

**PD Modification Application: PRS 21-1277****Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** January 13, 2022**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant: W. Stewart Gibbons

FLU Category: PEC (Planned Environmental Community)

Service Area: Rural

Site Acreage: 1,948 +/-

Community Plan Area: None

Overlay: None

**Introduction Summary:**

The subject site is zoned PD 07-1838 and is approved for 972 residential units, 45,000 square feet of Neighborhood Commercial uses, private equestrian facilities, trails and a private golf course. A public parking and Hillsborough River viewing area is also approved for the project. This PD was approved under a Future Land Use (FLU) category that allows a gross density of 1 unit per 2 acres when the site is located within a local government's water and wastewater service area (allowing for prohibition septic and private wells) and enhances an adjacent publicly owned park/natural resource.

Existing Approval(s):	Proposed Modification(s):
Two access points along US Highway 301	Decrease to one access point along US Highway 301
One "potential" access point along the northern PD boundary	Provide three access points along the northern PD boundary
Specific public access and parking area as approved under PD 07-1838	Flexible public access and parking area as proposed under PRS 07-1838
Provision of public access and parking area required at an undetermined time	Provision of public access and parking are required at the time of platting for final phase
Internal circulation as approved under PD 07-1838	Revised internal circulation as proposed under PRS 21-1277
Areas of SWH (Significant Wildlife Habitat) as approved under PD 07-1838	Relocate areas of the SWH (Significant Wildlife Habitat)
Water and wastewater to be provided by the City of Tampa	Allow water and wastewater to be provided by the City of Tampa or Hillsborough County
Maximum height of 35 feet for residential and non-residential buildings	Increase the maximum height to 49 feet for residential and non-residential buildings

**Additional Information:**

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

**Planning Commission Recommendation:**  
N/A

**Development Services Recommendation:**  
Approvable, subject to proposed conditions

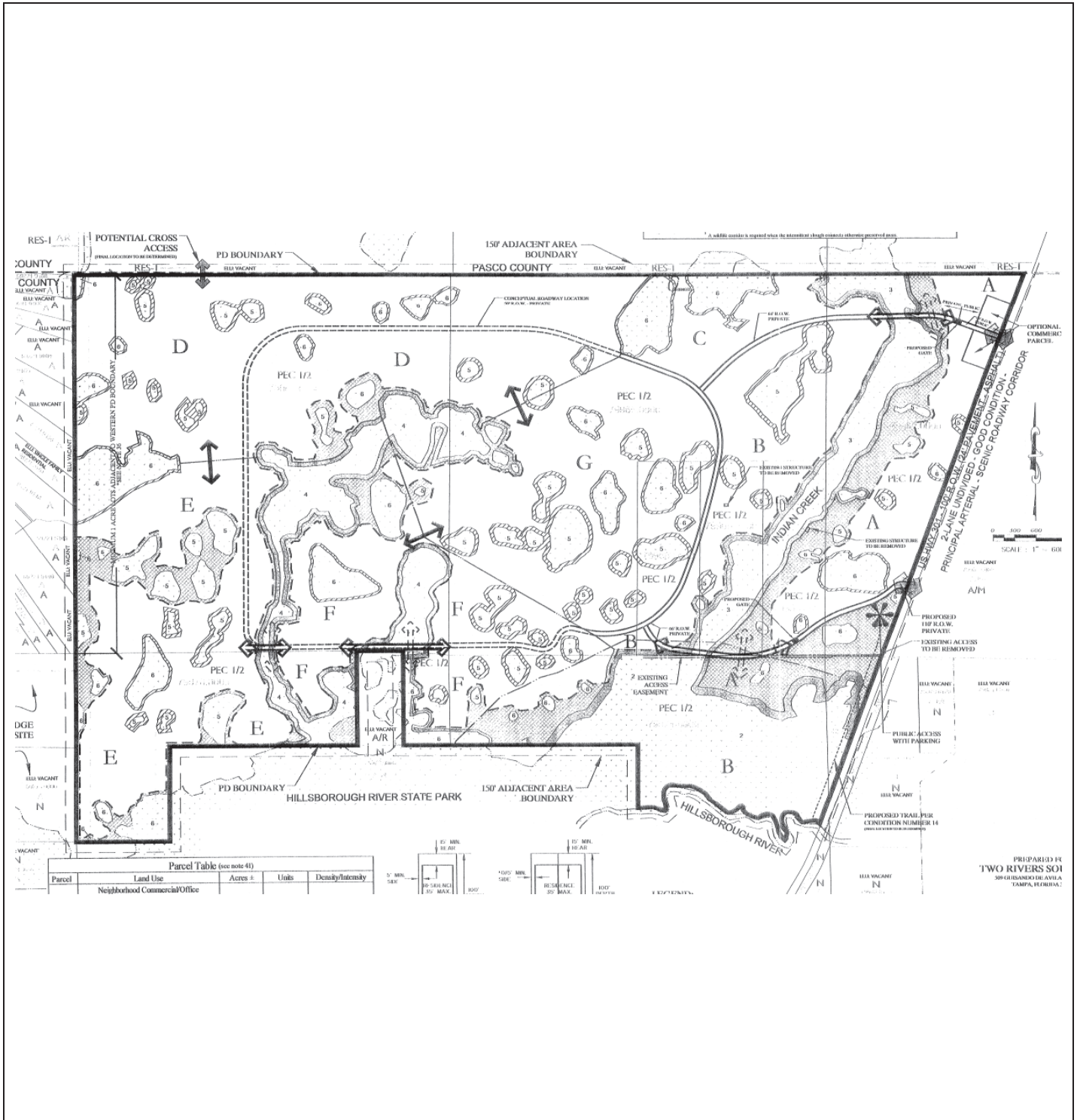






## 2.0 LAND USE MAP SET AND SUMMARY DATA

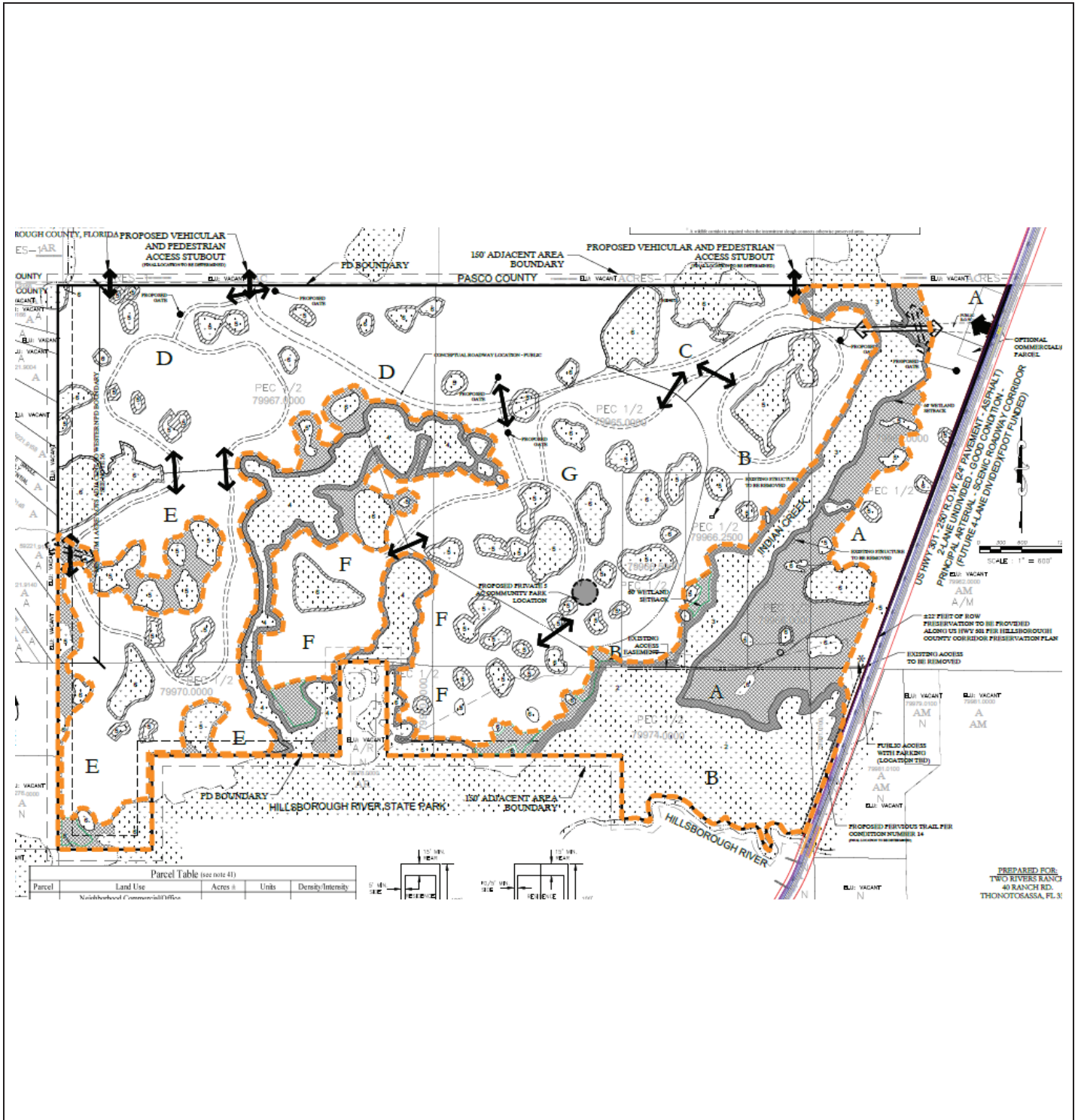
### 2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





## 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)



**APPLICATION NUMBER: PRS 21-1277**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: January 13, 2022

Case Reviewer: Michelle Heinrich, AICP

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

<b>Adjoining Roadways (check if applicable)</b>			
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

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,407	683	939
Proposed	-	-	-
Difference (+/-)	-	-	-

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

<b>Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request</b>				
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.				

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



## 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa (to the west) <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	Per approved conditions of approval, project to be served by public wastewater and a potable water system
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" 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

Staff has not identified any compatibility issues resulting from the modification requests. The majority of the requests are internal to the site (internal circulation pattern, provision of utilities, significant wildlife habitat relocation, and height). Those requests along the boundaries of the site (northern PD access points, US Highway 301 access points and the location of the public access/parking area) will not impact adjacent properties.

### 5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

Transportation related changes include the internal circulation and access points. The proposed internal circulation pattern has been revised from a more general loop road to a more detailed layout that connects the various pods and curves throughout the property. The additional access points along the northern PD boundary are proposed for connection to a future residential development to the immediate north. This will increase the connectivity between the two projects. Per the applicant, the removal of the access point on US Highway 301 is proposed to avoid impact to the Significant Wildlife Habitat in this area and to lessen the number of crossings over Indian Creek. Transportation staff has reviewed these requests and offers no objections.

To comply with the intent of the PEC FLU Category, the project was originally approved to require a public access/parking area along US Highway 301 and a trail from that parking area to an overlook of the Hillsborough River within the subject PD. The location is shown in a specific area. The applicant seeks flexibility to allow a shift in this location southward or northward within the area delineated on the plan. This would provide flexibility for the least impactful area and a connection point approvable by FDOT. Natural Resources and Transportation staffs do not object to this request. Additionally, staff is proposing to modify the proposed condition regarding this amenity which currently does not provide a required time for its construction. Consultation with Planning Commission staff has recommended that this amenity be provided within the first phase of development to meet the requirements of the FLU category that allows the approved density.

The applicants have requested that buildings within the PD increase in maximum height from 35 to 49 feet. Per the applicant, structures within the PD are expected to be constructed on stem walls due to FEMA regulations. With the expectation that structures will be 2 to 3 stories in height and stories will be approximately 10 feet in height, the overall height without the stem wall can be 43 to 45 feet. The PD provides significant setback/buffers which with natural features along PD boundaries internalize buildings and are not expected to impact adjacent properties.

The project proposes to re-locate Significant Wildlife Habit (SWH) areas and will continue to comply with the requirement of 272 acres of upland property to be preserved on the site. Natural Resources staff offered no objection to the revises site plan/change in the configuration of the preserved SWH area subject to updated/revised conditions.



## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 22, 2021.

1. The project shall be developed in accordance with the Planned Environmental Community ½ Land Use Category, the Environmental Management Plan received by Planning and Growth 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. A minimum of 200 of the total dwelling units within the project shall be Housing for Older Persons as defined by the Land Development Code.
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:   | <del>35 feet</del> <u>49 feet/3-stories</u> |
| Maximum Building Coverage: | 50%   |
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:   | <del>35 feet</del> <u>49 feet/3-stories</u> |
| Maximum Building Coverage: | 50%   |
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 ~~35 feet~~ 49 feet/3-stories.
- 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. The park shall be developed prior to Preliminary Plan approval for more than 50% of the total dwelling units.
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 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 Planning and Growth Management.
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 Planning and Growth Management 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 10 feet 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, ect.) as approved by the County. This buffer will be a separate tract not included as part of the residential lot.

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 ~~two driveways~~ one primary access connection on US 301. ~~The location of driveways must meet access spacing requirements. Access points may be restricted in movements.~~ Both left and right turn lanes shall be required at each driveway subject to FDOT approval. ~~Based on the trip generation of the site, a northbound left turn may be required at the southern driveway. 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. ~~When warranted, the applicant shall construct a traffic signal at the southern driveway. The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.~~
33. ~~Prior to preliminary site plan submittal, the applicant shall provide a traffic analysis, signed by a Professional Engineer, identifying the improvements, if any, needed to mitigate the project's impact. If required, the developer may be required to construct improvements at impacted intersections. The only exceptions to related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development may be limited to the size as~~




~~shown in the submitted analysis.~~ Proposed east-west connector roadway shall be constructed to stubout and connect with the planned Pasco County phase's roadway connection. 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.
- ~~34~~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.
- ~~35~~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.
- ~~36~~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.
- ~~37~~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.
- ~~38~~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.
- ~~39~~41. In accordance with Policy C-2.4 of the Comprehensive Plan, the project shall be served by a public central wastewater and potable water system.
- ~~40~~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.

- 4143.** Wetland setback areas shall be consistent with the Planned Environmental Community ½ Table 1 as shown on the site plan.
- 4244.** 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.
- 4345.** 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.
- 4446.** 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.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Tue Dec 28 2021 13:15:24

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

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

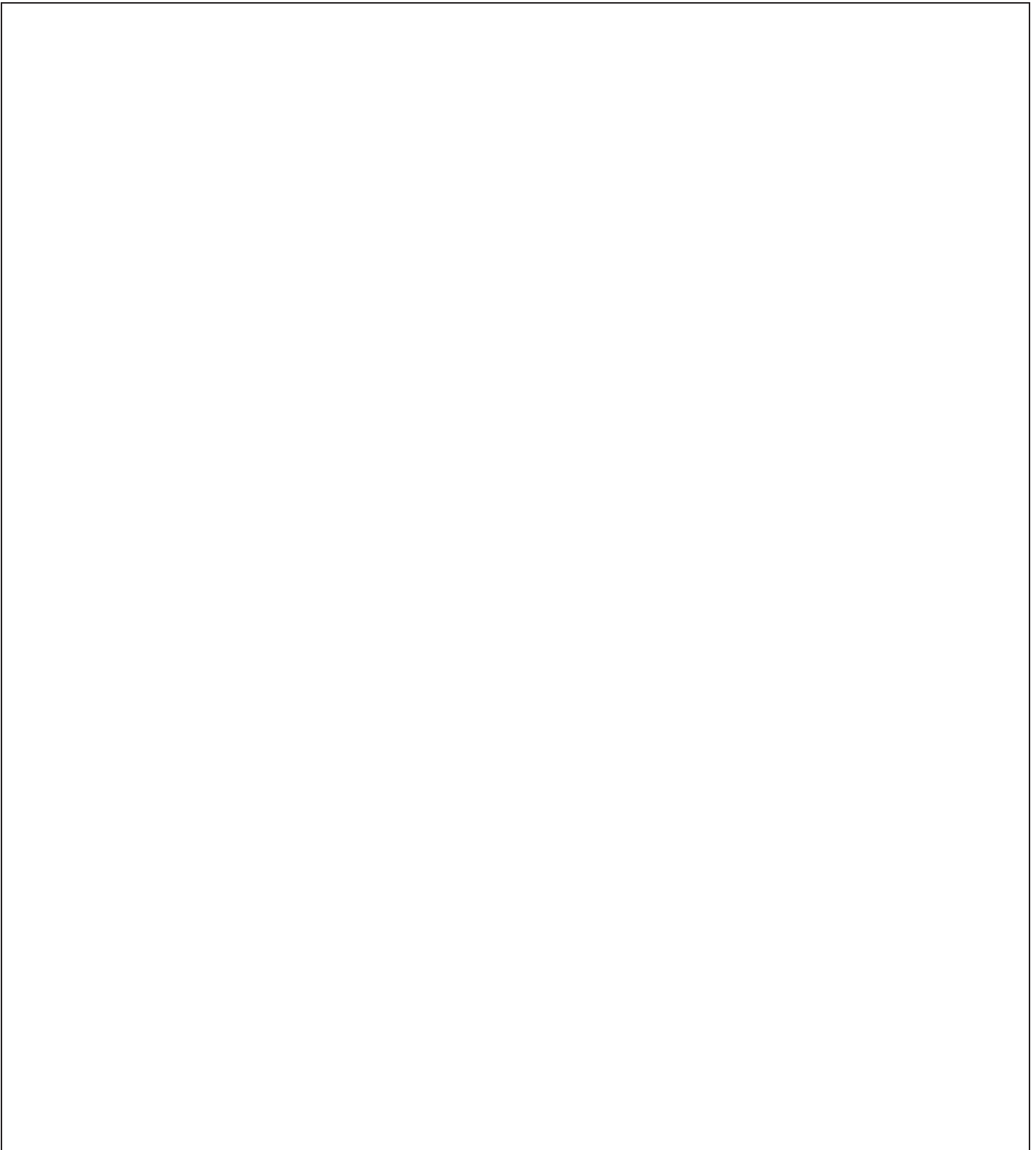
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS





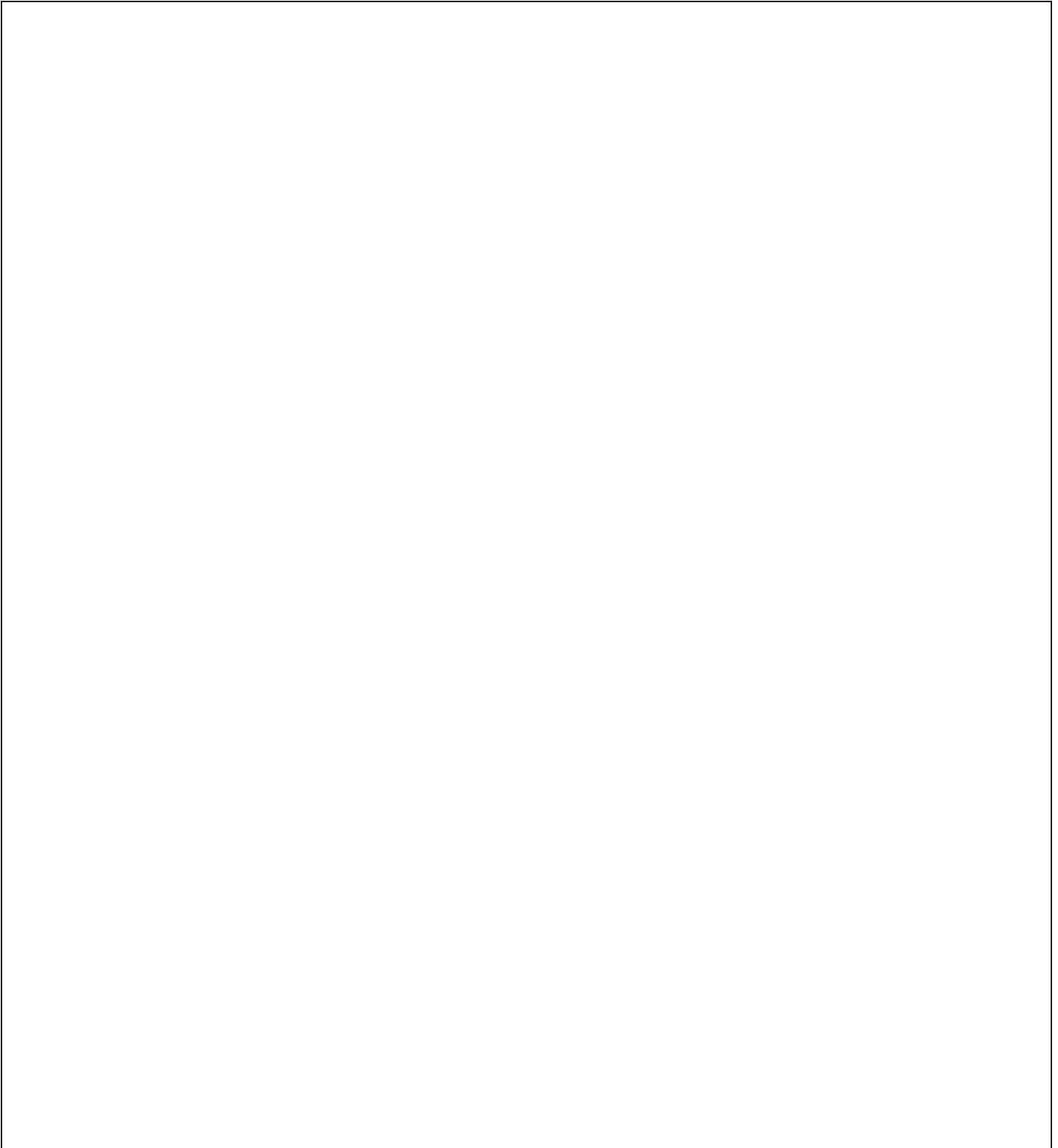
## **8.0 SITE PLANS (FULL)**

### **8.1 Approved Site Plan (Full)**

A large, empty rectangular box with a thin black border, intended for the submission of the Approved Site Plan. It occupies the majority of the page below the section header.

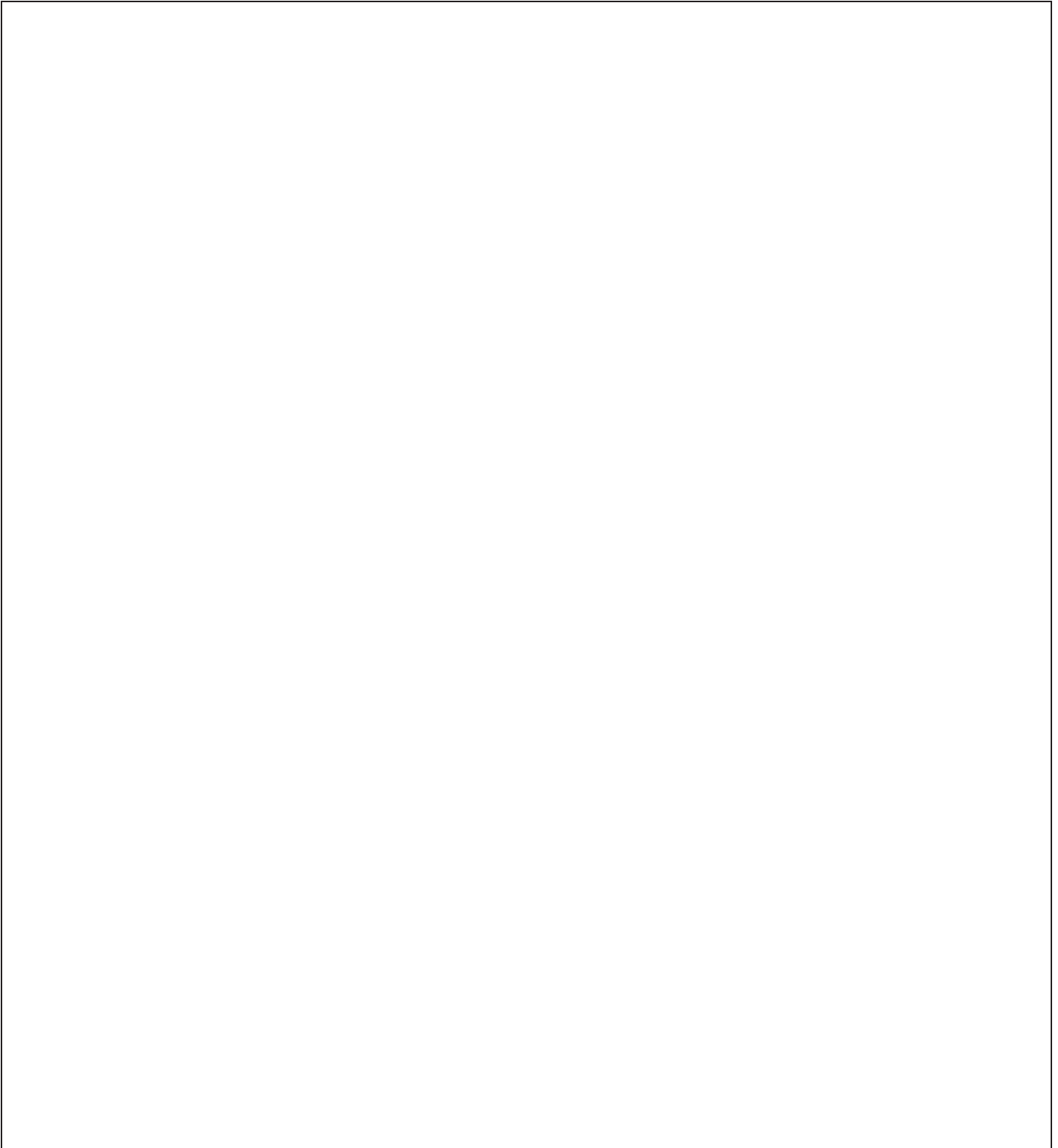
## **8.0 SITE PLANS (FULL)**

### **8.2 Proposed Site Plan (Full)**

A large, empty rectangular box with a thin black border, intended for the submission of the Proposed Site Plan. It occupies the majority of the page below the section header.

## **8.0 SITE PLANS (FULL)**

### **8.2 Proposed Site Plan (Full)**





**APPLICATION NUMBER: PRS 21-1277**

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: January 13, 2022

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: 12/21/2021

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural (ER)

PETITION NO: PRS 21-1277

- ☐ 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.

### CONDITIONS OF APPROVAL

#### Revised Conditions:

#31. Subject to the review and approval by County staff and FDOT, the project shall be limited to ~~two driveways~~ one primary access connection on US 301. ~~The location of driveways must meet access spacing requirements. Access points may be restricted in movements.~~ Both left and right turn lanes shall be required, at each driveway subject to FDOT approval. Based on the trip generation of the site, a northbound left turn may be required at the southern driveway. 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. ~~When warranted, the applicant shall construct a traffic signal at the southern driveway.~~ The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.

#33. ~~Prior to preliminary site plan submittal, the applicant shall provide a traffic analysis, signed by a Professional Engineer, identifying the improvements, if any, needed to mitigate the project's impact. If required, the developer may be required to construct improvements at impacted intersections. The only exceptions to related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development may be limited to the size as shown in the submitted analysis.~~

*[Staff recommends deleting this condition as the applicant has provided a detailed traffic analysis and site access improvements is identified and required as a condition of approval.]*

#### New Conditions:

- Proposed east-west public collector roadway shall be constructed to stubout to and connect with the planned Pasco County phase's roadway connection. 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 a "Future Roadway Connection".

- ADA pedestrian interconnectivity shall be provided between all uses within the PD.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #07-1838). 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, 774 single family detached dwellings, 200 elderly detached housing units, 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 eliminate the southernmost access point to US 301 and add a second connection to additional companion phases of the development located in Pasco County, and controlled by planned development zoning approved by the Pasco County BCC, to the north.

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). As the proposed change will not result in a change in trip generation, staff has prepared an analysis of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing zoning designation utilizing a generalized worst-case scenario for informational purposes.

#### **Existing/Proposed Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000 sf– Shopping Center (ITE LUC 820)	1,699	45	171
PD: 774 Units – Single-Family Detached (ITE LUC 210)	7,307	573	766
PD: 200 Units – Elderly Detached (ITE LUC 251)	854	48	60
PD: 18 Holes – Golf Course (ITE LUC 430)	547	32	52
Total Trips Generated	10,407	695	1,049
Passerby Trips	N/A*	0	48
Trip Capture	N/A*	12	62
<b>Net Trips</b>	<b>10,407</b>	<b>683</b>	<b>939</b>

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

### **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.

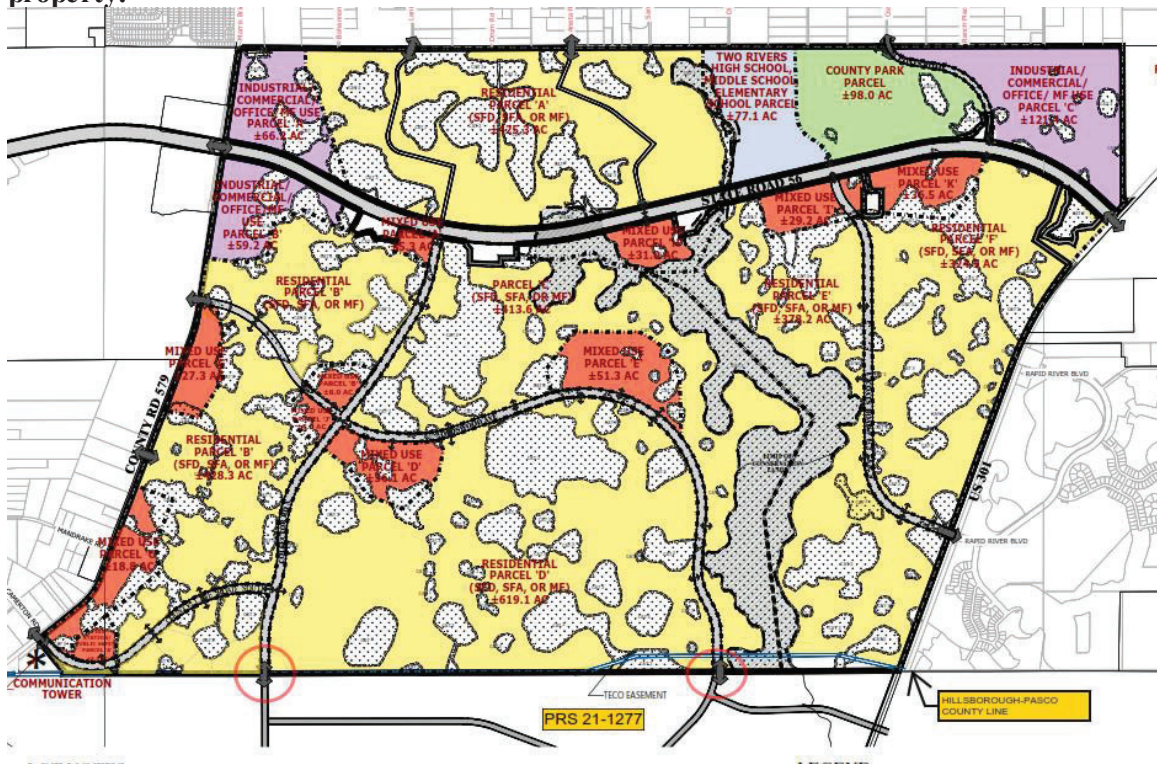
This segment of US 301 is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 4-lane section. FDOT is currently conducting a Project Development and Environment (PDE) study [WPI Segment No. 255796-1], but it has not yet been completed and approved. The existing PD #07-1838 condition of approval #36 requires the developer to designate up to half the required right-of-way necessary to achieve a total of 148 feet of right-of-way or 74 feet from the centerline. The new proposed PD site plan depicts the required right-of-way preservation as +/-22 feet along the project frontage.

## SITE ACCESS AND CONNECTIVITY

PD 07-1838 was approved with access to the site provided via two (2) full access connections to US 301. The proposed modification will eliminate the southernmost project access on US 301 and add a second connection to a separate project phase to the north within Pasco County.

The access to US 301 will be served by a new collector roadway, classified as a Type IV connection, proposed to be constructed by the developer and dedicated to the County. The new collector roadway is depicted conceptually on the PD site plan as the spine road connecting seven (7) gated development pods and stubbing out at two separate points to additional companion phases of development located with Pasco County and controlled by planned development zoning approved by the Pasco County BCC. The exhibit below is an excerpt from the Pasco County Master Planned Unit Development (MPUD) # RZ 7512, approved September 15, 2021, showing the planned connections depicted in the proposed PD site plan for the subject property.

### **Exhibit of Pasco County approved MPUD #RZ 7512 illustrating proposed connections to the subject property.**



The proposed connections shown are generally consistent with the subdivision connectivity standards of LDC, Sec. 6.02.01 A. 13. through 16. as it relates to planning, designing and constructing:

- “multiple direct connections in its local street system to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets.”;
- to “incorporate and continue all collector or local streets stubbed to the boundary of the development plan by previously approved but unbuilt development.”;
- “to ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall provide access to all abutting properties or to logically extend the street system into the surrounding area.”;
- “streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area”;
- “shall be aligned and coordinated with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions.” and streets in any subdivision “shall connect to other streets and to existing and projected streets outside the proposed subdivision”.

The exact roadway alignments and connection locations are to be determined during the site/construction review process in coordination with Pasco County Planning Department. As such staff is recommending a condition of approval requiring the connections be constructed as stubouts with appropriate end-of-way treatments and signage until such time that the roadways connect.

The applicant's site access analysis indicates that the project's full access connection at US 301 meets warrants for a 630-foot northbound left turn lane and a 580-foot southbound right turn lane.

FDOT reviewed the proposed project access on October 13, 2021 and indicated the developer will be required to design and bond a traffic signal at the intersection of the project entrance with US 301. Additionally, the developer will be required to provide a sidewalk, or alternatively may provide a shared use path, from the project access to SR 56 to the north.

The proposed public trail shall have public access and parking located along, and accessible from, US 301. The exact location of the parking and the access connection will be determined, subject to County staff and FDOT approval, at the time of site construction review to avoid impacts to the wetlands.

ADA-compliant pedestrian interconnectivity shall be provided between all uses within the PD and bicycle and pedestrian access may be permitted anywhere along PD boundaries.

#### **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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,407	683	939
Proposed	-	-	-
Difference (+/-)	-	-	-

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

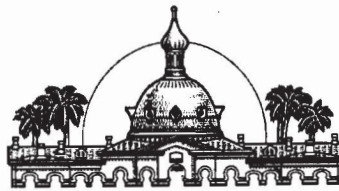
Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes: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

## 4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY  
APPROVED**



Hillsborough County  
Florida

Office of the County Administrator  
Patricia G. Bean

BOARD OF COUNTY COMMISSIONERS

Brian Blair  
Rose V. Ferlita  
Ken Hagan  
Al Higginbotham  
Jim Norman  
Mark Sharpe  
Kevin White

Deputy County Administrator  
Wally Hill

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

August 27, 2008

Re: Revised Conditions for RZ 07-1838 ER

Scott Sheridan  
Suite 300  
4921 Memorial Highway  
Tampa, FL 33634

Dear Applicant:

A scrivener's error has been discovered in the zoning conditions of approval for rezoning application RZ 07-1838 ER. Specifically, condition 9.4 erroneously referenced conditions 8.2 and 8.3. Additionally, the typed final conditions of approval failed to strike two conditions recommended for removal by the Zoning Hearing Master and approved by the Board of County Commissioners at the August 12, 2008 Land Use Meeting. Therefore, the final conditions of approval have been changed as follows (new text underlined):

- 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 ~~8.2~~ 9.2 and ~~8.3~~ 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.
- ~~27. The stormwater system shall be designed to ensure that the volume and timing of stormwater discharges to the Hillsborough River are not decreased from predevelopment conditions. The applicant shall provide hydraulic modeling results from the mean annual (2.33 year return period) and one-year return storm events to demonstrate that predevelopment stormwater flows are maintained post development~~

Scott Sheridan  
August 27, 2008  
Page 2

29. ~~No wetland outlet or conveyance, either natural or man-made, should be lowered in elevation, which could cause lower water levels and reduced hydroperiods. No changes to wetland outlets or conveyances should occur unless it is to restore artificially connected or drained wetlands to a more natural state so that historic wetland water levels and flow quantities are restored.~~

If you should have any questions please contact Teresa Montalvo with my staff at 276-8461.

Sincerely,

A handwritten signature in black ink that reads "Paula Harvey". The signature is written in a cursive, flowing style.

Paula Harvey, AICP  
Director, Planning and Zoning Services Division

ps

Attachment

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 07-1838 ER  
MEETING DATE: August 12, 2008  
DATE TYPED: August 13, 2008

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**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 4, 2008.

1. The project shall be developed in accordance with the Planned Environmental Community ½ Land Use Category, the Environmental Management Plan received by Planning and Growth 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 Capitol 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 Capitol 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.



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 07-1838 ER  
MEETING DATE: August 12, 2008  
DATE TYPED: August 13, 2008

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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. A minimum of 200 of the total dwelling units within the project shall be Housing for Older Persons as defined by the Land Development Code.

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:	35 feet
Maximum Building Coverage:	50%

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:	35 feet
Maximum Building Coverage:	50%

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.

FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 07-1838 ER  
MEETING DATE: August 12, 2008  
DATE TYPED: August 13, 2008

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- 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 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 35 feet.
  - 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. The park shall be developed prior to Preliminary Plan approval for more than 50% of the total dwelling units.
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.

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 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.

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 Planning and Growth Management.
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 Planning and Growth Management 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 10 feet 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



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 07-1838 ER  
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reasonably ensure survival of proposed plantings( which might consist of water wagon, water bags, ect.) as approved by the County. This buffer will be a separate tract not included as part of the residential lot.

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.

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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 two driveways on US 301. The location of driveways must meet access spacing requirements. Access points may be restricted in movements. Both left and right turn lanes shall be required at each driveway subject to FDOT approval. Based on the trip generation of the site, a northbound left turn may be required at the southern driveway.
32. When warranted, the applicant shall construct a traffic signal at the southern driveway.
33. Prior to preliminary site plan submittal, the applicant shall provide a traffic analysis, signed by a Professional Engineer, identifying the improvements, if any, needed to mitigate the project's impact. If required, the developer may be required to construct improvements at impacted intersections. The only exceptions to related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any



needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development may be limited to the size as shown in the submitted analysis.

34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. In accordance with Policy C-2.4 of the Comprehensive Plan, the project shall be served by a public central wastewater and potable water system.
40. 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.
41. Wetland setback areas shall be consistent with the Planned Environmental Community ½ Table 1 as shown on the site plan.

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42. 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.
43. 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.
44. 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.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/21/2021

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: East Rural (ER)

PETITION NO: PRS 21-1277

- ☐ 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.

### CONDITIONS OF APPROVAL

#### Revised Conditions:

#31. Subject to the review and approval by County staff and FDOT, the project shall be limited to ~~two driveways~~ one primary access connection on US 301. ~~The location of driveways must meet access spacing requirements. Access points may be restricted in movements.~~ Both left and right turn lanes shall be required, at each driveway subject to FDOT approval. Based on the trip generation of the site, a northbound left turn may be required at the southern driveway. 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. ~~When warranted, the applicant shall construct a traffic signal at the southern driveway.~~ The developer shall design and construct or bond a traffic signal at the primary access connection to US 301 subject to FDOT approval.

#33. ~~Prior to preliminary site plan submittal, the applicant shall provide a traffic analysis, signed by a Professional Engineer, identifying the improvements, if any, needed to mitigate the project's impact. If required, the developer may be required to construct improvements at impacted intersections. The only exceptions to related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions. If it is determined by the results of the analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development may be limited to the size as shown in the submitted analysis.~~

*[Staff recommends deleting this condition as the applicant has provided a detailed traffic analysis and site access improvements is identified and required as a condition of approval.]*

#### New Conditions:

- Proposed east-west public collector roadway shall be constructed to stubout to and connect with the planned Pasco County phase's roadway connection. 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 a "Future Roadway Connection".

- ADA pedestrian interconnectivity shall be provided between all uses within the PD.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #07-1838). 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, 774 single family detached dwellings, 200 elderly detached housing units, 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 eliminate the southernmost access point to US 301 and add a second connection to additional companion phases of the development located in Pasco County, and controlled by planned development zoning approved by the Pasco County BCC, to the north.

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). As the proposed change will not result in a change in trip generation, staff has prepared an analysis of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing zoning designation utilizing a generalized worst-case scenario for informational purposes.

#### **Existing/Proposed Zoning:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 45,000 sf– Shopping Center (ITE LUC 820)	1,699	45	171
PD: 774 Units – Single-Family Detached (ITE LUC 210)	7,307	573	766
PD: 200 Units – Elderly Detached (ITE LUC 251)	854	48	60
PD: 18 Holes – Golf Course (ITE LUC 430)	547	32	52
Total Trips Generated	10,407	695	1,049
Passerby Trips	N/A*	0	48
Trip Capture	N/A*	12	62
<b>Net Trips</b>	<b>10,407</b>	<b>683</b>	<b>939</b>

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

### **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.

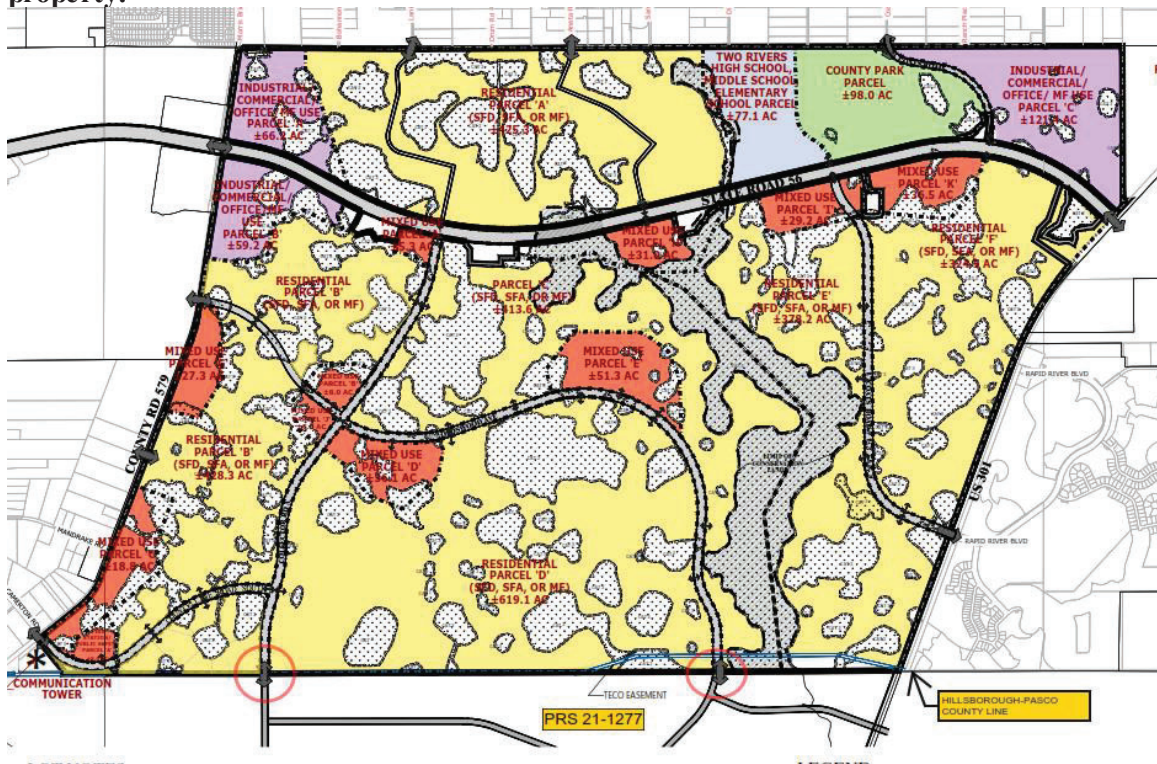
This segment of US 301 is designated for corridor preservation in the Hillsborough County Corridor Preservation Plan to be improved to a 4-lane section. FDOT is currently conducting a Project Development and Environment (PDE) study [WPI Segment No. 255796-1], but it has not yet been completed and approved. The existing PD #07-1838 condition of approval #36 requires the developer to designate up to half the required right-of-way necessary to achieve a total of 148 feet of right-of-way or 74 feet from the centerline. The new proposed PD site plan depicts the required right-of-way preservation as +/-22 feet along the project frontage.

## SITE ACCESS AND CONNECTIVITY

PD 07-1838 was approved with access to the site provided via two (2) full access connections to US 301. The proposed modification will eliminate the southernmost project access on US 301 and add a second connection to a separate project phase to the north within Pasco County.

The access to US 301 will be served by a new collector roadway, classified as a Type IV connection, proposed to be constructed by the developer and dedicated to the County. The new collector roadway is depicted conceptually on the PD site plan as the spine road connecting seven (7) gated development pods and stubbing out at two separate points to additional companion phases of development located with Pasco County and controlled by planned development zoning approved by the Pasco County BCC. The exhibit below is an excerpt from the Pasco County Master Planned Unit Development (MPUD) # RZ 7512, approved September 15, 2021, showing the planned connections depicted in the proposed PD site plan for the subject property.

### **Exhibit of Pasco County approved MPUD #RZ 7512 illustrating proposed connections to the subject property.**



The proposed connections shown are generally consistent with the subdivision connectivity standards of LDC, Sec. 6.02.01 A. 13. through 16. as it relates to planning, designing and constructing:

- “multiple direct connections in its local street system to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets.”;
- to “incorporate and continue all collector or local streets stubbed to the boundary of the development plan by previously approved but unbuilt development.”;
- “to ensure future street connections where a proposed development abuts unplatted land or a future development phase of the same development, street stubs shall provide access to all abutting properties or to logically extend the street system into the surrounding area.”;
- “streets within and contiguous to the subdivision shall be coordinated with other existing or planned streets within the general area”;
- “shall be aligned and coordinated with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions.” and streets in any subdivision “shall connect to other streets and to existing and projected streets outside the proposed subdivision”.

The exact roadway alignments and connection locations are to be determined during the site/construction review process in coordination with Pasco County Planning Department. As such staff is recommending a condition of approval requiring the connections be constructed as stubouts with appropriate end-of-way treatments and signage until such time that the roadways connect.

The applicant's site access analysis indicates that the project's full access connection at US 301 meets warrants for a 630-foot northbound left turn lane and a 580-foot southbound right turn lane.

FDOT reviewed the proposed project access on October 13, 2021 and indicated the developer will be required to design and bond a traffic signal at the intersection of the project entrance with US 301. Additionally, the developer will be required to provide a sidewalk, or alternatively may provide a shared use path, from the project access to SR 56 to the north.

The proposed public trail shall have public access and parking located along, and accessible from, US 301. The exact location of the parking and the access connection will be determined, subject to County staff and FDOT approval, at the time of site construction review to avoid impacts to the wetlands.

ADA-compliant pedestrian interconnectivity shall be provided between all uses within the PD and bicycle and pedestrian access may be permitted anywhere along PD boundaries.

#### **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 Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,407	683	939
Proposed	-	-	-
Difference (+/-)	-	-	-

\*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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

## 4.0 Additional Site Information & Agency Comments Summary

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





## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

Brooksville Operations Center  
16411 Spring Hill Drive  
Brooksville, FL 34604-8167  
352-848-2600 \*1-866-750-9173

KEVIN J. THIBAUT, P.E.  
SECRETARY

October 13, 2021

**THIS PRE-APPLICATION REVIEW MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER  
April 13, 2022 (6 months after review date)  
THIS DOCUMENT IS NOT A PERMIT APPROVAL**

Steven Henry, P.E.  
Lincks & Associates, Inc.  
5023 W Laurel St  
Tampa, FL 33607

### Subject: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

#### Background:

Roadway Access Class: 3	Posted Speed: 55
Applicant: Unknown/Unspecified	Property Name: Two Rivers
Approximate Mile Post: 12.323 – 13.605	Project: Residential Development
Connection Category: Unspecified	Section: 14 091 000
County: Pasco	State Road: 56

**Request:** Review access for Two Rivers Phase II (Residential) @ SR 56 & US301

The pre-application process is an applicant requested field/plan review by the Florida Department of Transportation (FDOT) Brooksville Operations Office. The pre-application review is based on information submitted for this project, with the meeting conducted on October 13, 2021. The project was reviewed for compliance with FDOT Rule Chapters 14.96 and 14.97 and FDOT standards. The pre-application review determines the permit category and reviews the site features, the number of connections, and type, and the general location for this project's connection to the state road. We are providing a preliminary review along with the following conditions and comments:

- ☐ We disapprove the concept as presented with the following conditions and comments.
- ☐ We approve the concept as presented with the following conditions and comments.
- ☐ We approve of the general concept as presented and we invite you to submit a permit application package through One Stop Permitting to the Brooksville Operations Office with engineering drawings that reflect the concept approved here.
- ☐ We are prepared to continue the review of the concept with the District Access Management Engineer.
- ☒ We are prepared to continue the review of the concept as presented with the following conditions and comments.

## Conditions and Comments:

**General Site Features:** The proposed residential development site is on the southwest quadrant of the SR 56 and US 301 intersection, in the Zephyrhills area of Pasco County. At this location, SR 56 is a four (4) lane divided (uncurbed) typical roadway. The proposed site is currently vacant land.

**Connection Spacing and Location:** The Florida Administrative Code (FAC), Rule Chapter 14-97, requires a minimum connection spacing of 660 feet, for this class 3 restrictive roadway with a posted 55 MPH speed limit. The Applicant proposes two access connection on SR 56 and two access connections on US 301 (to be signalized). The FDOT has the following comments:

- Connections on US 301:
  - Hillsborough County connection:
    - Try moving the connection further south. If the same owner controls the property on both sides of US301, it must be agreed that the connection location on the east side aligns with the connection on the west side.
    - Interim stop control intersection.
    - Traffic signal to the designed and bonded.
    - Northbound left turn lane and southbound right turn lane required
    - Minimum three outbound lanes, with the ability to expand to dual lefts outbound if needed.
    - Two inbound lanes.
    - Provide sidewalk connection from this southerly access up to SR 56. Might be a shared use path. Could be on easements inside the property.
  - Pasco County connection:
    - Northbound left turn lane and southbound right lane required.
    - Provide multiple outbound lanes.
    - Provide multiple inbound lanes if ultimate condition warrants it.
    - Discuss potential traffic signal design to accommodate future roadway widening.
- Connections on SR 56:
  - Western access.
    - Signal designed and bonded. Interim stop control design. Ability to accommodate six lanes.
    - Accommodate Dual left outbound.
    - Right turn lane required.
- Coordinate joint ponds and drainage with the FDOT project 440063-1 Design Manager: Bronoris Pye at (813) 975-6096 or Bronoris.Pye@dot.state.fl.us

**Traffic Study Requirements:** The applicant must prepare and submit a traffic impact study. Additional requirements should be determined by the traffic study, and during permit processing.

**Design and Construction Standards:** The connections must be designed and constructed in accordance with the latest edition of the FDOT's Design Standards; the Plans Preparation Manual; and Standard Specifications for Road and Bridge Construction. Drainage and utility permits are required for drainage and utility work within and affecting the FDOT right of way.

**Category and Trip Generation:** Trips must be calculated using the latest Institute of Traffic Engineers, Trip Generation Manual, to determine the traffic volume, permit category and fee.

If the applicant agrees with the comments and conditions in the pre-application review of the proposed project, the applicant may prepare and submit plans within six months of this notice. Plans that comply with the review conditions and comments and would most likely be approved during permit processing. The permit processing is fee based on the category and will formally review the project and plans for compliance with design and construction standards. The technical accuracy of the plans is the applicant's Engineer of Record responsibility. **The FDOT will follow**

the intent of the FAC Rule Chapters and these preliminary review conditions and comments; however, permit issuance is also based on engineering judgment and the discretion of the Area Operations Engineer and Permit Manager, and this project being issued a Notice of Intent to Permit.

If the applicant disagrees with the conditions and comments in the pre-application review it generally means that a permit application based on this current project proposal would most likely be denied.

Please include a copy of this letter with your request for a continued pre-application review, or to appeal this decision, and contact me at (352) 848-2600, if you have any questions.

Sincerely,



James Meyer  
Permit Engineer

Copy: Brent Dustin PE, Operations Program Engineer, Brooksville Operations.











## Participants



Type a name



Share invite



Simms, Reebie



Terrero, Joan  
Organizer



Bohl, Albert L



Campbell, Matthew



Dustin, Brent



Garrity, Joseph R  
External



Hemingway, Jake



McClurg, Michael G.



Meyer, James



Penton, Zabrina



Perez, Andrew A.



Provenzano, Joel



Roth, Mecale



Santos, Daniel



Steven Henry  
External



Zea, Ana M  
External



78°F Sunny



10:12 AM  
10/13/2021



20

## COMMISSION

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



## DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR  
Elaine S. DeLeeuw ADMIN DIVISION  
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Rick Muratti, Esq. LEGAL DEPT  
Andy Schipfer, P.E. WETLANDS DIVISION  
Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. AIR DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> November 9, 2021	<b>COMMENT DATE:</b> October 18, 2021
<b>PETITION NO.:</b> 21-1277	<b>PROPERTY ADDRESS:</b> Morris Bridge Rd, 16302 N 301 Hwy, Thonotosassa, FL
<b>EPC REVIEWER:</b> Jackie Perry Cahanin	<b>FOLIO #s:</b> 0799620000; 0799650000; 0799660000; 0799662500; 0799665000; 0799670000; 0799700000; 0799740000; 0799810100
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1241	<b>STR:</b> 04-27S-21E; 05-27S-21E; 06-27S-21E; 07-27S-21E; 08-27S-21E; 09-27S-21E
<b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Mod to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	SWFWMD Surveys expired 10/01/2014
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands and OSWs located throughout property
<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></ul>	

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- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for residential mixed use development. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

jpc/mst

cc: [stewart.gibbons@bipc.com](mailto:stewart.gibbons@bipc.com)

## AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** December 23, 2021

**Agency:** Natural Resources **Petition #:** 21-1277

- ☐ 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.**

The revised General Development Plan submitted on December 22, 2021, has addressed the major concerns of the Natural Resources review staff. Staff has no objections subject the following conditions:

1. 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. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
3. 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.
4. 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.



21-1277

Natural Resources

December 23, 2021

5. 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.

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

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**PETITION NO.:** PSR21-1277    **REVIEWED BY:** Randy Rochelle    **DATE:** 9/20/2021

**FOLIO NO.:** 79965.0000, 79967.00000 plus Multiple More

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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 subject site is located outside of the Hillsborough County Urban Service Area, therefore water and /or wastewater service is not generally allowed. If water/wastewater service to the site is required or otherwise allowed, they would have to pursue a connection to the City of Tampa as the subject site is located on the City's side of the interlocal agreement area .