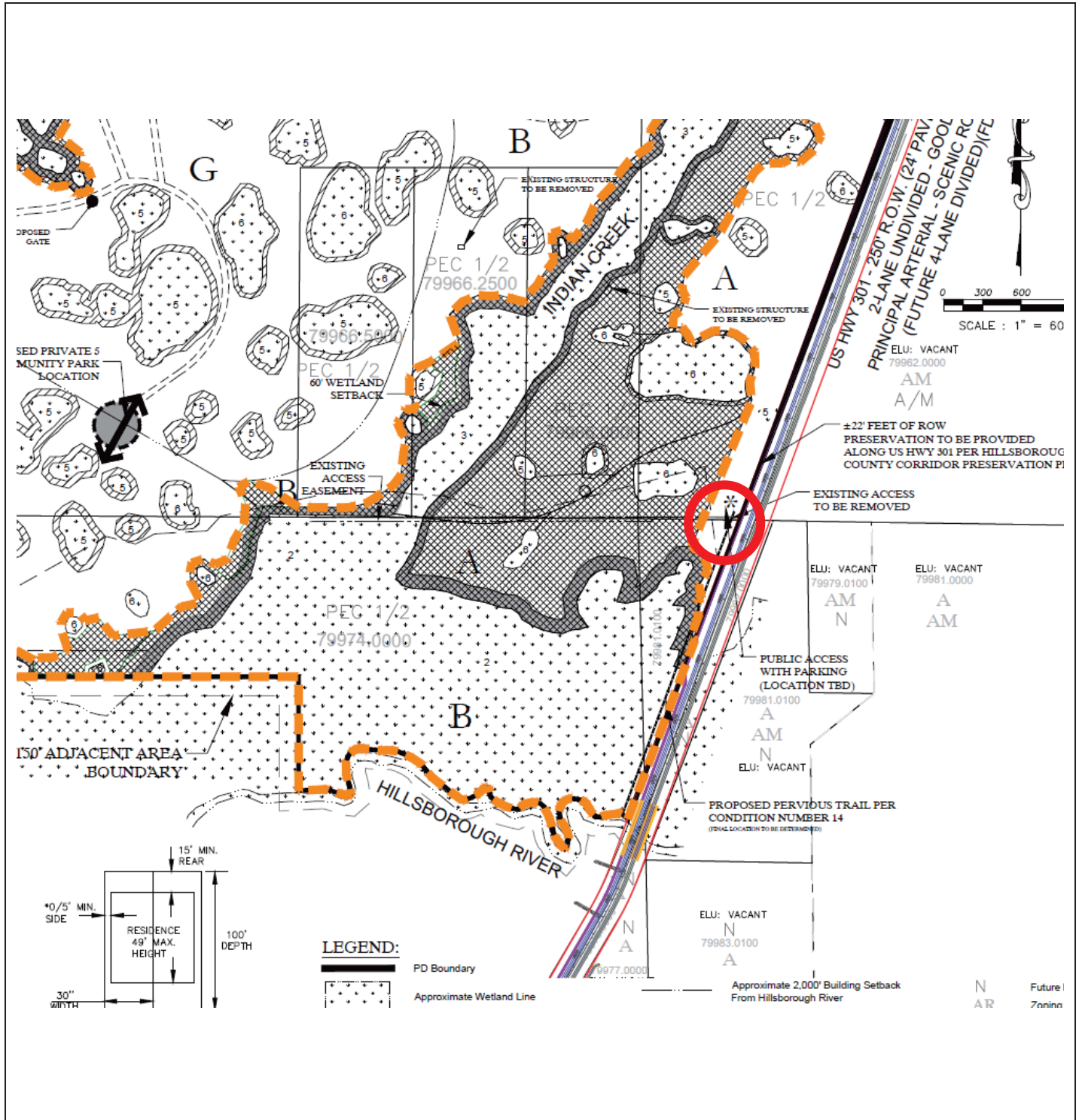


## Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North (Pasco County)	N/A	N/A	N/A	N/A
South	AR	1 unit per 5 acres	Single-Family Residential and Agricultural Uses	Public Park
East	AM	1 unit per 20 acres	Single-Family Residential and Agricultural Uses	Pasture
West (City of Tampa)	N/A	N/A	N/A	Single-Family Residential and Undeveloped

## 2.0 LAND USE MAP SET AND SUMMARY DATA

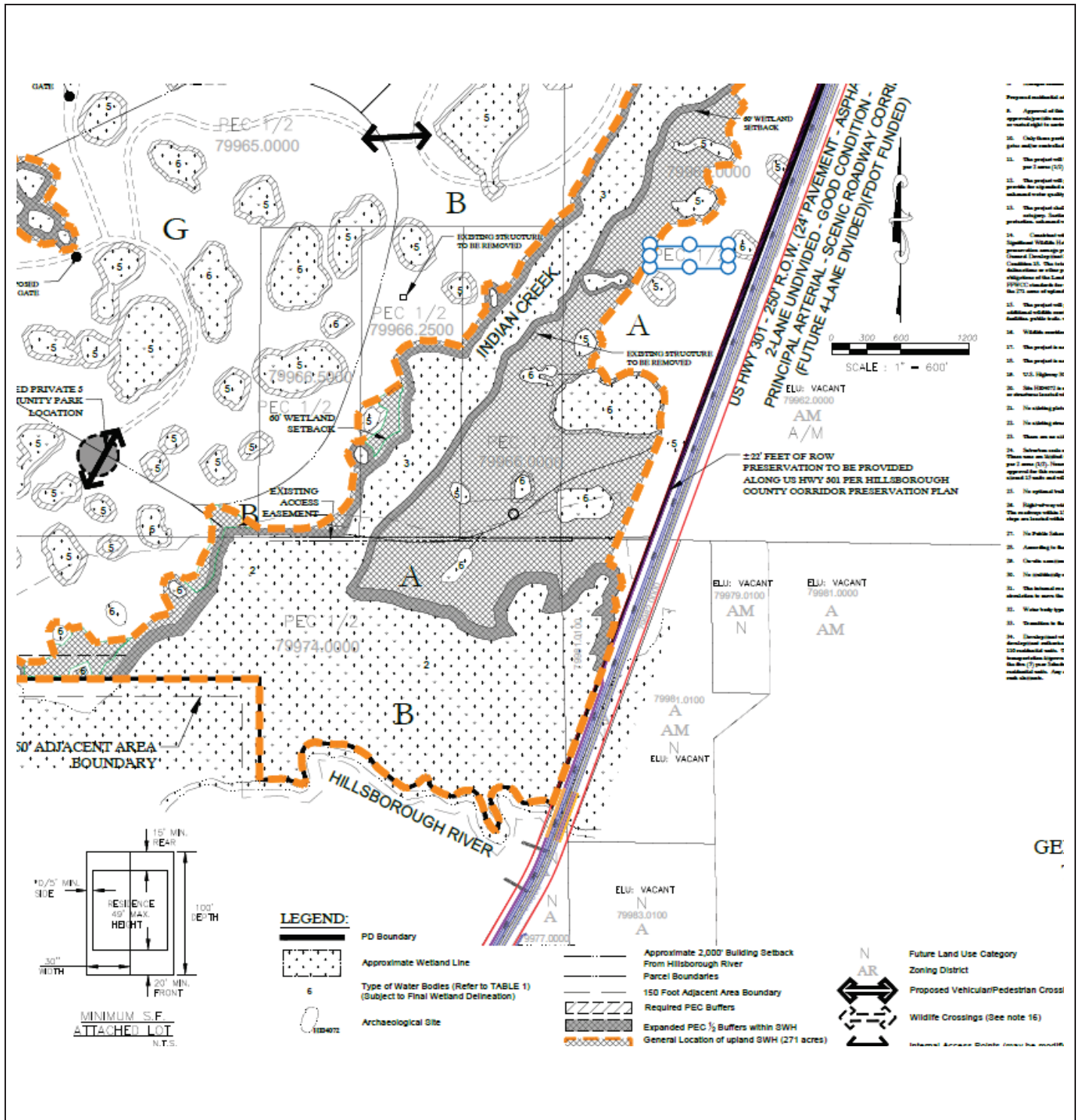
### 2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





## 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 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation** ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,756	685	961
Proposed	N/A	N/A	N/A
Difference (+/-)	0	0	0

\*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes: Connectivity is provided to related project to the north in Pasco County.

**Design Exception/Administrative Variance** ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	Choose an item.	Choose an item.

Notes:

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

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Elimination of the planned public access to the Hillsborough River State Park will not impact the access to the remainder of the site as they were not connected internally for vehicular traffic.



## 4.0 ADDITIONAL SITE INFORMATION &amp; 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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	Connection to Pasco County water and wastewater system per Interlocal Agreement
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>  N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 type="checkbox"/> No	<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 RECOMMENDATIONS

### 5.1 Compatibility

The proposed modification seeks to remove a public viewing requirement, which is no longer required under the site's Future Land Use Category per adopted CPA 24-32. The designated area is along the eastern external PD boundary along US Hwy 301. No compatibility issues have been identified.

### 5.2 Recommendation

Supported, subject to proposed conditions of approval.



**Requirements for Certification:**

1. PRS 25-0584 site plan to include all other plan sheets certified as part of PRS 24-0919.

**6.0 PROPOSED CONDITIONS**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted March 7, 2025.

1. The project shall be developed in accordance with the Planned Environmental Community ½ Land Use Category, the Environmental Management Plan received by the Development Services Department on May 3, 2008, and the conditions contained herein.
2. The project shall be permitted a maximum of 972 dwelling units and a maximum of 45,000 square feet of CN uses subject to the conditions contained herein. Private equestrian facilities, to include stables and trails, shall also be permitted. A maximum of 974 dwelling units may be permitted provided the commercial entitlements are reduced by 21,780 square feet for each additional dwelling unit developed over 972.
  - 2.1 Development within the project shall not exceed 110 dwelling units prior to July 1, 2012. Further transportation analysis for the maximum amount of development authorized by the Comprehensive Plan category shall be provided to Hillsborough County and FDOT prior to site development approval in excess of 110 residential units. This policy does not relieve any applicant from meeting concurrency requirements as specified in the Land Development Code. Any transportation improvements shown to be needed to maintain the adopted level of service standards for impacted transportation facilities must be included within the five (5) year Schedule of Capital Improvements in the Capital Improvements Element as required by law prior to site development approval in excess of 110 residential units. Any amendments to update the schedule within the Capital Improvements Element are subject to the statutory procedures governing adoption of such elements.
  - 2.2 Prior to Construction Plan approval for any residential development, the applicant shall provide information regarding the total number of units developed or permitted within the project. This information shall be included on all approved Construction Plan for the project.
3. A private golf course with accessory clubhouse and maintenance facilities shall be permitted within the project subject to the following:
  - 3.1 The golf course and/or accessory clubhouse and maintenance facilities shall be permitted within Parcels B, C, D, E, F and G provided it does not result in a fragmentation of the Upland Significant Wildlife Habitat. The location and design of the golf course shall only be permitted within the above identified Parcels after completion of the wetland delineations and the final determination of the extent of the Significant Wildlife Habitat acreage to be preserved. The location and design of the golf course shall be subject to review and approval of the Natural Resources Team. Additionally, the design shall at a minimum meet the standards necessary to qualify for the Audubon International Bronze Signature Program.
  - 3.2 Prior to Preliminary Plan approval for the golf course, the developer shall obtain an Operating Permit in accordance with Section 3.05.08 of the Wellhead and Surface Water Resource Protection Ordinance. In order for the Operating Permit to be approved by the County, the developer shall demonstrate at a minimum, the use of Best Available Technology (BAT) and/or Best Management Practices (BMP) (i.e.

Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, Florida Department of Environmental Protection 2007).

4. Should a wetland delineation indicate that wetlands account for 25% or more of the overall project, the total number of residential units and/or non-residential square footage shall be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive Land Credit) and if total units are decreased in accordance with Comprehensive Plan Policy 13.3, the total number of residential units shall be increased by calculating a 25% density credit for the Upland Forest Preservation area acreage being protected through compliance with the zoning conditions contained herein (in lieu of a Conservation Easement) and as otherwise envisioned per Policy 13.1 of the Comprehensive Plan. Each Preliminary Plat shall provide the delineated wetland acreage of the entire PD to allow blending of density throughout the PD. Alternatively, each Preliminary Plat shall provide the delineated acreage of the Plat area and be developed in accordance with Comprehensive Plan Policy 13.3 with no blending of density throughout the PD.

- 4.1 Upland Forest area shall be set aside on a project phase basis and shall be reflected on the Preliminary Plats, Construction Plans and Final Plats for each defined development phase. The Upland Forest area is shown conceptually in a graphic attached to the site plan as an Exhibit 1 and shall serve as the base map for phased set asides of the Upland Forest area. As the design/permitting progresses for each development phase, the exact acreage, configuration, and location of the Upland Forest to be set aside shall be memorialized on the final plats, but in no case shall the Upland Forest area be reduced below 271 acres. Any reduction in the Upland Forest area below 271 acres shall be treated as a Critical Design Feature in accordance with LDC 5.03.07.A, and shall require a Major Modification submittal, review and approval by the BOCC. The Upland Forest area to be protected and maintained shall be managed by the CDD, consistent with the approved EMP.

5. Unless otherwise specified herein, single-family detached conventional lots shall be developed in accordance with the following:

Minimum Lot Size:	5,000 square feet
Minimum Front Yard:	20 feet
Minimum Rear Yard:	15 feet
Minimum Side Yard:	5 feet
Minimum Lot Width:	50 feet
Maximum Building Height:	49 feet/3-stories*
Maximum Building Coverage:	50%

\*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

6. A maximum of 25% of the total number of units permitted shall be single-family attached units. Single-family attached lots shall be developed in accordance with the following:

Minimum Lot Size:	3,000 square feet
Minimum Front Yard:	20 feet
Minimum Rear Yard:	15 feet
Minimum Side Yard:	5 feet/minimum 10 feet between structures
Minimum Lot Width:	30 feet
Maximum Building Height:	49 feet/3-stories*
Maximum Building Coverage:	50%



\*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

7. Development Parcels (A-G) shall be located as shown on the site plan and the maximum number of units per Parcel shall be in accordance with the Parcel Table as shown on the site plan.
8. Residential development within Parcel A shall be developed in accordance with ASC-1 zoning district standards. No lots shall have direct access onto US 301 and all buildings shall be setback a minimum of 100 feet from the eastern property line at the time of subdivision.
9. All development adjacent to the western project boundary shall be consistent with the following standards. These standards shall not apply to development adjacent to the Oak Ridge ELAPP site.
  - 9.1 Single-family detached conventional lots that directly abut the western property line shall be developed in accordance with ASC-1 zoning district standards.
  - 9.2 Single-family attached structures shall be setback a minimum of 200 feet from the western project boundary.
  - 9.3 Single-family detached conventional units on lots containing less than 1 acre of land shall be setback a minimum of 100 feet from the western project boundary.
  - 9.4 If single-family attached dwelling units or lots containing less than 1 acre of land are developed along the western boundary, consistent with conditions 9.2 and 9.3 above, a minimum 25-foot wide landscape buffer shall be provided along the western boundary. Landscaping consistent with a Type B screen shall be provided within the buffer. Existing vegetation may be used to meet this buffer requirement subject to review and approval by Natural Resources.
10. The non-residential portion of the project shall be generally located as shown on the site plan and shall be developed in accordance with CN zoning district standards, excluding FAR and unless otherwise stated, and in accordance with the following:
  - 10.1 Individual buildings shall contain no more than 25,000 square feet of gross floor space and maximum building height shall be 60 feet. Buildings shall comply with an additional setback of 2 feet for every 1 foot over 20 feet in height, to be added to required buffers.
  - 10.2 Buildings shall be externally clad with brick, stone, stucco, wood, wood slats, fiber cement (such as Hardiplank) or vinyl slat-style siding. Non-surfaced cement or block shall not be utilized, and paint shall not constitute a surface for the purpose of complying with this condition.
  - 10.3 Buildings shall have shingle, metal, or architectural tile roofs with a minimum pitch of three to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be permitted.
  - 10.4 Fences/walls shall be in accordance with the Land Development Code unless otherwise specified herein.

Fence design and material shall be limited to the following:

- 10.4.1 Fencing material shall consist of either split rail, three-board, four-board, horse wire with single board, PVC, or other natural wood fencing. Fencing shall be designed with a minimum spacing of four feet between posts and 12 inches between spanning members; or
  - 10.4.2 Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least four feet apart. The base and columns shall be encased in brick, stucco, or stone and the spanning members shall have a maximum opacity of 50 percent; or
  - 10.4.3 Green, black, aluminum, chain link or wrought iron fencing. Attachment of slats or other non-vegetative screening to the fence shall be prohibited.
- 10.5 Prior to Construction Plan approval for any non-residential use, the developer shall submit a building elevation for review and approval to include sufficient detail to ensure compliance with the conditions contained herein.
- 11. Platted lots shall exceed the lawn restrictions of Section 6.06.03.D.8 of the Land Development Code by a minimum of 20%.
- 12. A minimum of 40% of the gross site area shall be for Open Space to include wetlands, required and additional wildlife corridors, significant wildlife habitat preservation, equestrian and/or public trails, upland buffers and upland natural areas, wetland buffers, preserved uplands, and other passive recreation areas located within the property. In no instance shall Open Space, exclusive of delineated wetlands, be less than 15% of the gross site area.
  - 12.1 Prior to Preliminary Plat approval for any portion of this project, the developer shall provide documentation indicating the amount of open space provided within the plat as well as within all other previously approved plats. Prior to Preliminary Plat approval for more than 50% of the project's gross acreage, the developer shall provide documentation demonstrating compliance with the open space requirements of the PEC ½ Land Use for the entire project.
  - 12.2 Permitted activities within required buffers and open space shall include access to passive amenities or other improvements, such as installation of picnic facilities and other structures for passive recreation, which are designated as amenities for the use of natural areas.
  - 12.3 Paths, trails, or other amenities necessary to provide pedestrian access to trails or natural areas shall be permitted within buffer or open space areas. Sidewalks shall not be constructed within any required buffer areas.
- 13. The developer shall provide a community park within the project containing a minimum of 5 contiguous acres of land. The park may include recreational amenities including, but not be limited to, a clubhouse/community center, swimming facilities, tennis facilities, basketball court, playgrounds, and picnic areas. The park shall not be located within any Upland Significant Wildlife Habitat areas and shall be accessible via the internal roadway within the project. At the time of Preliminary Plat submittal for the 487th dwelling unit, the location of the park shall be identified, with evidence of such identified location provided in a manner acceptable to the County. Prior to the issuance of a Certificate of Occupancy for the 487th dwelling unit, the park shall be developed.



- ~~14.~~ Public access shall be provided to a point with a view of the Hillsborough River. The public access to the river shall include a parking area with a minimum of 5 spaces in the general area as shown on the General Site Plan. With the exception of ADA required spaces, the parking spaces shall not be paved but shall remain pervious and be stabilized to result in a dustless surface. Required parking shall meet all other standards of the Land Development Code. The public access trail between the parking area and a point on the north shore of the Hillsborough River that will allow for a view of the river shall be a minimum of six feet wide. The exact type, configuration and location of the trail shall be subject to review and approval by the EPC and Natural Resources Team. The construction of this parking area, trail and viewing area shall be completed concurrent with or prior to the final plat of the first phase of development.
- ~~15~~14. Within six (6) months of BOCC approval of this rezoning application, the developer shall coordinate with the Natural Resources Team to quantify the Upland Significant Wildlife Habitat (SWH) acreage and to the extent applicable, the Essential Wildlife Habitat acreage. Upland SWH preservation acreage shall exceed the Land Development Code requirement by 10% in accordance with the PEC ½ Comprehensive Plan Policies. Upland SWH preservation acreage shall be determined by applying the LDC preservation standards for SWH and by utilizing Exhibit A, entitled Two Rivers Ranch Significant Wildlife Habitat, as a foundation for this determination. A revised General Development Plan depicting the Upland Habitat acreage and the general preservation location shall be submitted for certification to the Planning and Growth Management Department within this six (6) month period. No LDC Preliminary Site Plan or Subdivision approvals or building permits shall be issued until this condition has been completely addressed.
- ~~16~~15. Prior to or concurrent with the submittal of the initial preliminary plats or plans in consideration with the overall boundaries of this rezoning request, the Developer will further coordinate with the Natural Resources Unit of the Planning and Growth Management Department, the designation of the required on-site upland habitat preservation in consideration of the overall property boundaries as represented by this zoning application. It is agreed that the on-site preservation areas are to incorporate the existing natural plant communities and to be focused along the larger existing natural features such as the Hillsborough River, the Intermittent Slough in the center of the site and Indian Creek. Any additional upland preservation required shall be achieved consistent with the provisions of the LDC through habitat restoration and the mechanisms stipulated in the Planned Environmental Community ½ Comprehensive Plan category, with the intent to restore such upland area to a high-quality natural plant community as defined by the LDC.
- ~~17~~16. The Applicant has conducted an initial wildlife survey for endangered, threatened and species of special concern and submitted a report of findings to the County. Additional pre-construction breeding season surveys for Florida sandhill cranes, Southeastern American Kestrel and Sherman's fox squirrels shall be required. Species specific breeding season surveys shall be conducted within and adjacent to any parcel which contains suitable habitat when the recognized breeding season of these listed species immediately precedes or will coincide with initiation of construction activities in order to confirm the presence or non-presence of these species as well as any appropriate conservation, permit or mitigation measures.
- ~~17~~16.1 In order to evaluate the preservation requirements for the gopher tortoise a FFWCC standard burrow survey shall be conducted prior to or concurrent with submittal of any construction plans for each development phase within the overall boundaries of this rezoning request. If applicable, Essential Wildlife Habitat for this species as defined by the LDC shall be addressed in the Upland Habitat Management Plan. In addition, the applicant/developer shall obtain necessary permit(s) from the FFWCC prior to the issuance of any land alteration permits. Onsite relocation will be the preferred method for permitting and management of gopher tortoises based on recommendation and approval from the FFWCC. If listed commensal species, such as the gopher frog, are documented onsite, such species shall be managed concurrent with gopher tortoises in accordance with the issued FFWCC

permit and shall be relocated into a habitat preserve suitable to support the identified commensal species.

~~17~~16.2 The applicant must provide an updated wildlife survey and report for endangered, threatened and species of special concern to the County. This report must be submitted prior to or with the preliminary subdivision plat or preliminary site construction plans.

~~18~~17. Prior to or concurrent with the submittal of any preliminary plats or plans and in consideration with the overall boundaries of this rezoning request, an Upland Habitat Management Plan in accordance to the LDC shall be submitted to Hillsborough County for approval. The plan shall address all required upland SWH preservation, habitat restoration and all listed species occurring or expected to occur within those preserves. Adjustments to proposed SWH preservation/mitigation areas may be allowed as the project develops provided the adjustments are consistent with the intent of the approved Habitat Management Plan and are acceptable to the County Natural Resources staff.

~~19~~18. Bona fide agricultural activities, as defined by the Land Development Code, are permitted as interim uses on the subject property.

~~20~~19. The proposed planned development abuts the Hillsborough River State Park and the Oak Ridge Preserve site. Prior to or concurrent with the submittal of the initial preliminary plats or plans, a project compatibility plan (LDC Article IV) must be submitted for approval to the Florida Department of Environmental Protection and the County Park's Conservation Services Section. Additionally, the plan submitted to FDEP will include for approval by FDEP emergency fire notification procedures, designed to minimize potential secondary damages to the park. Documentation demonstrating approval of these plans must be provided to the Natural Resources Unit of Development Services Department.

~~21~~20. Prior to or concurrent with the initial preliminary plats or plans submittal the Developer shall coordinate for approval with the Natural Resources Unit of Development Services Department in identifying the locations and types of all required wildlife crossings where appropriate. The locations and types of these crossings must be depicted on the all applicable preliminary plats or plans for each development application. Design standards shall be in accordance with the recommendations of the Florida Fish and Wildlife Conservation Commission and shall be planned to accommodate those species expected to utilize the crossings. Crossing details shall be incorporated into the construction plans for review and approval by the County.

~~22~~21. To protect the view shed from within the Hillsborough River State Park a 25' wide buffer area made up of existing vegetation, berming, landscaping or a combination thereof shall be provided within upland areas along the southern PD boundary. The required vegetative screening shall be a minimum of 10feet tall and achieve 75% opacity at time of the initial issuance of certificates of occupancy for the project. The proposed plantings to achieve the screening shall consist of subcanopy and canopy fire resistant species as provided for in the Firewise Landscape Requirements (Table 2) of the Environment Management Plan and are to be provided in several staggered layers of plantings to achieve a more natural look. All proposed plantings shall include an irrigation plan or other irrigation methods designed to reasonably ensure survival of proposed plantings (which might consist of water wagon, water bags, etc.) as approved by the County. This buffer will be a separate tract not included as part of the residential lot.

~~23~~22. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans or plats.

- ~~24~~23. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plans or plat as part of the Subdivision Review process. Modifications to the general site plan not affecting required setbacks or buffers may be permissible in order to preserve trees identified as Grand Oaks.
- ~~25~~24. The applicant shall develop a Surface Water Quality Monitoring Program (SWQMP) to be approved by EPC with input provided by Tampa Bay Water. The SWQMP shall demonstrate compliance with Chapters 1-5 and 1-11 of the EPC Enabling Acts and Rules and is designed to implement the protective measures established in the Planned Environmental Community and the Two Rivers Preserve Environmental Management Plan. The SWQMP shall be approved by EPC prior to issuance of the initial Hillsborough County Construction Permit, and shall be implemented on each phase throughout construction of the development infrastructure until all three of the following benchmarks are achieved, unless otherwise defined within the approved SWQMP: (1) Approval of the Transfer to Operation Phase of the SWFWMD ERP; (2) Completion of construction activities, including stabilization of the project site where a uniform layer of vegetation has been established on disturbed areas; and (3) Monitoring compliance node locations approved under the SWQMP meet water quality criteria established in the SWQMP.
- ~~26~~25. The stormwater system for Two Rivers Preserve shall be designed with the objective of no appreciable decrease in the volume of surface water discharge to the Hillsborough River from pre-developed conditions. The applicant shall provide pre and post-developed volume distribution calculations to demonstrate that post-developed hydration volume inputs to wetlands and/or waters of the County are not reduced by an amount greater than 5% from the pre-developed conditions. (Current EPC criteria allows 10% reduction.) The pre and post-developed hydration volume distribution calculations shall be based on storm event return frequencies identified in the engineering review criteria of the EPC Applicant's Handbook, including using the mean annual storm event. The pre and post-developed hydration volume distribution calculations shall be approved by EPC prior to issuance of a Hillsborough County Construction Permit.
- ~~27~~26. Stormwater design shall also include low impact development techniques (LIDS) to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable State water quality standards.
- ~~28~~27. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
- ~~29~~28. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and the Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
- ~~29~~28.1 If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
- ~~29~~28.2 Take immediate measures to ensure no surface water drains into the affected areas.
- ~~29~~28.3 Visually inspect the affected area.
- ~~29~~28.4 Excavate and backfill as required to fill the affected area and prevent further subsidence.
- ~~29~~28.5 Use geotextile materials in the backfilling operation, when appropriate.



- ~~2928.6~~ If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
- ~~2928.7~~ If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
- ~~3029.~~ Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
- ~~3130.~~ Subject to the review and approval by County staff and FDOT, the project shall be limited to one primary access connection on US 301. Both left and right turn lanes shall be required. The exact location shall be determined at the time of site construction review in coordination with FDOT PDE study (FPID#255796-1).
- ~~3130.a~~ A separate access point on US 301 may be permitted for public access to proposed trail subject to County staff and FDOT approval. The exact location shall be determined at the time of site construction review to ensure impacts to wetlands are avoided to the greatest possible extent.
- ~~3231.~~ The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.
- ~~3332.~~ Proposed east-west collector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as "Future Roadway Connection."
- ~~3433.~~ ADA pedestrian interconnectivity shall be provided between all uses within the PD.
- ~~3534.~~ Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~3635.~~ In accordance with the Land Development Code and/or the Technical Review Manual and subject to the review and approval by County Staff, based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The applicant shall provide for sufficient driveway throat depth to safely allow vehicle to stack at the entrance gates to avoid traffic backing out onto US 301.
- ~~3736.~~ US 301 is currently on the Hillsborough County Corridor Plan as a four lane divided roadway. The applicant's property is adjacent to US 301. Section 5.11.05 of the County's Land Development Code requires that all development on or adjacent to planned corridors designated for improvement in the Future of Hillsborough Comprehensive Plan and identified on the Corridor Plan Listing shall be consistent with the transportation functions of the corridors. Planned future corridors shall be protected from encroachment by structures, parking areas, or drainage facilities, except as may be allowed on an interim basis in accordance with Section 5.11.09.
- ~~3837.~~ The applicant shall be required to preserve or dedicate and convey right of way for the future widening of US 301. The amount of right of way required will vary depending on the right of way restrictions along US 301. The existing right-of-way along US 301 is 100 feet. The proposed right of way required to construct a 4-lane

divided rural roadway is approximately 148 feet. The applicant shall only be required to provide half the required right-of-way necessary to achieve a total of 148 feet or 74 feet from centerline.

- ~~39~~38. The location of internal roadways and access points may be modified to accommodate existing or proposed natural features, provided minimum buffers and setbacks are maintained.
- ~~40~~39. 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.
- ~~41~~40. In accordance with Policy 47.4 of the Comprehensive Plan, the project shall be served by a public central wastewater and potable water system which shall be provided at the developer's expense.
- ~~42~~41. 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.
- ~~43~~42. Wetland setback areas shall be consistent with the Planned Environmental Community ½ Table 1 as shown on the site plan.
- ~~44~~43. 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.
- ~~45~~44. 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.
- ~~46~~45. Effective 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.
- ~~47~~46. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

**Zoning Administrator Sign Off:**

*J. Brian Grady*

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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



**APPLICATION NUMBER:** PRS 25-0584

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: May 13, 2025

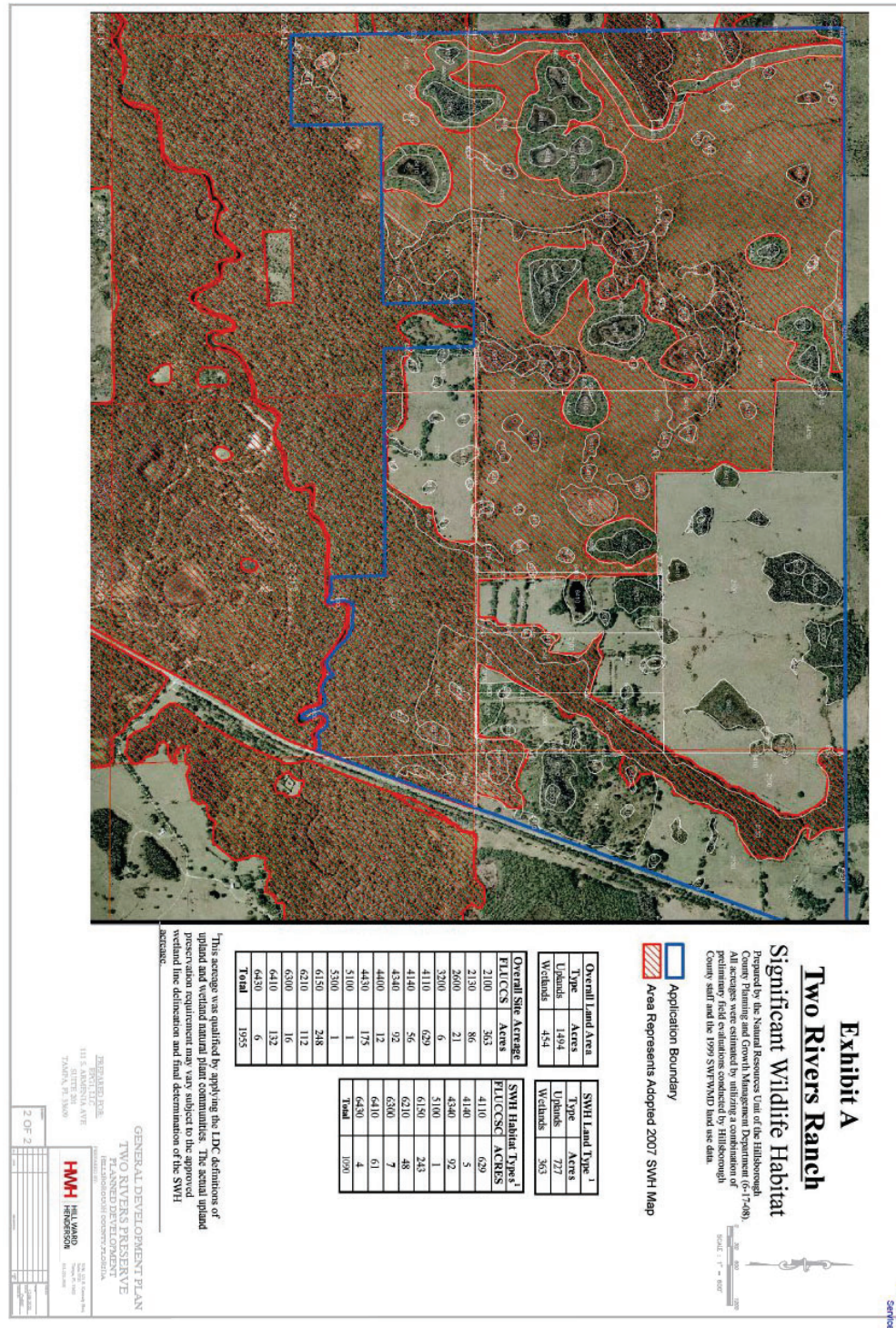
Case Reviewer: Michelle Heinrich, AICP

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

## 8.1 Approved Site Plan (Full)

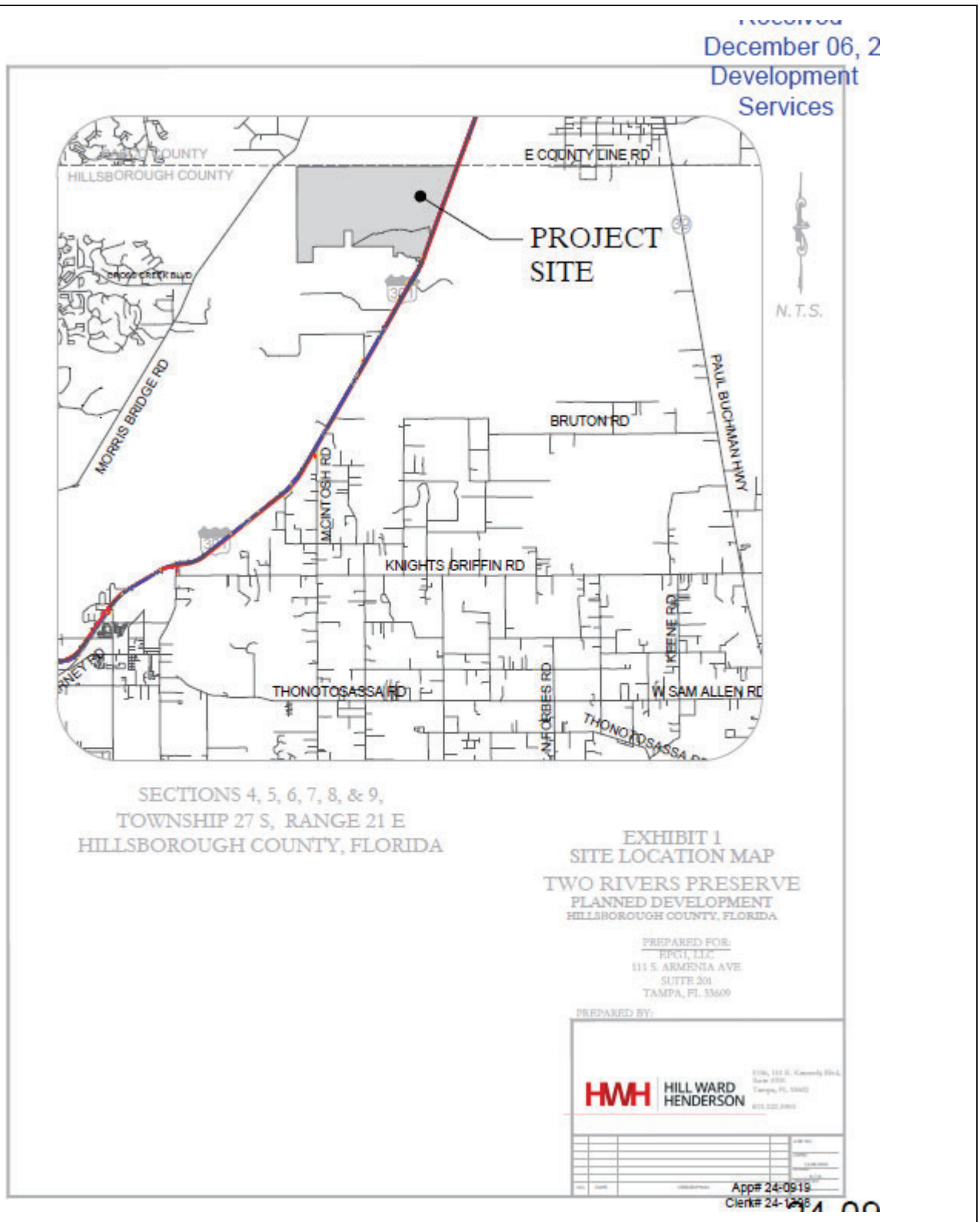
## 8.1 Approved Site Plan (Full)







## 8.1 Approved Site Plan (Full)





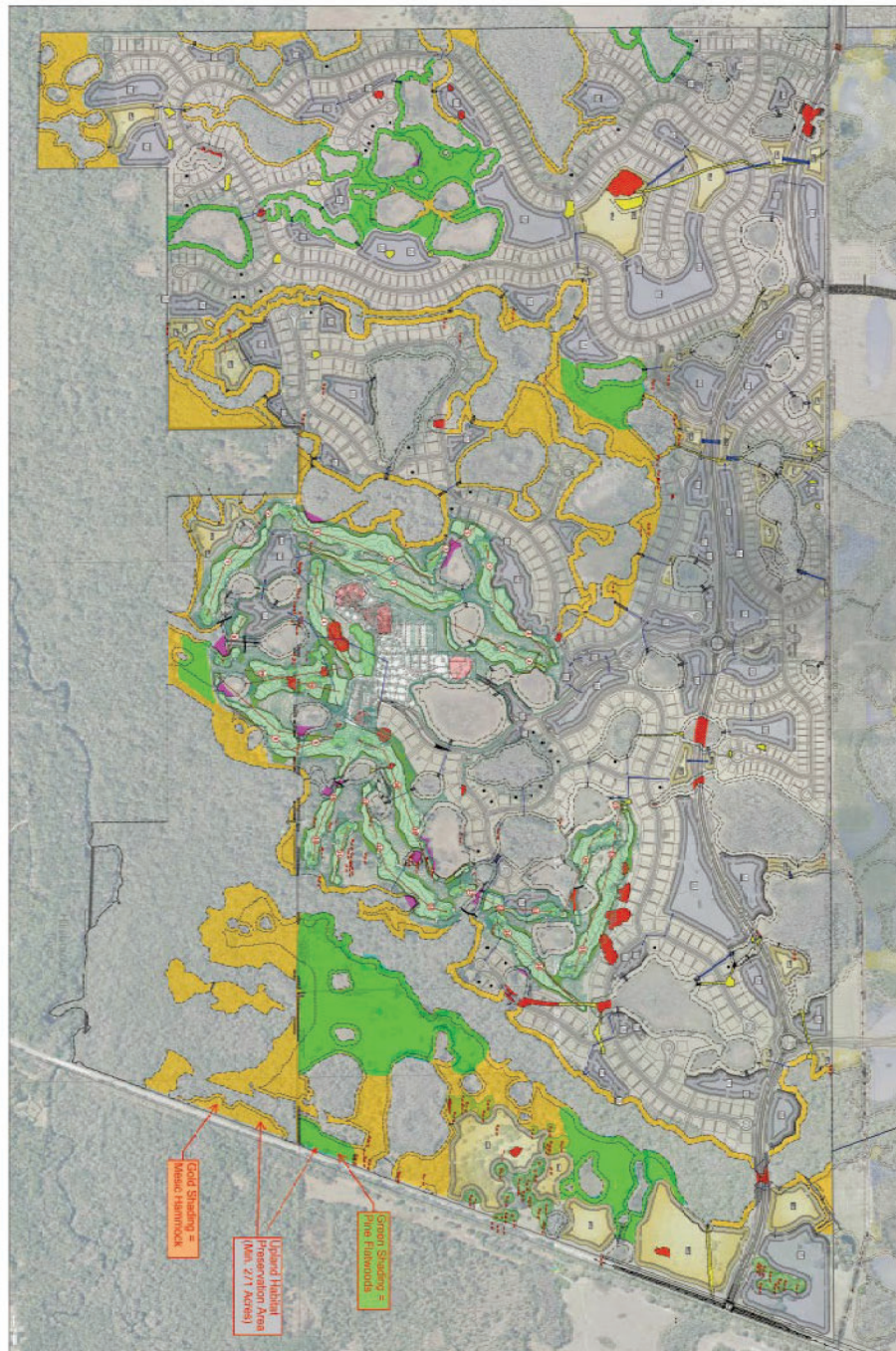
## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)

EXHIBIT 1

TWO RIVERS - HILLSBOROUGH  
Wildlife Habitat

06-14-2024



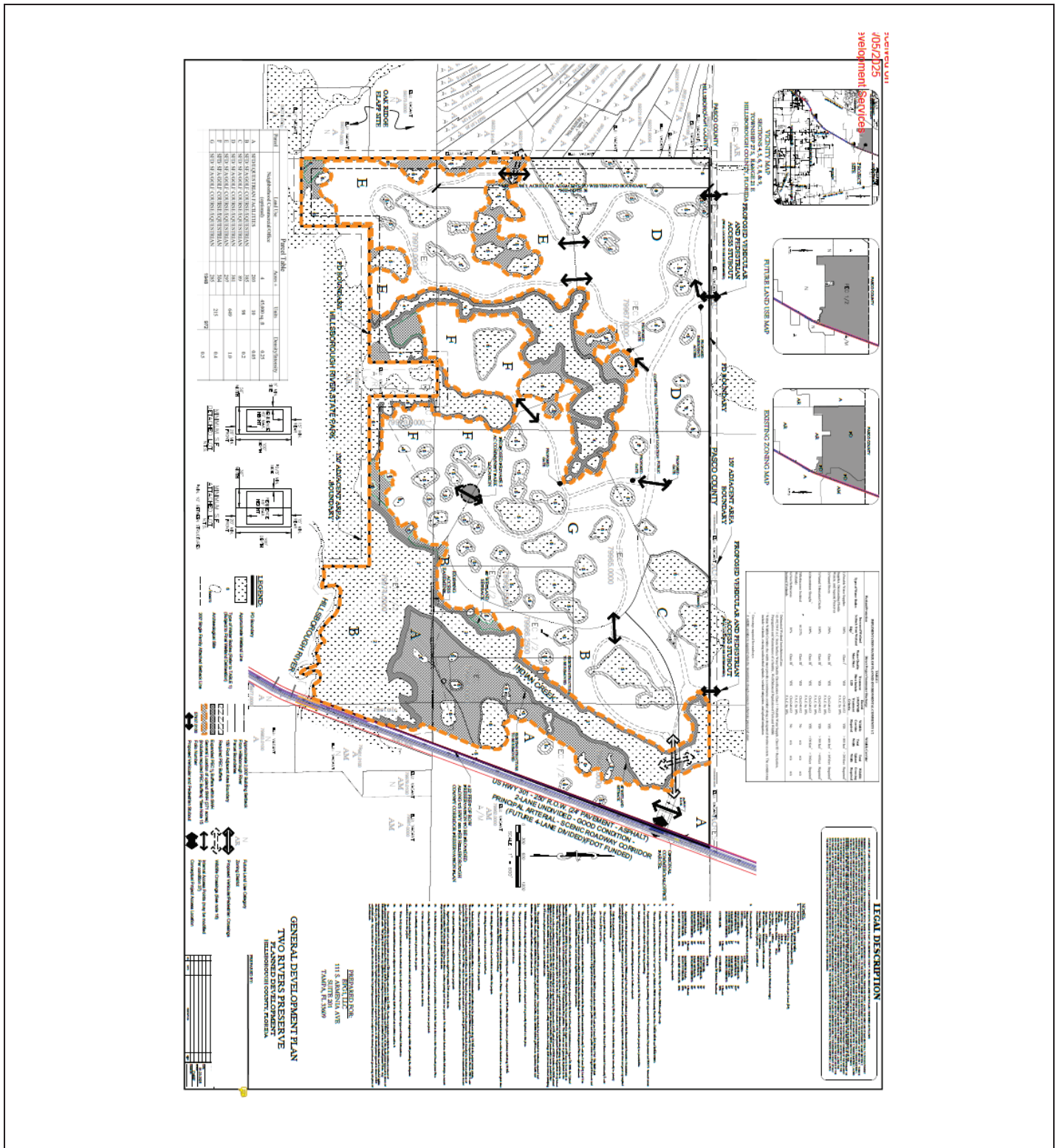






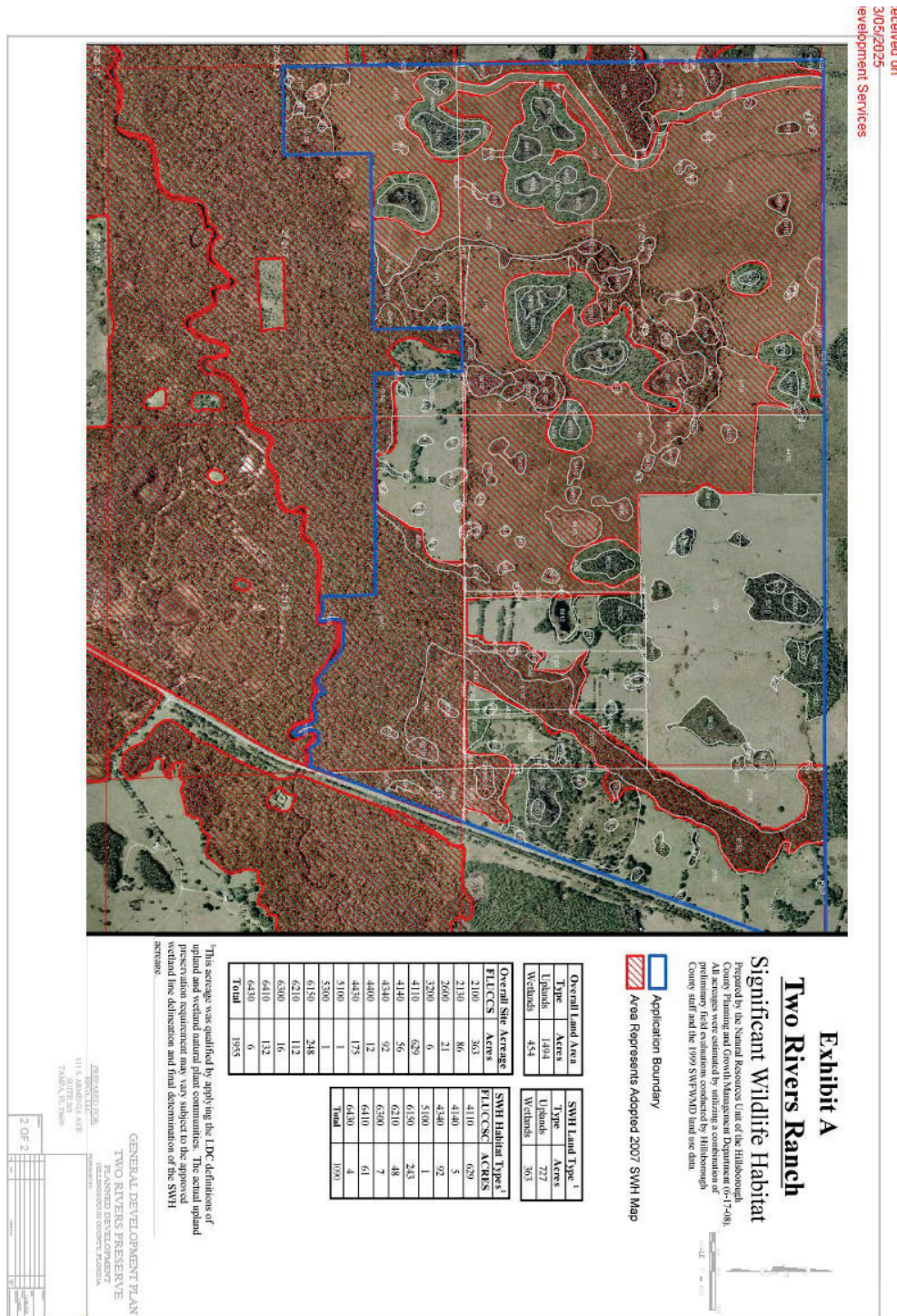
## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)



## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)







**APPLICATION NUMBER: PRS 25-0584**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Michelle Heinrich, AICP

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## **9.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/24/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural (ER)

PETITION NO: PRS 25-0584

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #07-1838, as most recently amended by PRS 24-0219. The property is located on the west side of US 301 along the Hillsborough-Pasco County line, approximately 3.5 miles north of McIntosh Rd.

The existing PD consists of +/-1,948 acres approved for 45,000 square feet of commercial and or commercial/office uses, 974 single family detached dwellings, an 18-hole golf course and accessory equestrian facilities; and a publicly accessible trail access to the Hillsborough River with a separate access and parking located along US 301. The future land use is Planned Environmental Community (PEC).

The current PRS request proposes to remove public access to the Hillsborough River State Park and to remove the associated public parking lot from the subject site. This change will not result in an increase in development intensity or type of land use previously approved.

As the proposed change will not result in a change to the project's development intensity or type of land use or change the approved access, a new trip generation and site access analysis is not required. County staff has prepared analysis of the potential trips generated by previously approved PD zoning, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

#### Approved PD Zoning Entitlements:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000sf – Shopping Center (ITE LUC 821)	3,038	78	233
PD: 974 Units – Single-Family Detached (ITE LUC 210)	8,192	591	844
PD: 18 Holes – Golf Course (ITE LUC 430)	526	30	53
Total Trips Generated	11,756	699	1,130
Passerby Trips	N/A*	0	61
Trip Capture	N/A*	14	108
<b>Net Trips</b>	<b>11,756</b>	<b>685</b>	<b>961</b>

Note: \* 24 Hour passerby trip/trip capture for the proposed use scenario not available.

This modification will not result in any change in trip generation.

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

US 301 is a 2-lane, undivided, rural arterial roadway maintained by FDOT. It is characterized by +/- 12-foot travel lanes with +/-5 paved shoulders for a total +/-34 feet of pavement in average condition. There are no sidewalks in the vicinity of the project. Right-of-way along the project frontage is +/- 109 feet wide.

This segment of US 301 is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 4-lane section. FDOT is currently conducting a Project Development and Environment (PDE) study [WPI Segment No. 255796-1], but it has not yet been completed and approved. The PD site plan depicts the required right-of-way preservation as +/-22 feet along the project frontage as previously approved.

## **SITE ACCESS AND CONNECTIVITY**

The project is current approved with access to the site provided via one full access connections to US 301.

The proposed removal of a planned public access to the Hillsborough River State Park will not impact the access to the remainder of the site as they were not connected internally for vehicular traffic.

## **ROADWAY LEVEL OF SERVICE**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US 301	MCINTOSH RD	PASCO COUNTY	C	C

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

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" 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 Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,756	685	961
Proposed	N/A	N/A	N/A
Difference (+/-)	0	0	0

\*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes: Connectivity is provided to related project to the north in Pasco County.				

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

## 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Elimination of the planned public access to the Hillsborough River State Park will not impact the access to the remainder of the site as they were not connected internally for vehicular traffic.

**CURRENTLY  
APPROVED**



Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 6, 2024.

1. The project shall be developed in accordance with the Planned Environmental Community ½ Land Use Category, the Environmental Management Plan received by the Development Services Department on May 3, 2008, and the conditions contained herein.
2. The project shall be permitted a maximum of 972 dwelling units and a maximum of 45,000 square feet of CN uses subject to the conditions contained herein. Private equestrian facilities, to include stables and trails, shall also be permitted. A maximum of 974 dwelling units may be permitted provided the commercial entitlements are reduced by 21,780 square feet for each additional dwelling unit developed over 972.
  - 2.1 Development within the project shall not exceed 110 dwelling units prior to July 1, 2012. Further transportation analysis for the maximum amount of development authorized by the Comprehensive Plan category shall be provided to Hillsborough County and FDOT prior to site development approval in excess of 110 residential units. This policy does not relieve any applicant from meeting concurrency requirements as specified in the Land Development Code. Any transportation improvements shown to be needed to maintain the adopted level of service standards for impacted transportation facilities must be included within the five (5) year Schedule of Capital Improvements in the Capital Improvements Element as required by law prior to site development approval in excess of 110 residential units. Any amendments to update the schedule within the Capital Improvements Element are subject to the statutory procedures governing adoption of such elements.
  - 2.2 Prior to Construction Plan approval for any residential development, the applicant shall provide information regarding the total number of units developed or permitted within the project. This information shall be included on all approved Construction Plan for the project.
3. A private golf course with accessory clubhouse and maintenance facilities shall permitted within the project subject to the following:
  - 3.1 The golf course and/or accessory clubhouse and maintenance facilities shall be permitted within Parcels B, C, D, E, F and G provided it does not result in a fragmentation of the Upland Significant Wildlife Habitat. The location and design of the golf course shall only be permitted within the above identified Parcels after completion of the wetland delineations and the final determination of the extent of the Significant Wildlife Habitat acreage to be preserved. The location and design of the golf course shall be subject to review and approval of the Natural Resources Team. Additionally, the design shall at a minimum meet the standards necessary to qualify for the Audubon International Bronze Signature Program.
  - 3.2 Prior to Preliminary Plan approval for the golf course, the developer shall obtain an Operating Permit in accordance with Section 3.05.08 of the Wellhead and Surface Water Resource Protection Ordinance. In order for the Operating Permit to be approved by the County, the developer shall demonstrate at a minimum, the use of Best Available Technology (BAT) and/or Best Management Practices (BMP) (i.e. Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, Florida Department of Environmental Protection 2007).

4. Should a wetland delineation indicate that wetlands account for 25% or more of the overall project, the total number of residential units and/or non-residential square footage shall be decreased in accordance with Comprehensive Plan Policy 13.3 (Environmentally Sensitive Land Credit) and if total units are decreased in accordance with Comprehensive Plan Policy 13.3, the total number of residential units shall be increased by calculating a 25% density credit for the Upland Forest Preservation area acreage being protected through compliance with the zoning conditions contained herein (in lieu of a Conservation Easement) and as otherwise envisioned per Policy 13.1 of the Comprehensive Plan. Each Preliminary Plat shall provide the delineated wetland acreage of the entire PD to allow blending of density throughout the PD. Alternatively, each Preliminary Plat shall provide the delineated acreage of the Plat area and be developed in accordance with Comprehensive Plan Policy 13.3 with no blending of density throughout the PD.

- 4.1 Upland Forest area shall be set aside on a project phase basis and shall be reflected on the Preliminary Plats, Construction Plans and Final Plats for each defined development phase. The Upland Forest area is shown conceptually in a graphic attached to the site plan as an Exhibit 1 and shall serve as the base map for phased set asides of the Upland Forest area. As the design/permitting progresses for each development phase, the exact acreage, configuration, and location of the Upland Forest to be set aside shall be memorialized on the final plats, but in no case shall the Upland Forest area be reduced below 271 acres. Any reduction in the Upland Forest area below 271 acres shall be treated as a Critical Design Feature in accordance with LDC 5.03.07.A, and shall require a Major Modification submittal, review and approval by the BOCC. The Upland Forest area to be protected and maintained shall be managed by the CDD, consistent with the approved EMP.

5. Unless otherwise specified herein, single-family detached conventional lots shall be developed in accordance with the following:

Minimum Lot Size:	5,000 square feet
Minimum Front Yard:	20 feet
Minimum Rear Yard:	15 feet
Minimum Side Yard:	5 feet
Minimum Lot Width:	50 feet
Maximum Building Height:	49 feet/3-stories*
Maximum Building Coverage:	50%

\*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

6. A maximum of 25% of the total number of units permitted shall be single-family attached units. Single-family attached lots shall be developed in accordance with the following:

Minimum Lot Size:	3,000 square feet
Minimum Front Yard:	20 feet
Minimum Rear Yard:	15 feet
Minimum Side Yard:	5 feet/minimum 10 feet between structures
Minimum Lot Width:	30 feet
Maximum Building Height:	49 feet/3-stories*
Maximum Building Coverage:	50%

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\*Units located 100 feet or more from the southern PD boundary shall permit a maximum building height of 60 feet.

7. Development Parcels (A-G) shall be located as shown on the site plan and the maximum number of units per Parcel shall be in accordance with the Parcel Table as shown on the site plan.
8. Residential development within Parcel A shall be developed in accordance with ASC-1 zoning district standards. No lots shall have direct access onto US 301 and all buildings shall be setback a minimum of 100 feet from the eastern property line at the time of subdivision.
9. All development adjacent to the western project boundary shall be consistent with the following standards. These standards shall not apply to development adjacent to the Oak Ridge ELAPP site.
  - 9.1 Single-family detached conventional lots that directly abut the western property line shall be developed in accordance with ASC-1 zoning district standards.
  - 9.2 Single-family attached structures shall be setback a minimum of 200 feet from the western project boundary.
  - 9.3 Single-family detached conventional units on lots containing less than 1 acre of land shall be setback a minimum of 100 feet from the western project boundary.
  - 9.4 If single-family attached dwelling units or lots containing less than 1 acre of land are developed along the western boundary, consistent with conditions 9.2 and 9.3 above, a minimum 25-foot wide landscape buffer shall be provided along the western boundary. Landscaping consistent with a Type B screen shall be provided within the buffer. Existing vegetation may be used to meet this buffer requirement subject to review and approval by Natural Resources.
10. The non-residential portion of the project shall be generally located as shown on the site plan and shall be developed in accordance with CN zoning district standards, excluding FAR and unless otherwise stated, and in accordance with the following:
  - 10.1 Individual buildings shall contain no more than 25,000 square feet of gross floor space and maximum building height shall be 60 feet. Buildings shall comply with an additional setback of 2 feet for every 1 foot over 20 feet in height, to be added to required buffers.
  - 10.2 Buildings shall be externally clad with brick, stone, stucco, wood, wood slats, fiber cement (such as Hardiplank) or vinyl slat-style siding. Non-surfaced cement or block shall not be utilized, and paint shall not constitute a surface for the purpose of complying with this condition.
  - 10.3 Buildings shall have shingle, metal, or architectural tile roofs with a minimum pitch of three to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be permitted.
  - 10.4 Fences/walls shall be in accordance with the Land Development Code unless otherwise specified herein.

Fence design and material shall be limited to the following:

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- 10.4.1 Fencing material shall consist of either split rail, three-board, four-board, horse wire with single board, PVC, or other natural wood fencing. Fencing shall be designed with a minimum spacing of four feet between posts and 12 inches between spanning members; or
- 10.4.2 Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least four feet apart. The base and columns shall be encased in brick, stucco, or stone and the spanning members shall have a maximum opacity of 50 percent; or
- 10.4.3 Green, black, aluminum, chain link or wrought iron fencing. Attachment of slats or other non-vegetative screening to the fence shall be prohibited.
- 10.5 Prior to Construction Plan approval for any non-residential use, the developer shall submit a building elevation for review and approval to include sufficient detail to ensure compliance with the conditions contained herein.
11. Platted lots shall exceed the lawn restrictions of Section 6.06.03.D.8 of the Land Development Code by a minimum of 20%.
12. A minimum of 40% of the gross site area shall be for Open Space to include wetlands, required and additional wildlife corridors, significant wildlife habitat preservation, equestrian and/or public trails, upland buffers and upland natural areas, wetland buffers, preserved uplands, and other passive recreation areas located within the property. In no instance shall Open Space, exclusive of delineated wetlands, be less than 15% of the gross site area.
- 12.1 Prior to Preliminary Plat approval for any portion of this project, the developer shall provide documentation indicating the amount of open space provided within the plat as well as within all other previously approved plats. Prior to Preliminary Plat approval for more than 50% of the project's gross acreage, the developer shall provide documentation demonstrating compliance with the open space requirements of the PEC ½ Land Use for the entire project.
- 12.2 Permitted activities within required buffers and open space shall include access to passive amenities or other improvements, such as installation of picnic facilities and other structures for passive recreation, which are designated as amenities for the use of natural areas.
- 12.3 Paths, trails, or other amenities necessary to provide pedestrian access to trails or natural areas shall be permitted within buffer or open space areas. Sidewalks shall not be constructed within any required buffer areas.
13. The developer shall provide a community park within the project containing a minimum of 5 contiguous acres of land. The park may include recreational amenities including, but not be limited to, a clubhouse/community center, swimming facilities, tennis facilities, basketball court, playgrounds, and picnic areas. The park shall not be located within any Upland Significant Wildlife Habitat areas and shall be accessible via the internal roadway within the project. At the time of Preliminary Plat submittal for the 487th dwelling unit, the location of the park shall be identified, with evidence of such identified location provided in a manner acceptable to the County. Prior to the issuance of a Certificate of Occupancy for the 487th dwelling unit, the park shall be developed.



14. Public access shall be provided to a point with a view of the Hillsborough River. The public access to the river shall include a parking area with a minimum of 5 spaces in the general area as shown on the General Site Plan. With the exception of ADA required spaces, the parking spaces shall not be paved but shall remain pervious and be stabilized to result in a dustless surface. Required parking shall meet all other standards of the Land Development Code. The public access trail between the parking area and a point on the north shore of the Hillsborough River that will allow for a view of the river shall be a minimum of six feet wide. The exact type, configuration and location of the trail shall be subject to review and approval by the EPC and Natural Resources Team. The construction of this parking area, trail and viewing area shall be completed concurrent with or prior to the final plat of the first phase of development.
15. Within six (6) months of BOCC approval of this rezoning application, the developer shall coordinate with the Natural Resources Team to quantify the Upland Significant Wildlife Habitat (SWH) acreage and to the extent applicable, the Essential Wildlife Habitat acreage. Upland SWH preservation acreage shall exceed the Land Development Code requirement by 10% in accordance with the PEC ½ Comprehensive Plan Policies. Upland SWH preservation acreage shall be determined by applying the LDC preservation standards for SWH and by utilizing Exhibit A, entitled Two Rivers Ranch Significant Wildlife Habitat, as a foundation for this determination. A revised General Development Plan depicting the Upland Habitat acreage and the general preservation location shall be submitted for certification to the Planning and Growth Management Department within this six (6) month period. No LDC Preliminary Site Plan or Subdivision approvals or building permits shall be issued until this condition has been completely addressed.
16. Prior to or concurrent with the submittal of the initial preliminary plats or plans in consideration with the overall boundaries of this rezoning request, the Developer will further coordinate with the Natural Resources Unit of the Planning and Growth Management Department, the designation of the required on-site upland habitat preservation in consideration of the overall property boundaries as represented by this zoning application. It is agreed that the on-site preservation areas are to incorporate the existing natural plant communities and to be focused along the larger existing natural features such as the Hillsborough River, the Intermittent Slough in the center of the site and Indian Creek. Any additional upland preservation required shall be achieved consistent with the provisions of the LDC through habitat restoration and the mechanisms stipulated in the Planned Environmental Community ½ Comprehensive Plan category, with the intent to restore such upland area to a high-quality natural plant community as defined by the LDC.
17. The Applicant has conducted an initial wildlife survey for endangered, threatened and species of special concern and submitted a report of findings to the County. Additional pre-construction breeding season surveys for Florida sandhill cranes, Southeastern American Kestrel and Sherman's fox squirrels shall be required. Species specific breeding season surveys shall be conducted within and adjacent to any parcel which contains suitable habitat when the recognized breeding season of these listed species immediately precedes or will coincide with initiation of construction activities in order to confirm the presence or non-presence of these species as well as any appropriate conservation, permit or mitigation measures.
  - 17.1 In order to evaluate the preservation requirements for the gopher tortoise a FFWCC standard burrow survey shall be conducted prior to or concurrent with submittal of any construction plans for each development phase within the overall boundaries of this rezoning request. If applicable, Essential Wildlife Habitat for this species as defined by the LDC shall be addressed in the Upland Habitat Management Plan. In addition, the applicant/developer shall obtain necessary permit(s) from the FFWCC prior to the issuance of any land alteration permits. Onsite relocation will be the

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preferred method for permitting and management of gopher tortoises based on recommendation and approval from the FFWCC. If listed commensal species, such as the gopher frog, are documented onsite, such species shall be managed concurrent with gopher tortoises in accordance with the issued FFWCC permit and shall be relocated into a habitat preserve suitable to support the identified commensal species.

- 17.2 The applicant must provide an updated wildlife survey and report for endangered, threatened and species of special concern to the County. This report must be submitted prior to or with the preliminary subdivision plat or preliminary site construction plans.
18. Prior to or concurrent with the submittal of any preliminary plats or plans and in consideration with the overall boundaries of this rezoning request, an Upland Habitat Management Plan in accordance to the LDC shall be submitted to Hillsborough County for approval. The plan shall address all required upland SWH preservation, habitat restoration and all listed species occurring or expected to occur within those preserves. Adjustments to proposed SWH preservation/mitigation areas may be allowed as the project develops provided the adjustments are consistent with the intent of the approved Habitat Management Plan and are acceptable to the County Natural Resources staff.
19. Bona fide agricultural activities, as defined by the Land Development Code, are permitted as interim uses on the subject property.
20. The proposed planned development abuts the Hillsborough River State Park and the Oak Ridge Preserve site. Prior to or concurrent with the submittal of the initial preliminary plats or plans, a project compatibility plan (LDC Article IV) must be submitted for approval to the Florida Department of Environmental Protection and the County Park's Conservation Services Section. Additionally, the plan submitted to FDEP will include for approval by FDEP emergency fire notification procedures, designed to minimize potential secondary damages to the park. Documentation demonstrating approval of these plans must be provided to the Natural Resources Unit of Development Services Department.
21. Prior to or concurrent with the initial preliminary plats or plans submittal the Developer shall coordinate for approval with the Natural Resources Unit of Development Services Department in identifying the locations and types of all required wildlife crossings where appropriate. The locations and types of these crossings must be depicted on the all applicable preliminary plats or plans for each development application. Design standards shall be in accordance with the recommendations of the Florida Fish and Wildlife Conservation Commission and shall be planned to accommodate those species expected to utilize the crossings. Crossing details shall be incorporated into the construction plans for review and approval by the County.
22. To protect the view shed from within the Hillsborough River State Park a 25' wide buffer area made up of existing vegetation, berming, landscaping or a combination thereof shall be provided within upland areas along the southern PD boundary. The required vegetative screening shall be a minimum of 10feet tall and achieve 75% opacity at time of the initial issuance of certificates of occupancy for the project. The proposed plantings to achieve the screening shall consist of subcanopy and canopy fire resistant species as provided for in the Firewise Landscape Requirements (Table 2) of the Environment Management Plan and are to be provided in several staggered layers of plantings to achieve a more natural look. All proposed plantings shall include an irrigation plan or other irrigation methods designed to reasonably ensure survival of proposed plantings (which might consist of water wagon, water bags, etc.) as approved by the County. This buffer will be a separate tract not included as part of the residential lot.

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23. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans or plats.
  24. The locations of trees that qualify as Grand Oaks must be identified on the submitted preliminary plans or plat as part of the Subdivision Review process. Modifications to the general site plan not affecting required setbacks or buffers may be permissible in order to preserve trees identified as Grand Oaks.
  25. The applicant shall develop a Surface Water Quality Monitoring Program (SWQMP) to be approved by EPC with input provided by Tampa Bay Water. The SWQMP shall demonstrate compliance with Chapters 1-5 and 1-11 of the EPC Enabling Acts and Rules and is designed to implement the protective measures established in the Planned Environmental Community and the Two Rivers Preserve Environmental Management Plan. The SWQMP shall be approved by EPC prior to issuance of the initial Hillsborough County Construction Permit, and shall be implemented on each phase throughout construction of the development infrastructure until all three of the following benchmarks are achieved, unless otherwise defined within the approved SWQMP: (1) Approval of the Transfer to Operation Phase of the SWFWMD ERP; (2) Completion of construction activities, including stabilization of the project site where a uniform layer of vegetation has been established on disturbed areas; and (3) Monitoring compliance node locations approved under the SWQMP meet water quality criteria established in the SWQMP.
  26. The stormwater system for Two Rivers Preserve shall be designed with the objective of no appreciable decrease in the volume of surface water discharge to the Hillsborough River from pre-developed conditions. The applicant shall provide pre and post-developed volume distribution calculations to demonstrate that post-developed hydration volume inputs to wetlands and/or waters of the County are not reduced by an amount greater than 5% from the pre-developed conditions. (Current EPC criteria allows 10% reduction.) The pre and post-developed hydration volume distribution calculations shall be based on storm event return frequencies identified in the engineering review criteria of the EPC Applicant's Handbook, including using the mean annual storm event. The pre and post-developed hydration volume distribution calculations shall be approved by EPC prior to issuance of a Hillsborough County Construction Permit.
  27. Stormwater design shall also include low impact development techniques (LIDS) to reduce the discharge of pollutant loads into receiving water bodies and to facilitate all stormwater exiting the site in meeting all applicable State water quality standards.
  28. Retention facilities and any other construction-related activity shall not breach the clay confining layer, and in no event shall contact with the limestone aquifer be allowed.
  29. Should any noticeable soil slumping or sinkhole formation become evident, the applicants/developers shall immediately notify the County, Tampa Bay Water and the Southwest Florida Water Management District (SWFWMD), and adopt one (1) or more of the following procedures as determined to be appropriate by the County and SWFWMD:
    - 29.1 If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.

- 29.2 Take immediate measures to ensure no surface water drains into the affected areas.
- 29.3 Visually inspect the affected area.
- 29.4 Excavate and backfill as required to fill the affected area and prevent further subsidence.
- 29.5 Use geotextile materials in the backfilling operation, when appropriate.
- 29.6 If the affected area is in the vicinity of a water retention area, maintain a minimum distance of five (5) feet from the bottom of the retention pond to the surface of the limerock clay or karst connection.
- 29.7 If the affected area is in the vicinity of a water retention area and the above methods do not stabilize the collapse, relocate the retention area.
- 30. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridian Aquifer is prohibited.
- 31. Subject to the review and approval by County staff and FDOT, the project shall be limited to one primary access connection on US 301. Both left and right turn lanes shall be required. The exact location shall be determined at the time of site construction review in coordination with FDOT PDE study (FPID#255796-1).
  - 31.a A separate access point on US 301 may be permitted for public access to proposed trail subject to County staff and FDOT approval. The exact location shall be determined at the time of site construction review to ensure impacts to wetlands are avoided to the greatest possible extent.
- 32. The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.
- 33. Proposed east-west collector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. The exact location of the three (3) stubout connections to Pasco County shall be determined at the time of site construction review in concert with the planned Pasco County phase. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as "Future Roadway Connection."
- 34. ADA pedestrian interconnectivity shall be provided between all uses within the PD.
- 35. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 36. In accordance with the Land Development Code and/or the Technical Review Manual and subject to the review and approval by County Staff, based on the projected trip generation to the site, access onto the public road would be via "Type III" Major Roadway Connection (more than 1,500 trip ends per day). The applicant shall provide for sufficient driveway throat depth to safely allow vehicle to stack at the entrance gates to avoid traffic backing out onto US 301.



37. US 301 is currently on the Hillsborough County Corridor Plan as a four lane divided roadway. The applicant's property is adjacent to US 301. Section 5.11.05 of the County's Land Development Code requires that all development on or adjacent to planned corridors designated for improvement in the Future of Hillsborough Comprehensive Plan and identified on the Corridor Plan Listing shall be consistent with the transportation functions of the corridors. Planned future corridors shall be protected from encroachment by structures, parking areas, or drainage facilities, except as may be allowed on an interim basis in accordance with Section 5.11.09.
38. The applicant shall be required to preserve or dedicate and convey right of way for the future widening of US 301. The amount of right of way required will vary depending on the right of way restrictions along US 301. The existing right-of-way along US 301 is 100 feet. The proposed right of way required to construct a 4-lane divided rural roadway is approximately 148 feet. The applicant shall only be required to provide half the required right-of-way necessary to achieve a total of 148 feet or 74 feet from centerline.
39. The location of internal roadways and access points may be modified to accommodate existing or proposed natural features, provided minimum buffers and setbacks are maintained.
40. 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.
41. In accordance with Policy 47.4 of the Comprehensive Plan, the project shall be served by a public central wastewater and potable water system which shall be provided at the developer's expense.
42. 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.
43. Wetland setback areas shall be consistent with the Planned Environmental Community ½ Table 1 as shown on the site plan.
44. 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.
45. 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.
46. Effective 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.
47. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have

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not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/24/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural (ER)

PETITION NO: PRS 25-0584

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #07-1838, as most recently amended by PRS 24-0219. The property is located on the west side of US 301 along the Hillsborough-Pasco County line, approximately 3.5 miles north of McIntosh Rd.

The existing PD consists of +/-1,948 acres approved for 45,000 square feet of commercial and or commercial/office uses, 974 single family detached dwellings, an 18-hole golf course and accessory equestrian facilities; and a publicly accessible trail access to the Hillsborough River with a separate access and parking located along US 301. The future land use is Planned Environmental Community (PEC).

The current PRS request proposes to remove public access to the Hillsborough River State Park and to remove the associated public parking lot from the subject site. This change will not result in an increase in development intensity or type of land use previously approved.

As the proposed change will not result in a change to the project's development intensity or type of land use or change the approved access, a new trip generation and site access analysis is not required. County staff has prepared analysis of the potential trips generated by previously approved PD zoning, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

#### Approved PD Zoning Entitlements:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000sf – Shopping Center (ITE LUC 821)	3,038	78	233
PD: 974 Units – Single-Family Detached (ITE LUC 210)	8,192	591	844
PD: 18 Holes – Golf Course (ITE LUC 430)	526	30	53
Total Trips Generated	11,756	699	1,130
Passerby Trips	N/A*	0	61
Trip Capture	N/A*	14	108
<b>Net Trips</b>	<b>11,756</b>	<b>685</b>	<b>961</b>

Note: \* 24 Hour passerby trip/trip capture for the proposed use scenario not available.

This modification will not result in any change in trip generation.



## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

US 301 is a 2-lane, undivided, rural arterial roadway maintained by FDOT. It is characterized by +/- 12-foot travel lanes with +/-5 paved shoulders for a total +/-34 feet of pavement in average condition. There are no sidewalks in the vicinity of the project. Right-of-way along the project frontage is +/- 109 feet wide.

This segment of US 301 is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 4-lane section. FDOT is currently conducting a Project Development and Environment (PDE) study [WPI Segment No. 255796-1], but it has not yet been completed and approved. The PD site plan depicts the required right-of-way preservation as +/-22 feet along the project frontage as previously approved.

## **SITE ACCESS AND CONNECTIVITY**

The project is current approved with access to the site provided via one full access connections to US 301.

The proposed removal of a planned public access to the Hillsborough River State Park will not impact the access to the remainder of the site as they were not connected internally for vehicular traffic.

## **ROADWAY LEVEL OF SERVICE**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
US 301	MCINTOSH RD	PASCO COUNTY	C	C

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

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US 301	FDOT Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" 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 Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	11,756	685	961
Proposed	N/A	N/A	N/A
Difference (+/-)	0	0	0

\*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		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes: Connectivity is provided to related project to the north in Pasco County.				

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

### 4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Elimination of the planned public access to the Hillsborough River State Park will not impact the access to the remainder of the site as they were not connected internally for vehicular traffic.

## COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Chris Boles  
Donna Cameron Cepeda  
Ken Hagan  
Christine Miller  
Joshua Wostal



## DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Diana M. Lee, P.E. AIR DIVISION  
Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> May 13, 2025	<b>COMMENT DATE:</b> April 4, 2025
<b>PETITION NO.:</b> 25-0584	<b>PROPERTY ADDRESS:</b> Morris Bridge Rd, 16310, 16302, 17040 N 301 Hwy, Thonotosassa, FL 33592
<b>EPC REVIEWER:</b> Jackie Perry Cahanin	<b>FOLIO #:</b> 0799620000; 0799650000; 0799660000; 0799662500; 0799665000; 0799670000; 0799700000; 0799740000; 0799810100
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241	<b>STR:</b> 04, 05, 06, 07, 08, & 09-27S-21E
<b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	Valid to Date
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	SWFWMD Wetland Survey expires 11/30/2027
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li><li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland</li></ul>	

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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 site plan depicts wetland impacts that were authorized by the Executive Director of the EPC on September 12, 2024. The wetland impacts are indicated for a subdivision and golf course. 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/cb

ec: [kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)



## AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 04/09/2025

**Agency:** Natural Resources **Petition #:** 25-0584

☐ This agency has **no comment**

☐ This agency has **no objections**

☒ This agency has **no objections, subject to listed or attached conditions**

☐ This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 3/11/2025

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 3/25/2025

**PROPERTY OWNER:** EPG1, LLC      **PID:** 25-0584

**APPLICANT:** Eisenhower Property Group, LLC

**LOCATION:** 16302 N 301 Hwy, Thonotosassa, FL 33592  
Morris Bridge Rd, Thonotosassa, FL 33592  
16310 N 301 Hwy, Thonotosassa, FL33592  
17040 N 301 Hwy, Thonotosassa, FL33592

**FOLIO NO.:** 79965.0000, 79967.0000, 79970.0000, 79974.0000, 79966.0000,  
79962.0000, 7998.0010

### AGENCY REVIEW COMMENTS:

The Applicant requests a minor modification to PD 07-1838, as most recently modified by PRS 24-0919, to remove a requirement to provide a parking lot and viewpoint of the Hillsborough River. The modification is necessary to reflect a prior modification to the PD and the Hillsborough County Comprehensive Plan, in line with direction from the State Parks and Recreation Dept. to remove the previously required connections to public parks within the PEC 1/2 future land use category.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site appears to be located within Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC). The area of the property subject to the prohibitions and restrictions of the SWRPA is depicted on the attached map for reference.

The site will consist of a golf course, which is a restricted activity in the SWRPA. The use, handling, production, disposal, and storage of Regulated Substances associated with nonresidential activities is prohibited in SWRPAs. There is a general exemption available for recreational use of Application of Pesticides, Herbicides, Fungicides, and Rodenticides in the SWRPA.



**Hillsborough  
County** Florida

**ENVIRONMENTAL SERVICES DIVISION**

PO Box 1110  
Tampa, FL 33601-1110

The applicant has initiated the permitting process with EVSD for operation of the golf course activities and a general exemption for the recreational use of Application of Pesticides, Herbicides, Fungicides, and Rodenticides in the SWRPA.

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

Based on the information provided, EVSD has no objections to the applicant's request.

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

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**PETITION NO.:** PRS 25-0584      **REVIEWED BY:** Clay Walker, E.I.    **DATE:** 3/11/2025

**FOLIO NO.:** 79965.0000, 79967.0000, 79962.0000, 79966.0000, 79970.0000 + multiple

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A \_\_\_\_ inch water main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☐ A \_\_\_\_ inch wastewater gravity main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_ feet from the site) \_\_\_\_\_. 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 Water Resources Department has no comments or objections.